



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 13, 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 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair closes the public hearing, the 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 June 8, 2021 Regular Meeting

5. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, being a 35.69 acre tract of land out of Lot 9, Section 239, Texas-Mexican Railway Company's Survey, located at 920 West Rogers Road, as requested by Rio Delta Engineering
- 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 19.934 acres out of Lot 13, Section 238, Texas-Mexican Railway Company's Survey, located at 5101 West Schunior Road, as requested by Melden & Hunt, Inc.
- C. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 0.54 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company's Survey, located at 3331 North Jasman Road, as requested by Juan Lopez
- D. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being a 1.20 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company's Survey, located at 3331 North Jasman Road, as requested by Juan & Sandra Lopez
- E. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 12, Block 199, Edinburg Original Townsite, located at 1101 East McIntyre Street, as requested by Fabiola & Mauricio Cervantes
- F. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 7, Block 156, Edinburg Original Townsite, located at 401 North 21st Avenue, as requested by RT Homes, LLC.
- G. Hold Public Hearing and Consider the Renewal of the Special Use Permit for Consumption of Alcoholic Beverages for Late Hours, being Lot 3, Tru Subdivision, located at 403 West Trenton Road, Suites 2B-4B, as requested by TCHBEVCD, LLC. dba Texas Card House

6. **CONSENT AGENDA**

- A. Consider the Final Plat for The Gardens at Lake James Subdivision, being a 14.00 acre tract of land out of Lot 2, Block 2, Steele & Pershing Subdivision, as per map or plat thereof recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas, located at 3200 South McColl Road, as requested by Rio Delta Engineering, Inc.
- B. Consider the Final Plat for Ingle Springs Subdivision, being a 20.00 acre tract of land out of Lots 5 & 6, Block 23, Santa Cruz Gardens Unit No. 2 Subdivision, as per map or plat thereof recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas, located at 4020 East Ingle Road, as requested by Quintanilla, Headley and Associates, Inc.
- C. Consider the Final Amended Plat of Union Square Apartments, being a 37.464 acre tract of land out of Union Square Apartments, as per map or plat thereof recorded in Instrument No. 3135087, Map Records of Hidalgo County, Texas, located at 2360 North Sugar Road, as requested by Melden & Hunt, Inc.

7. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code as follows: 1) Article 8 Streets, Utility, and Drainage, Division 8.200 - Streets, Sidewalks and Trails, Section 8.204 – Street Standard, for Woodlands Estates Subdivision, being a 31.24 acre tract of land out of Lot 7, Section 237, Texas-Mexican Railway Company's Survey Subdivision, as per map or plat thereof recorded in Volume 1, Page 12 of Map Records of Hidalgo County, Texas, as requested by Melden and Hunt, Inc.
- B. Consider Variance Request to the City's Unified Development Code as follows: 1) Article 8 Streets, Utility, and Drainage, Division 8.200 - Streets, Sidewalks and Trails, Section 8.204 – Street Standard, for Sugar Mill Subdivision, being a 19.64 acre tract of land out of Lot 11, Block 53, Alamo Land and Sugar Subdivision, as per map or plat thereof recorded in Volume 1, Pages 24-26 of the Map Records of Hidalgo County, Texas, as requested by Melden and Hunt, Inc.

8. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Devon Estates Subdivision, being a 21.63 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, as per map or plat thereof recorded in Volume 21, Page 598, Map Records of Hidalgo County, Texas, located at 3207 South Jackson Road, as requested by Quintanilla, Headley and Associates, Inc.

9. **DIRECTOR'S REPORT**

- A. City Council Actions: June 15, 2021 & July 6, 2021
- B. Unified Development Code Update

10. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 4:45 P.M. on this 9th day of July, 2021.

A handwritten signature in blue ink, reading "Nikki Marie Cavazos", is positioned above a horizontal line.

Nikki Marie Cavazos
Planner I

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 8, 2021- 4:00 P.M.
EDINBURG CITY HALL – CITY COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

MEMBERS PRESENT

Hiren Govind, Vice Chairperson
Ruby Casas, Commissioner
Jorge Sotelo, Commissioner
Carlos Jasso, Commissioner

MEMBERS ABSENT

Joe Ochoa, Chairperson
Miki McCarthy, Commissioner
Becky Hesbrook-Garcia, Commissioner

STAFF PRESENT

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

Brian Kelsey, Assistant City Manager
Abel Beltran, Planner I
Jaime Ayala, Planner II
Daniel A. Colina, Planner I
Patrizia Longoria, Engineer III

VISITORS

Juan Lopez
Dr. Adalberto Garza
Isidro Fernandez
Pearl Katz
Jose Hernandez
Mitzi Hernandez
Ruben De Jesus

Norma Rydle
Marvin Jackson
Norma Solis
Omar Garcia
Lalo Ramirez
Omar Cano

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

The meeting was formally called to order by Vice Chairperson Mr. Hiren Govind at 4:02 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

Vice Chairperson Mr. Hiren Govind 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 June 4, 2021 at 5:00 P.M.

PLANNING & ZONING COMMISSION MEETING

JUNE 8, 2021

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3. MEETING PROCEDURES

Rita Guerrero reviewed the meeting procedures used by the Planning and Zoning Commission.

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

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND
SECONDED BY COMMISSION MEMBER JORGE SOTELO TO APPROVE THE MINUTES
FOR THE MAY 11, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY
WITH A VOTE OF 4-0.**

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, as requested by Alpha Maverick, LLC.

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND
SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND
APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING
REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.**

PLANNING & ZONING COMMISSION MEETING

JUNE 8, 2021

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- 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.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO 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 4-0.

- 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

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND APPROVAL OF THE OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOOMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

PLANNING & ZONING COMMISSION MEETING

JUNE 8, 2021

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7. SUBDIVISION (VARIANCE)

- A. Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, being an 8.00-acre tract of land being a portion of Lot 9, Section 278, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 24, Page 168-171, Map Records, Hidalgo County, Texas, located at 3618 West Freddy Gonzalez Drive, as requested by Dr. & Mrs. Adalberto Garza

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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, Swaengen Tract, Hidalgo County, Texas according to the map reported in Volume 2, Page 26, Map records in the office of the county clerk of Hidalgo County Texas, as requested by Rio Delta Engineering

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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

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 4-0.

- 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.

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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.

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

PLANNING & ZONING COMMISSION MEETING

JUNE 8, 2021

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- 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.

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- 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.

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

9. DIRECTOR'S REPORT

MRS. KIMBERLY MENDOZA DISCUSSED THE CITY COUNCIL ACTIONS FOR THE MEETINGS THAT WERE HELD ON MAY 18, 2021 AND JUNE 01, 2021. MRS. MENDOZA ALSO DISCUSSED THE NEW PERMITTING SYSTEM, ENERGGOV THAT WILL GO LIVE ON JUNE 14, 2021. IT WILL STREAMLINE THE PERMITTING PROCESS FOR CUSTOMERS. MRS. MENDOZA ALSO DISCUSSED THE FOUR UNIFIED DEVELOPMENT CODE STEERING COMMITTEE MEETINGS THAT WILL BE OCCURRING IN THE MONTH OF JUNE. MRS. MENDOZA DISCUSSED CHANGES THAT WILL BE OCCURRING TO THE PLANNING AND ZONING COMMISSION AGENDA. THE PRELIMINARY PLATS WILL NO LONGER BE LISTED ON THE CONSENT AGENDA SECTION. THEY WILL BE LISTED ON THE PUBLIC HEARINGS SECTION.

10. ADJOURNMENT

There being no further information to consider, the meeting was adjourned at 5:07 P.M.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.



Nikki Marie Cavazos, Urban Planner I
Planning & Zoning Department



CITY OF EDINBURG
Planning & Zoning Commission
Regular Meeting
Meeting Date:
07/13/2021
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 Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, being a 35.69 acre tract of land, out of Lot 9, Section 239, Texas-Mexican Railway Company Survey, located at 920 West Rogers Road, as requested by Rio Delta Engineering [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of West Rogers Road, approximately ¼ of a mile east of Sugar Road and is currently vacant. The tract has 1,050 ft. of frontage along West Rogers Road and 1,270 ft. of depth for a tract size of 35.69 acres. 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 development.

The property is currently zoned Agriculture (AG) District and Commercial General (CG) District. The surrounding zoning is Neighborhood Conservation 5 (NC 5) District to the north, Agriculture (AG) District to the east and west, and Urban Residential (UR) District and Auto Urban Residential (AU) District to the south. The surrounding land uses consist of single family residential homes and vacant land. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before to 63 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 August 17, 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 Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, based on surrounding zoning and land uses 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 Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, based on the surrounding zoning and land uses in the area.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/13/2021
CITY COUNCIL – 08/17/2021
DATE PREPARED – 07/06/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Rio Delta Engineering
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being a 35.69 acre tract of land, out of Lot 9, Section 239, Texas-Mexican Railway Company Survey
<u>LOCATION:</u>	Located at 920 West Rogers Road
<u>LOT/TRACT SIZE:</u>	35.69 acres
<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 – Neighborhood Conservation 5 (NC 5) District South – Urban Residential (UR) District Auto Urban Residential (AU) District East - Agriculture (AG) District West - Agriculture (AG) District
<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 Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIO DELTA ENGINEERING**

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 residential development.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District & Commercial General (CG) District to Urban Residential (UR) District, based on surrounding zoning and land uses 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 63 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:

SUBDIVISION NAME:

RIO DELTA ENGINEERING
FEDERICO PALACIOS

CONSIDER THE COMPREHENSIVE
PLAN AMENDMENT FROM
AUTO URBAN USES TO
INDUSTRIAL USES AND THE
REZONING REQUEST FROM
AGRICULTURE (AG) DISTRICT &
COMMERCIAL GENERAL (CG)
DISTRICT TO URBAN RESIDENTIAL
(UR) DISTRICT, BEING 35.69 ACRE
TRACT OF LAND, OUT OF LOT 9,
SECTION 239, TEXAS-MEXICAN
RAILWAY COMPANY SURVEY,
LOCATED AT 920 W ROGERS ROAD,
AS REQUESTED BY
RIO DELTA ENGINEERING

Legend



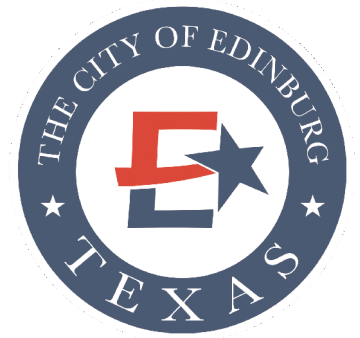
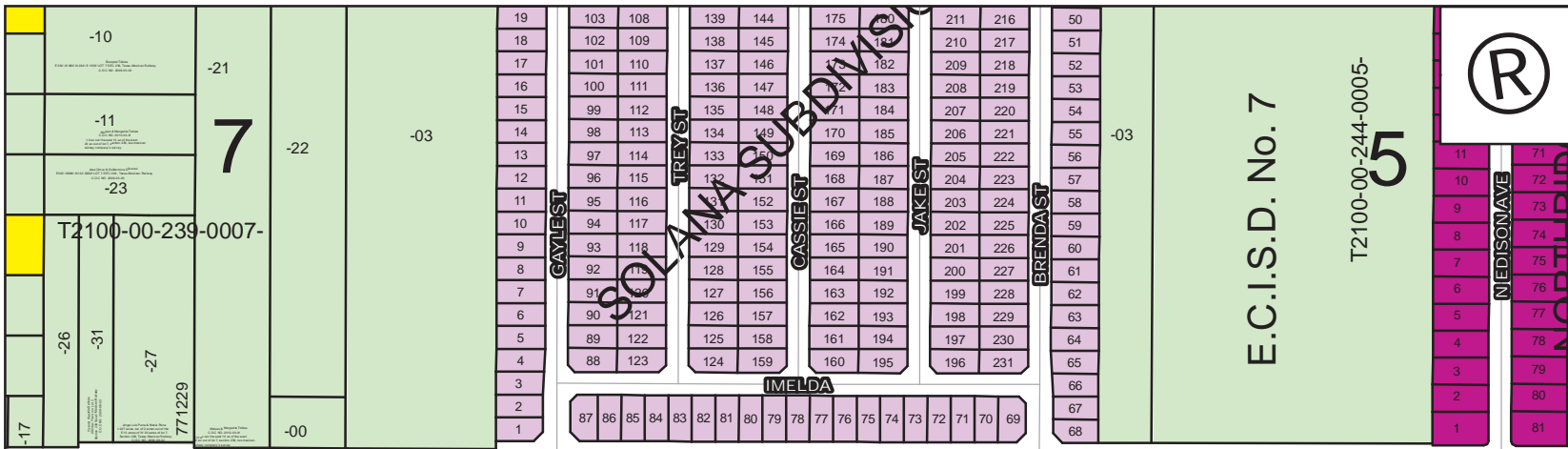
CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP


$$1 \text{ in} = 400 \text{ ft}$$

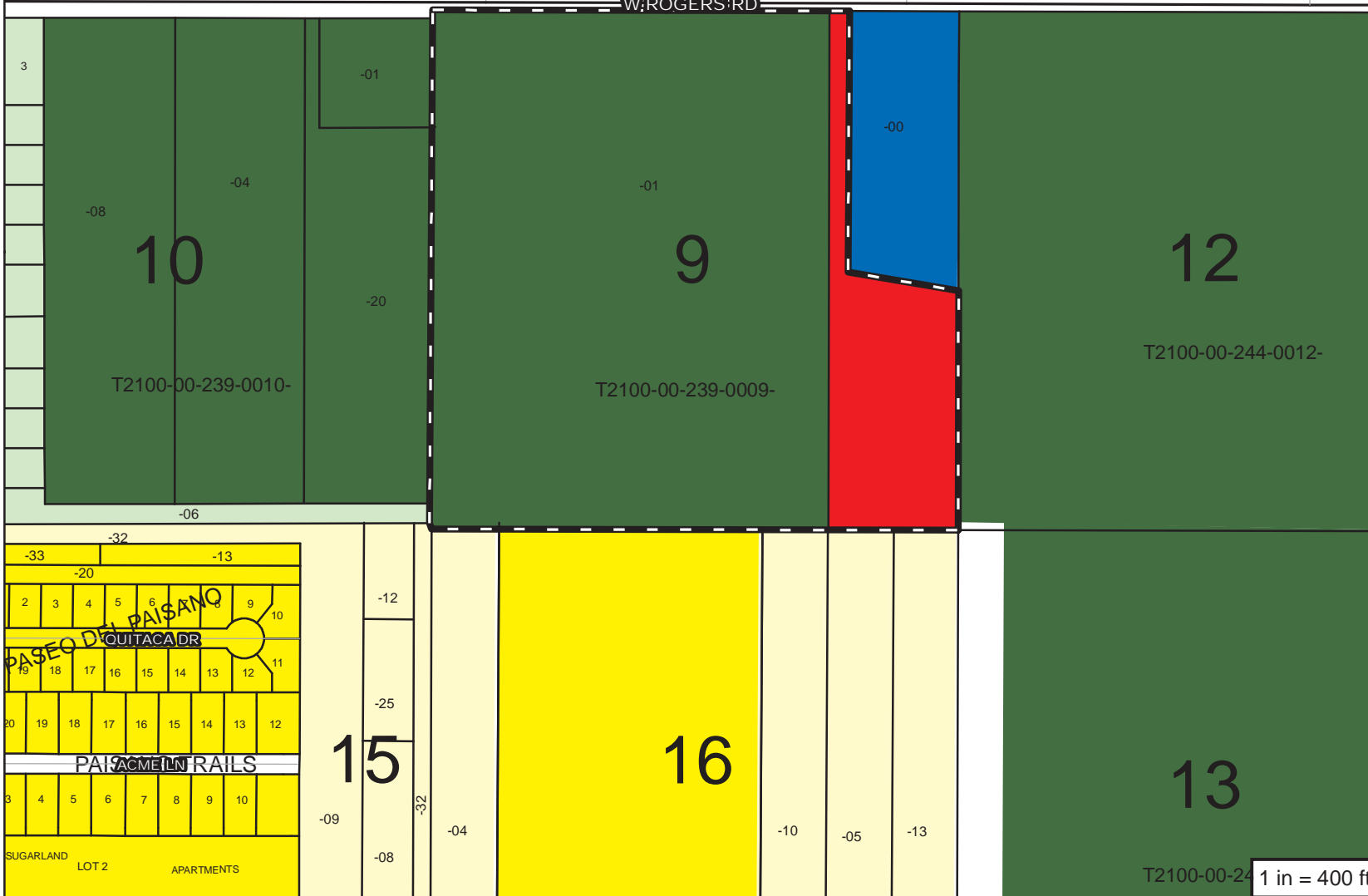
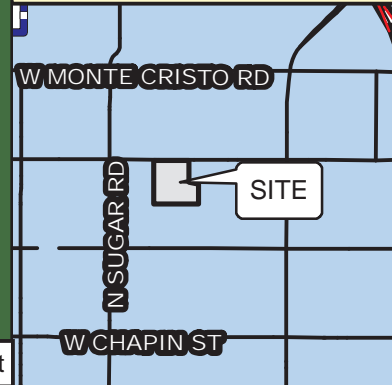


ZONING MAP
CASE CAPTION:

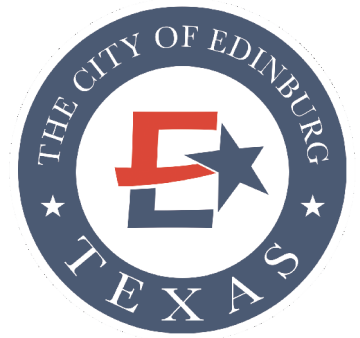
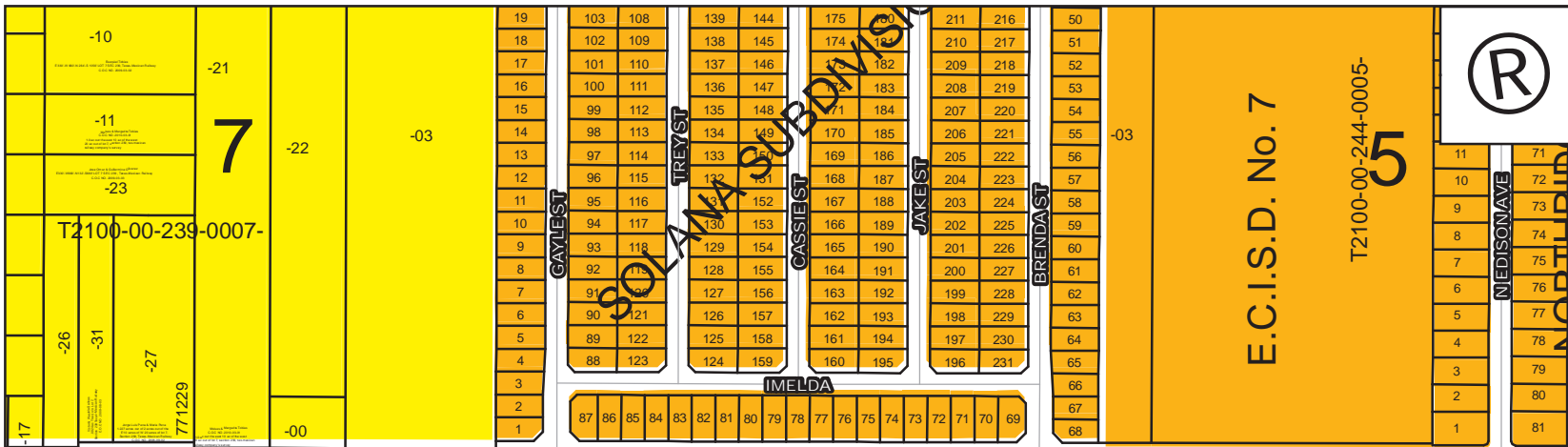
SUBDIVISION NAME:
RIO DELTA ENGINEERING
FEDERICO PALACIOS

- 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 = 400 ft



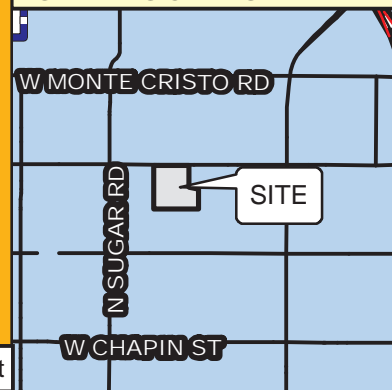
FUTURE LANDUSE MAP

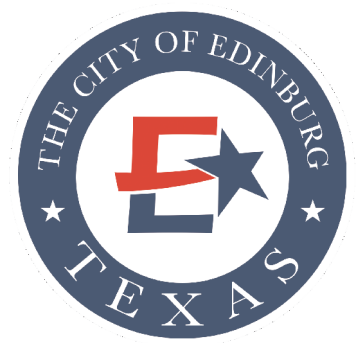
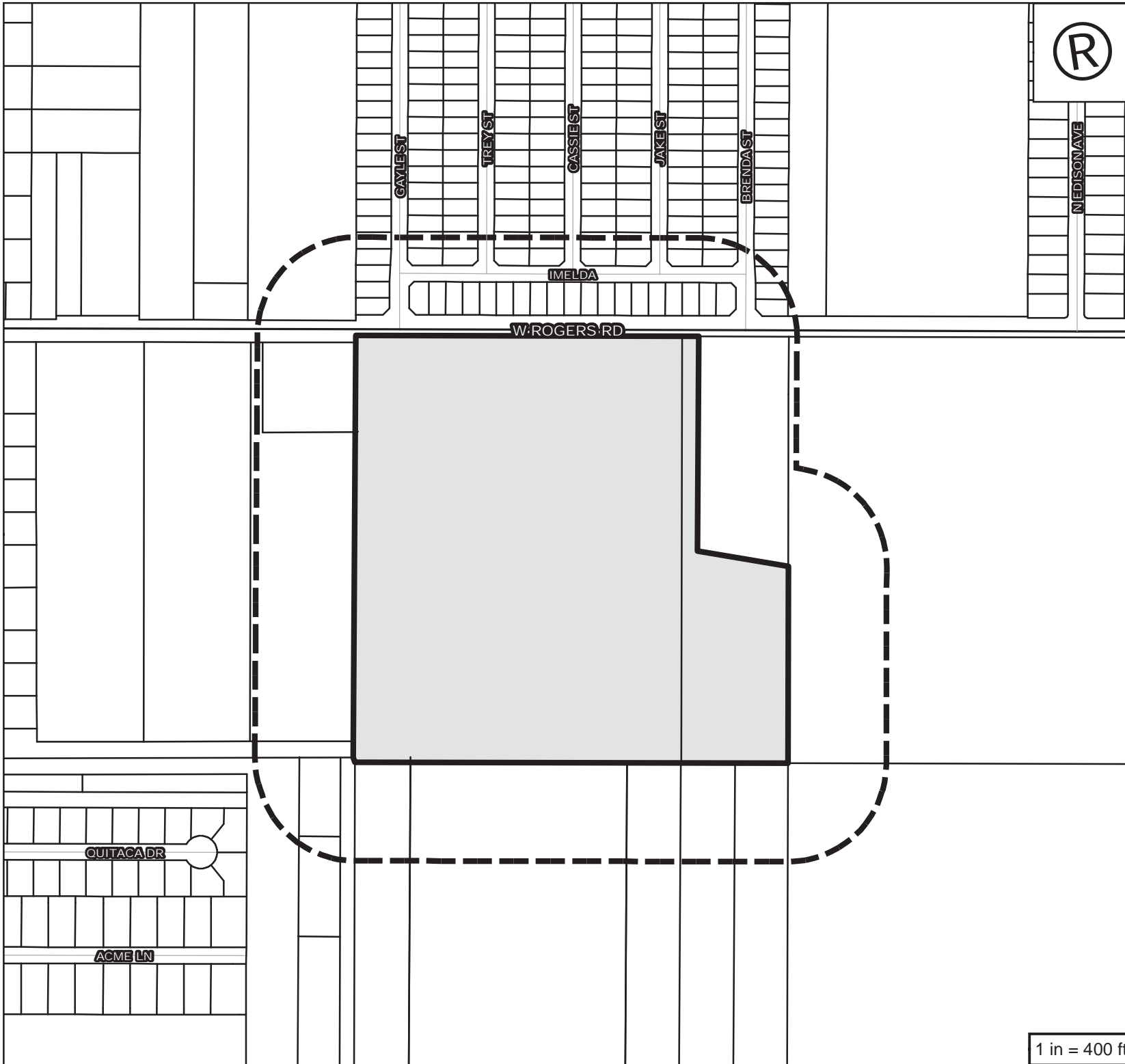
CASE CAPTION:

SUBDIVISION NAME:
RIO DELTA ENGINEERING
FEDERICO PALACIOS
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:

SUBDIVISION NAME:
RIO DELTA ENGINEERING
FEDERICO PALACIOS

CONSIDER THE COMPREHENSIVE
PLAN AMENDMENT FROM
AUTO URBAN USES TO
INDUSTRIAL USES AND THE
REZONING REQUEST FROM
AGRICULTURE (AG) DISTRICT &
COMMERCIAL GENERAL (CG)
DISTRICT TO URBAN RESIDENTIAL
(UR) DISTRICT, BEING 35.69 ACRE
TRACT OF LAND, OUT OF LOT 9,
SECTION 239, TEXAS-MEXICAN
RAILWAY COMPANY SURVEY,
LOCATED AT 920 W ROGERS ROAD,
AS REQUESTED BY
RIO DELTA ENGINEERING

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 400 ft



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

ZONE CHANGE APPLICATION

1. Name: FEDERICO PALACIOS Phone No. _____

2. Mailing Address: 2919 N. KENYON RD

City: EDINBURG State: TX Zip 78542

Email Address: taguirreconsulting@me.com Cell No. _____

3. Agent: IVAN GARCIA P.E., R.P.L.S. - RIO DELTA ENGINEERING Phone No. (956) 380-5152

4. Agent's Mailing Address: 921 S. 10TH AVE

City: EDINBURG State: TX Zip 78539

5. Email Address: RIODELTA2004@YAHOO.COM

6. Address/Location being Rezoned: APPROX. 2,950 FEET WEST FROM THE INTERSECTION OF CLOSER BLVD AND ROGERS ROAD, ALONG ROGERS RD, SOUTH SIDE OF ROGERS RD.

7. Legal Description of Property: BEING A 35.69 ACRES TRACT OF LAND, OUT OF LOT 9, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY TEXAS, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO OCUNTY, TEXAS.

8. Zone Change: From: AGRICULTURE & COMMERCIAL, GENERAL To: URBAN RESIDENTIAL

9. Present Land Use: VACANT

10. Reason for Zone Change: RESIDENTIAL SUBDIVISION DEVELOPMENT

Federico Palacios

(Please Print Name)

Signature

AMOUNT PAID \$ 400.00

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.: 7/13/21

PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 P.M.: 8/3/21

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

ZONING CHANGE REQUIREMENTS

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

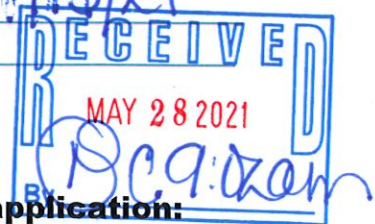
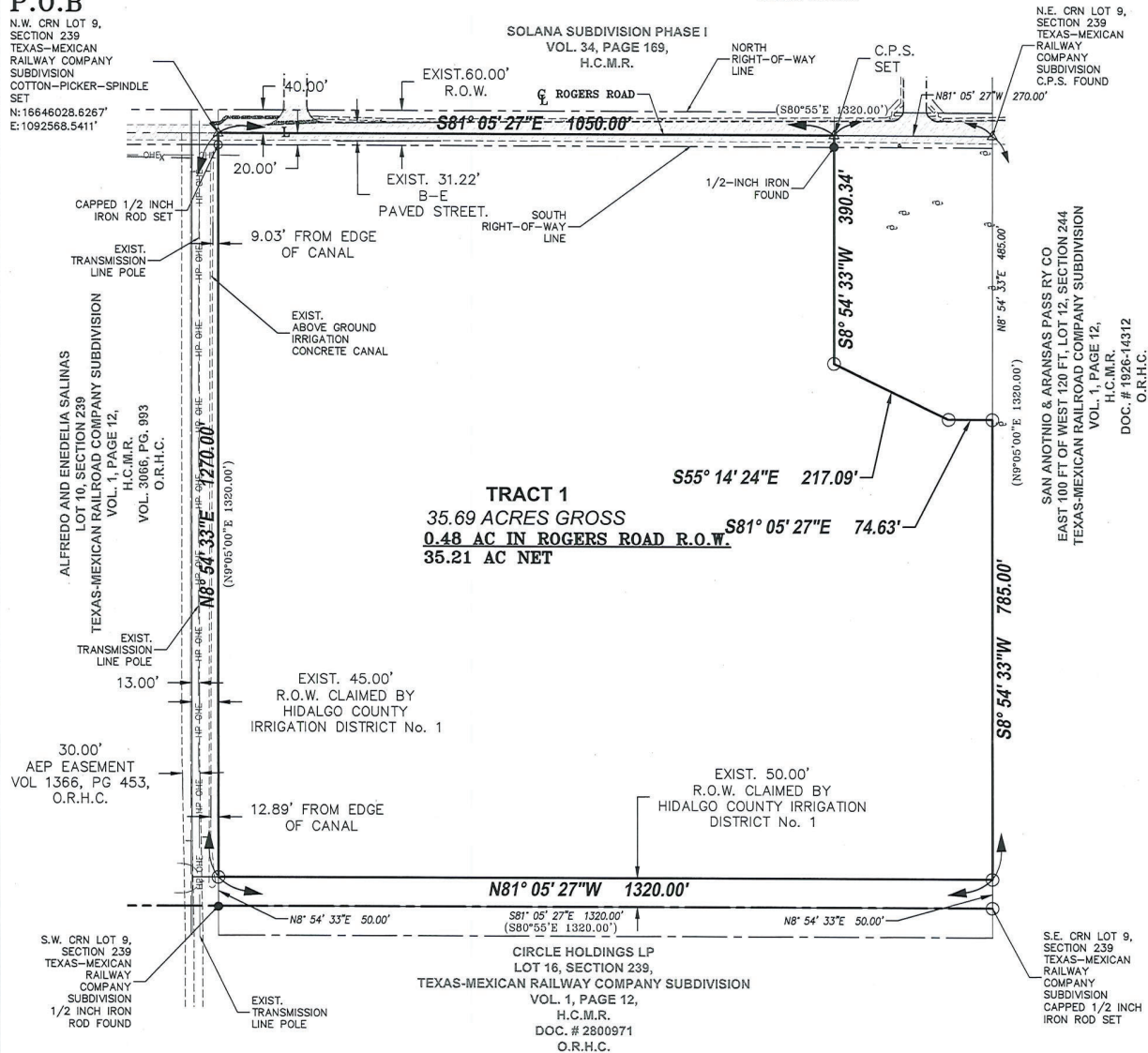


EXHIBIT A
TRACT 1 -35.69 ACRES
LOT 9, SECTION 239
TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS
VOLUME 1, PAGE 12,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

P.O.B

N.W. CRN LOT 9,
SECTION 239
TEXAS-MEXICAN
RAILWAY COMPANY
SUBDIVISION
COTTON-PICKER-SPINDLE
SET
N:16646028.6267'
E:1092568.5411'



SURVEYOR'S NOTES:

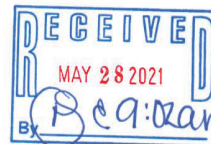
- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "B" (SHADED), OUT OF ANY SPECIAL FLOOD HAZARD AREAS IN THE CITY OF EDINBURG, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340325C REVISED NOVEMBER 16, 1982.
- 3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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 MAY 2021, 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. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: MAY, 2021
PROJECT: SUB 20 036
PAGE: 1 OF 1



IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE

5/27/2021





CITY OF EDINBURG
Planning & Zoning Commission
Regular Meeting
Meeting Date:
07/13/2021
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 19.934 acres out of Lot 13, Section 238, Texas-Mexican Railway Company's Survey, located at 5101 West Schunior Road, as requested by Melden & Hunt. [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located at the northeast corner of West Schunior Road and Hoehn Drive and is currently vacant. The tract has 690 ft. of frontage along Schunior Road and 1,315.70 ft. of depth for a tract size of 19.934 acres. 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 development. A subdivision plat submitted under the name of Atwood Estates received preliminary plat approval by the Planning & Zoning Commission on August 11, 2020. The development consists of 115 single family residential lots ranging from 6,059 square feet to 8,566 square feet.

The property was annexed into the City Limits of Edinburg on October 6, 2020 and is currently zoned Agriculture (AG) District. The surrounding zoning is Urban Residential (UR) District to the east, Neighborhood Conservation 7.1 (NC 7.1) District to the south, Suburban Residential (S) District to the west, and a drainage canal is located to the north. The surrounding land uses consist of vacant land and single family residences. The future land use designation is Suburban Uses.

Staff mailed a notice of the public hearing before to 36 neighboring property owners and received one comment against and none in favor of 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 August 17, 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 development trend area 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 development trend area in the area. The zoning designation requested does not comply with the future land use.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/13/2021
CITY COUNCIL – 08/17/2021
DATE PREPARED – 07/06/2021

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>	Melden & Hunt
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	being 19.934 acres out of Lot 13, Section 238, Texas-Mexican Railway Company
<u>LOCATION:</u>	Located at 5101 West Schunior Road
<u>LOT/TRACT SIZE:</u>	19.934 acres
<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 – Drainage Canal South – Neighborhood Conservation 7.1 (NC 7.1) District East - Urban Residential (UR) District West - Suburban Residential (S) District
<u>LAND USE PLAN DESIGNATION:</u>	Suburban Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Sewer / Sharyland Water Supply Water
<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
MELDEN & HUNT**

EVALUATION

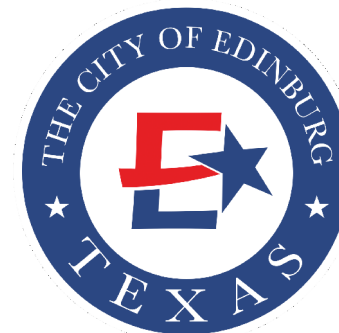
The following is staff's evaluation of the request.

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

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 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 before to 36 neighboring property owners and received one comment against and none in favor of this request at the time of the report.

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



CASE CAPTION:

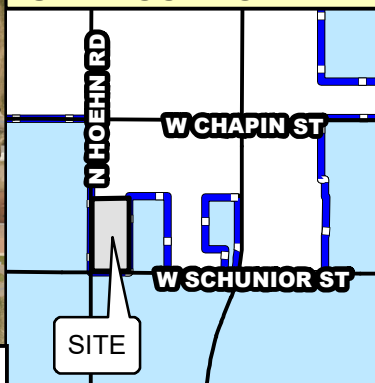
APPLICANT NAME:

CONSIDER THE COMPREHENSIVE
PLAN AMENDMENT FROM
SUBURBAN USES TO AUTO URBAN
USES AND THE REZONING
REQUEST AGRICULTURE (AG)
DISTRICT TO AUTO URBAN
RESIDENTIAL (AU) DISTRICT BEING
19.934 ACRES OUT OF LOT 13,
SECTION 238, TEXAS MEXICAN
RAILWAY COMPANY

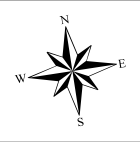
Legend

 CITY LIMITS
 APPLICANT SITE

SITE LOCATION MAP



$$1 \text{ in} = 400 \text{ ft}$$



ZONING MAP

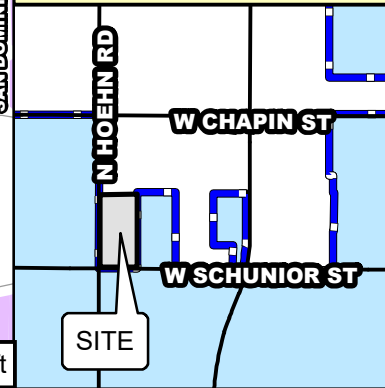
CASE CAPTION:

APPLICANT NAME:
MELDEN & HUNT

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

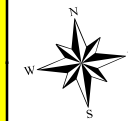


9

T2100-00-233-0009-00

12

T2100-00-238-0012-00



T2100-00-238-0012-00



FUTURE LAND USE MAP

CASE CAPTION:

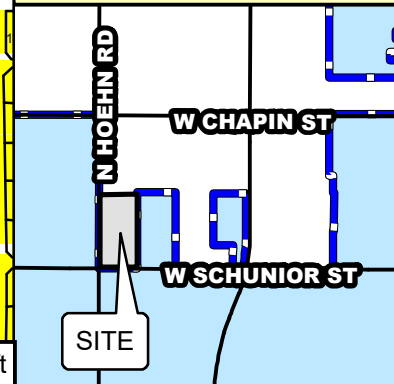
APPLICANT NAME:

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



16

T2100-00-233-0016-

13

T2100-00-238-0013-

T2100-00-238-0013-

N HOEHN RD

W SCHUNIOR ST

W CROWN POINT ST

N ABBOTT AVE

N DALOBAVE

WISTER AVE

N DRENNAN ST

LOS NAGALES ESTATES

SILVADO

HOEHN RD

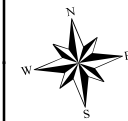
JBD No. 1

1

T2100-00-280-0001-

3

1 in = 400 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

MELDEN & HUNT

CONSIDER THE COMPREHENSIVE
PLAN AMENDMENT FROM
SUBURBAN USES TO AUTO URBAN
USES AND THE REZONING
REQUEST AGRICULTURE (AG)
DISTRICT TO AUTO URBAN
RESIDENTIAL (AU) DISTRICT BEING
19.934 ACRES OUT OF LOT 13,
SECTION 238, TEXAS MEXICAN
RAILWAY COMPANY

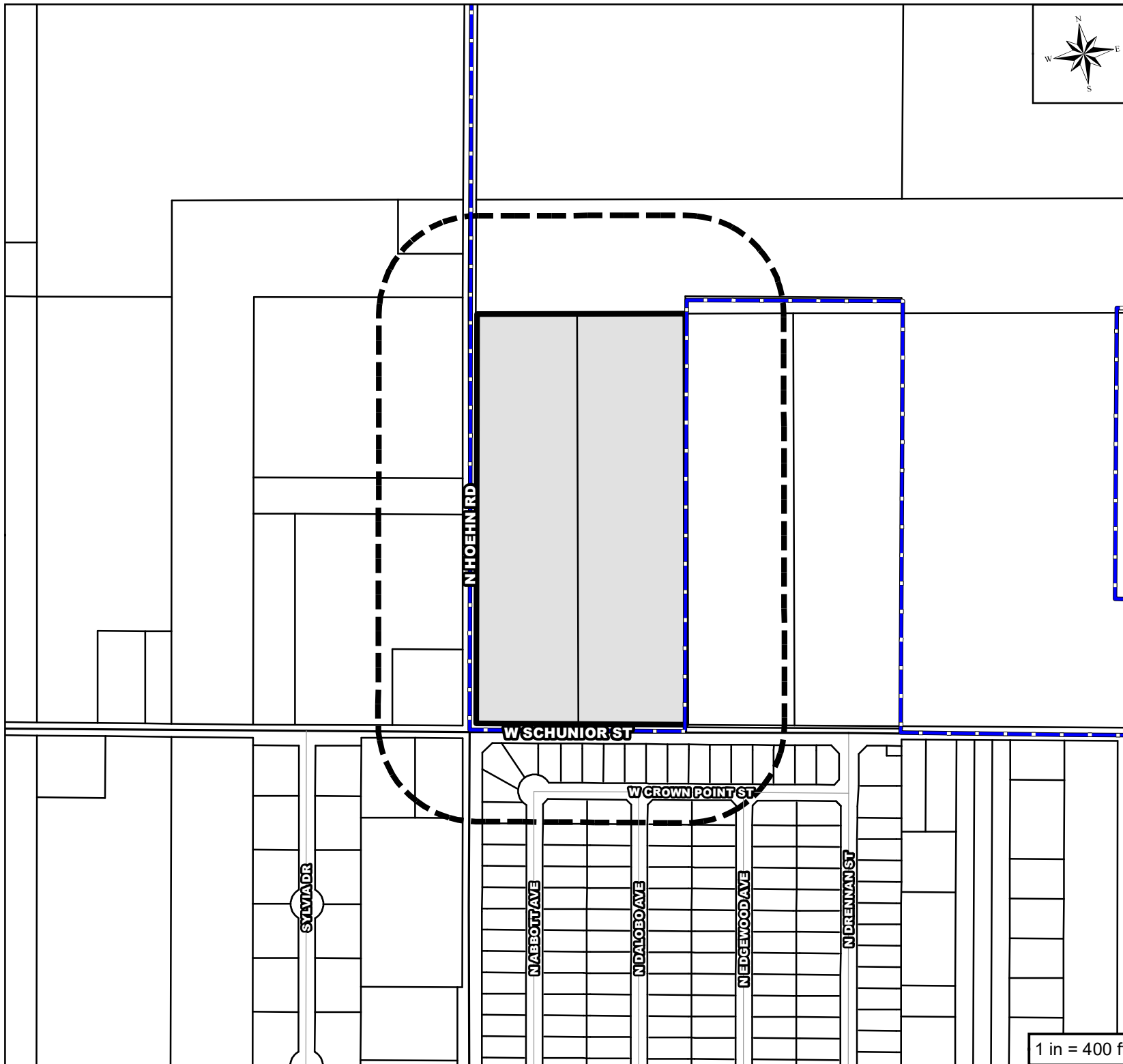
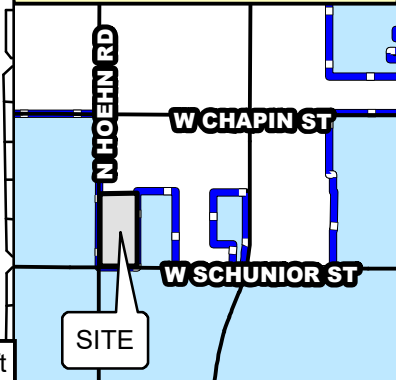
Legend

 CITY LIMITS

 300FT NOTIFICATION

 APPLICANT SITE

SITE LOCATION MAP





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

ZONE CHANGE APPLICATION

1. Name: Domain Development Phone No. (956) 661-8888
2. Mailing Address: 100 East Nolana Loop, Suite 130
City: McAllen State: Texas Zip 78502
Email Address: shavi@aurielinvestments.com Cell No. _____
3. Agent: Melden & Hunt, Inc. Phone No. (956) 381-0981
4. Agent's Mailing Address: 115 West McIntyre Street
City: Edinburg State: Texas Zip 78541
5. Email Address: mario@meldenandhunt.com
6. Address/Location being Rezoned: NE corner Shunior Road and Hoehn Road
7. Legal Description of Property: Being 19.934 acres out of Lot 13, Section 238, Texas-Mexican Railway Company Survey, Vol 1, Pg 12, H.C.M.R., City of Edinburg, Hidalgo County, Texas.
8. Zone Change: From: Agriculture To: Auto-Urban Residential
9. Present Land Use: Vacant
10. Reason for Zone Change: Residential development

Shavi-Mahtani-President
(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

JUN 04 2021

Name: _____

January 27, 2020


**METES AND BOUNDS DESCRIPTION
9.967 ACRES OUT OF LOT 13, BLOCK 238,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY SUBDIVISION,
HIDALGO COUNTY, TEXAS**

A tract of land containing 9.967 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 13, Block 238, Texas-Mexican Railway Company's Survey Subdivision, Volume 1, Page 12, Hidalgo County Map Records, which said 9.967 acres were conveyed to Thelma Jean Atwood Pearce by virtue of a Warranty Deed recorded in Volume 1204, Page 421, Hidalgo County Deed Records, said 9.967 acres being more particularly described as follows:

BEGINNING at a Nail set at the Northwest corner of said Lot 13, Block 238 for the Northwest corner of this herein described tract;

1. THENCE, S 80° 57' 31" E a distance of 330.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
2. THENCE, S 09° 02' 29" W at a distance of 50.00 feet pass a No. 4 rebar set on the South right-of-way line of a 50.0-foot Hidalgo County Irrigation District No. 1 right-of-way, at a distance of 1,295.70 feet pass the North right-of-way line of Schunior Road, continuing a total distance of 1,315.70 feet to a Nail set for the Southeast corner of this tract;
3. THENCE, N 80° 57' 31" W within the right-of-way of Schunior Road, a distance of 330.00 feet to a Nail set for the Southwest corner of this tract;
4. THENCE, N 09° 02' 29" E within the right-of-way of Hoehn Drive, a distance of 1,315.70 feet to the POINT OF BEGINNING and containing 9.967 acres, of which 0.152 of one acre lies within Schunior Road right-of-way, 0.595 of one acre lies within Hoehn Drive right-of-way, and 0.356 of one acre lies within a 50.0-foot right-of-way to Hidalgo County Irrigation District No. 1, leaving a net of 8.865 acres of land, more or less.

I, FRED L. KURTH, 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 03/14/18 UNDER MY DIRECTION AND SUPERVISION.

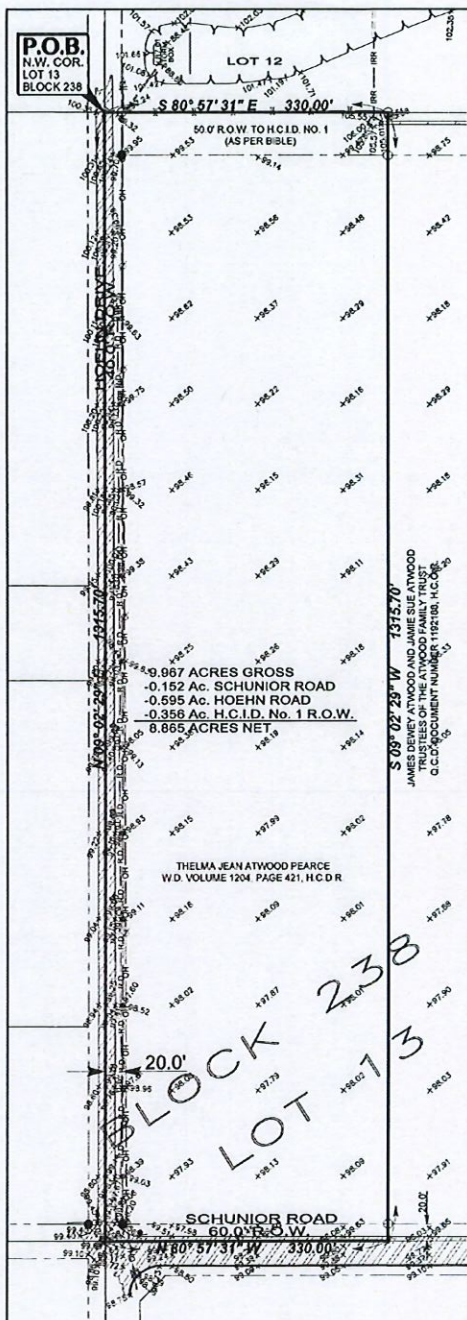

FRED L. KURTH, R.P.L.S. #4750

1-27-2020
DATE:



JUN 04 2021

Name: _____



FLOOD ZONE
 ZONE "A" (UNSHADED)
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR
 FLOODPLAIN
 COMMUNITY PANEL NUMBER 482334 0215 D
 MAP REVISED: JUNE 8, 2006

N
 1" = 100'
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

LEGEND
 ● FOUND NO. 4 REBAR
 ○ SET NO. 4 REBAR WITH PLASTIC
 CAP STAMPED MELDEN & HUNT
 ▲ SET NAIL
 ✱ POWER POLE
 — CH — OVERHEAD POWER LINE
 — CANAL/DITCH LINE
 — ASPHALT AREA
 B-B - BACK OF CURB TO BACK OF CURB
 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
 N.W. COR. - NORTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 W.D. - WARRANTY DEED
 Q.C.D. - QUIT CLAIM DEED
 S.W.D. - SPECIAL WARRANTY DEED

- 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 WITH THE BENEFIT OF ENCORE TITLE COMPANY COMMITMENT OF NO. 101292 EFFECTIVE DATE: DECEMBER 26, 2019 ISSUED: JANUARY 09, 2020
- EASEMENTS LISTED IN SCHEDULE B:**
- 10.0 - EASEMENT GRANTED TO MOKEEN OIL COMPANY, BY JEWEL THELMA ATWOOD, DATED NOVEMBER 17, 1954, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1102, PAGE 355, DEED RECORDS HIDALGO COUNTY, TEXAS (AS TO TRACTS 1 AND 2) DOES NOT AFFECT SUBJECT TRACT.
 - 10.1 - EASEMENT GRANTED TO MOKEEN OIL COMPANY, BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, DATED DECEMBER 3, 1954, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1104, PAGE 159, DEED RECORDS HIDALGO COUNTY, TEXAS DOES NOT AFFECT SUBJECT TRACT, EASEMENT RELEASE BY DOCUMENT RECORDED IN VOLUME 1734, PAGE 454 HIDALGO COUNTY DEEDS RECORDS
 - 10.1 - EASEMENT AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 1, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS. NO EASEMENTS SHOWN ON RECORDED PLAT.
 - 10.9 - EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PLOTTED AND SHOWN HEREON
 - 10.10 - EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD. SURVEYOR CAN NOT VERIFY ANY EASEMENTS NOT PART OF THE PUBLIC RECORD.

**PLAT SHOWING
 9.967 ACRES OUT OF LOT 13, BLOCK 238,
 TEXAS-MEXICAN RAILWAY COMPANY'S
 SURVEY SUBDIVISION,
 VOLUME 1, PAGE 12, H.C.M.R.
 HIDALGO COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/14/19 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.



Fred L. Kurth, RPLS No. 4750
 DATE: 1-27-2020

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE
 EDINBURG, TX 78541
 PH: (855) 381-0981
 FAX: (855) 381-1839
 ESTABLISHED 1947
 www.meldenandhunt.com

PAGE 2 OF 2
 DATE: 10/27/19
 JOB NO: 18048
 FILE NAME: 18068 COZ
 DRAWN BY: J.G.

© COPYRIGHT 2019 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

January 27, 2020

**METES AND BOUNDS DESCRIPTION
9.967 ACRES OUT OF LOT 13, BLOCK 238,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY SUBDIVISION,
HIDALGO COUNTY, TEXAS**

A tract of land containing 9.967 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 13, Block 238, Texas-Mexican Railway Company's Survey Subdivision, Volume 1, Page 12, Hidalgo County Map Records, which said 9.967 acres were conveyed to James Dewey Atwood and Jamie Sue Atwood, Trustees of the Atwood Family Trust by virtue of a Quit Claim Deed recorded under Document Number 1192188, Hidalgo County Official Records, said 9.967 acres being more particularly described as follows:

COMMENCING at a Nail set at the Northwest corner of said Lot 13, Block 238;

THENCE, S 80° 57' 31" E a distance of 330.00 feet to a No. 4 rebar set for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 80° 57' 31" E a distance of 330.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
2. THENCE, S 09° 02' 29" W at a distance of 50.00 feet pass the South line of a 50.0-foot Hidalgo County Irrigation District No. 1 right-of-way, at a distance of 1,295.70 feet pass the North right-of-way line of Schunior Road, continuing a total distance of 1,315.70 feet to a Nail set for the Southeast corner of this tract;
3. THENCE, N 80° 57' 31" W within the right-of-way of Schunior Road, a distance of 330.00 feet to a Nail set for the Southwest corner of this tract;
4. THENCE, N 09° 02' 29" E at a distance of 20.00 feet pass the North right-of-way line of Schunior Road, continuing a total distance of 1,315.70 feet to the POINT OF BEGINNING and containing 9.967 acres of which 0.152 of one acre lies within Schunior Road right-of-way, and 0.379 of one acre lies within a 50.0-foot right-of-way to Hidalgo County Irrigation District No. 1, leaving a net of 9.436 acres of land, more or less.

I, FRED L. KURTH, 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 03/14/18 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

1-27-2020
DATE:



P.O.C.
N.W. COR.
LOT 13
BLOCK 238

LOT 12

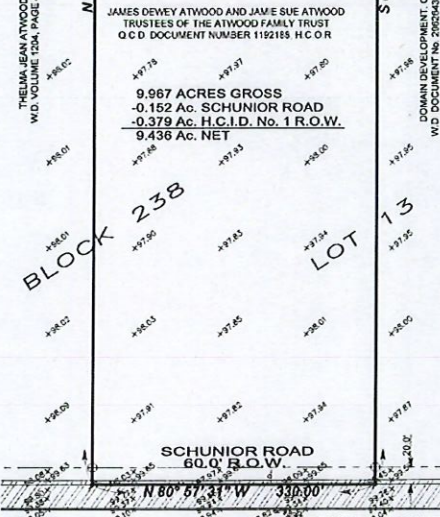
P.O.B.

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTS OF 500-YEAR
FLOODPLAIN
COMMUNITY PANEL NUMBER 480334 0215 D
MAP REVISED APRIL 6, 2000

N
M
SCALE 1"=100'

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ▲ SET NAIL
- SINGLE POST SIGN
- CANAL/DITCH LINE
- ASPHALT AREA
- B-B - BACK OF CURB TO BACK OF CURB
- 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
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D. - WARRANTY DEED
- Q.C.D. - QUIT CLAIM DEED
- S.W.D. - SPECIAL WARRANTY DEED



**PLAT SHOWING
9.967 ACRES OUT OF LOT 13, BLOCK 238,
TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY SUBDIVISION,
VOLUME 1, PAGE 12, H.C.M.R.
HIDALGO COUNTY, TEXAS**

- 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 WITH THE BENEFIT OF ENCORE TITLE COMPANY, COMMITMENT OF NO. 101292 EFFECTIVE DATE: DECEMBER 26, 2019 ISSUED JANUARY 09, 2020

- EASEMENTS LISTED IN SCHEDULE B:**
- 10-0 - EASEMENT GRANTED TO MOKEEN OIL COMPANY, BY JEWEL THELMA ATWOOD, DATED NOVEMBER 17, 1964, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1102, PAGE 358, DEED RECORDS HIDALGO COUNTY, TEXAS. (AS TO TRACTS 1 AND 2) DOES NOT AFFECT SUBJECT TRACT.
 - 10-0 - EASEMENT GRANTED TO MOKEEN OIL COMPANY, BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, DATED DECEMBER 3, 1964, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1104, PAGE 159, DEED RECORDS HIDALGO COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT. EASEMENT RELEASE BY DOCUMENT RECORDED IN VOLUME 1734, PAGE 454, HIDALGO COUNTY DEEDS RECORDS
 - 10-1 - EASEMENT AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 1, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS. NO EASEMENTS SHOWN ON RECORDED PLAT.
 - 10-2 - EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 PLOTTED AND SHOWN HEREON
 - 10-0 - EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD. SURVEYOR CAN NOT VERIFY ANY EASEMENTS NOT PART OF THE PUBLIC RECORD

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 03/14/18 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.

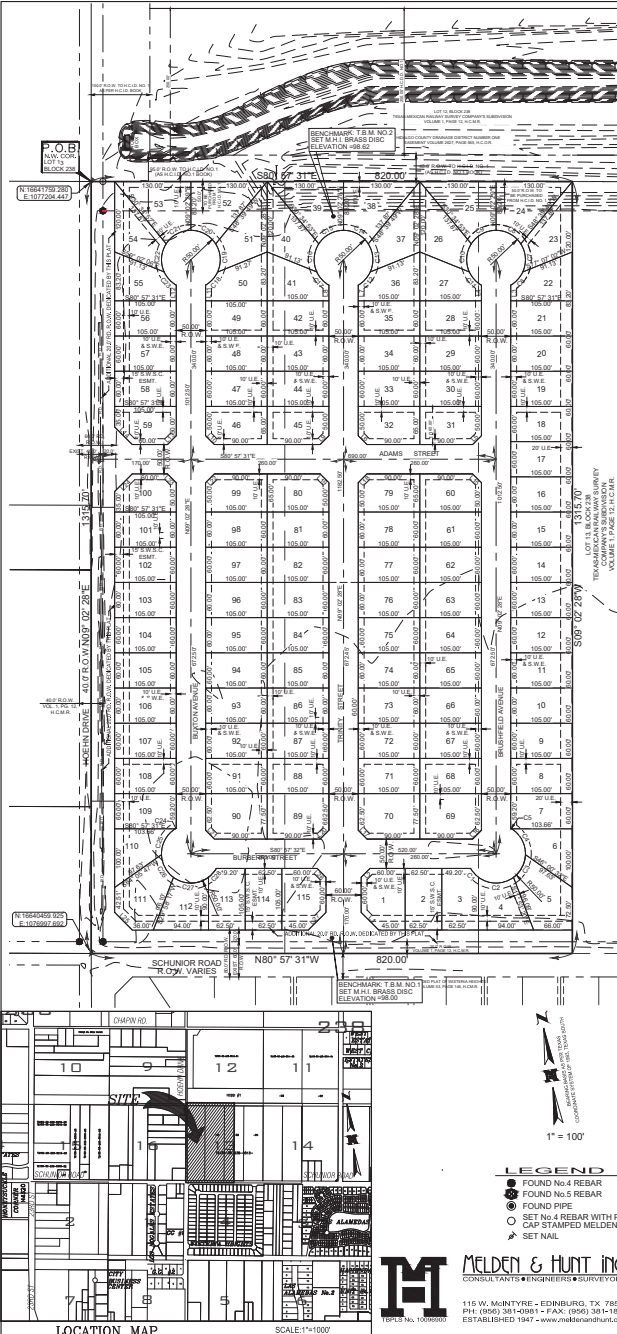


FRED L. KURTH, RPLS No. 4750 DATE: 1-27-2020



PAGE 2 OF 2
DATE: 10/07/19
JOB No: 18008
FILE NAME: 18008 COZ
DRAWN BY: J.G.
116 W. McINTYRE
EDINBURG, TX 76541
PH: (856) 381-0981
FAX: (856) 381-1839
ESTABLISHED 1947
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SUBDIVISION MAP OF
ATWOOD ESTATES
SUBDIVISION
BEING 24.768 ACRES
OUT OF LOT 13, SECTION 238
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 11, PAGE 12 H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS



Lot #	SO. FT.	Area
1	7312.61	0.168
2	6502.61	0.151
3	6449.28	0.145
4	6502.02	0.145
5	6504.08	0.145
6	6509.07	0.139
7	6299.36	0.145
8	6299.91	0.145
9	6299.92	0.145
10	6299.92	0.145
11	6299.92	0.145
12	6299.94	0.145
13	6299.94	0.145
14	6299.94	0.145
15	6299.94	0.145
16	6299.94	0.145
17	6299.94	0.145
18	6299.94	0.145
19	6299.94	0.145
20	6299.94	0.145
21	6299.94	0.145
22	6299.94	0.145
23	6299.94	0.145
24	6299.94	0.145

Line #	Direction	Length
L1	S 35° 57' 32\"	42.43
L2	S 54° 02' 29\"	21.21
L3	N 1° 02' 28\"	26.70
L4	N 5° 02' 28\"	256.79
L5	N 54° 02' 29\"	21.21
L6	S 35° 57' 31\"	21.21
L7	N 1° 02' 28\"	26.70
L8	N 5° 02' 28\"	256.79
L9	N 54° 02' 29\"	21.21
L10	S 35° 57' 31\"	21.21
L11	N 1° 02' 28\"	26.70
L12	N 5° 02' 28\"	256.79
L13	N 54° 02' 29\"	21.21
L14	S 35° 57' 31\"	42.43
L15	N 5° 02' 28\"	21.21
L16	N 54° 02' 29\"	21.21
L17	S 35° 57' 31\"	21.21
L18	N 1° 02' 28\"	26.70
L19	S 35° 57' 31\"	21.21
L20	N 5° 02' 28\"	21.21
L21	S 35° 57' 31\"	21.21
L22	N 5° 02' 28\"	21.21
L23	S 35° 57' 31\"	21.21
L24	N 54° 02' 29\"	42.43
L25	S 35° 57' 31\"	42.43
L26	S 35° 57' 31\"	21.21
L27	N 54° 02' 28\"	42.43

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 24.768 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 13, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 24.768 ACRES WERE CONVEYED TO DOMINIC DEVELOPMENT COMPANY, A TEXAS CORPORATION, BY DEED OF A WARRANTY DEED WITH VENDORS LEN RECORDS AND SPECIAL WARRANTY DEED WITH VENDORS LEN RECORDS UNDER DOCUMENT NUMBER 262643, HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDORS LEN RECORDS UNDER DOCUMENT NUMBER 262643, HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDORS LEN RECORDS UNDER DOCUMENT NUMBER 262643, HIDALGO COUNTY OFFICIAL RECORDS, SAID 24.768 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDING ON A NAL SET AT THE NORTHWEST CORNER OF SAID LOT 13, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 89° 57' 31\"

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
B. REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
D. CORNER SIDE YARD SETBACK TEN (10) FEET.
E. CURB-TO-AC-FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 48034 1025 E MAP REVISED: JUNE 8, 2000.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24 INCHES ABOVE THE TOP OF CURB OR BASE FLOOR ELEVATION WHICH EVER IS GREATER.
4. ZONE CLASSIFICATION: AUTOMOBILE RESIDENTIAL.
5. A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING PERMIT STAGE, WITH A.D.A. RAMPS.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
8. BENCHMARK NOTE:
T.B.M. NO.1: SET M.H. BRASS DISC LOCATED 410.5 FEET EAST AND 26.4 FEET NORTH FROM THE CENTERLINE INTERSECTION OF SCHUNIOR ROAD WITH HORN DRIVE, POINT NO. 452 CONTROL IS BY U.S.G.S. ELEV. +98.00.
N. 16644921.4700, E. 1037407.5840
T.B.M. NO.2: SET M.H. BRASS DISC LOCATED 412.7 FEET EAST AND 126.4 FEET NORTH FROM THE CENTERLINE INTERSECTION OF SCHUNIOR ROAD WITH HORN DRIVE, POINT NO. 453 CONTROL IS BY U.S.G.S. ELEV. +98.00.
N. 16644935.8800, E. 1037762.7100
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
10. DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF 180,140 C.F. (1,447 AC. FT.) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
11. 5 FOOT SIDEWALKS ALONG THE NORTH SIDE OF SCHUNIOR ROAD AND THE EAST SIDE OF HORN DRIVE. BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE, WITH A.D.A. RAMPS. THE SIDEWALKS ARE TO BE CONSTRUCTED FROM SCHUNIOR ROAD AND HORN DRIVE INTO THE SUBDIVISION ENTRANCES UNTIL REACHING THE SUBDIVISION GATE OR MONUMENT.
12. LOTS 4 THRU 50, AND LOTS 110 THRU 111 SHALL HAVE NO ACCESS FROM HORN DRIVE. LOTS 1 THRU 4, AND LOTS 11 THRU 115, SHALL HAVE NO ACCESS FROM SCHUNIOR ROAD.
13. 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% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION.

ALL SHARLAW WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARLAW WATER SUPPLY CORPORATION.

I, SHERLYN DAHLBERG, HEREBY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ATWOOD ESTATES SUBDIVISION, LOCATED AT CITY OF EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISIONS POTABLE WATER SYSTEM SERVING THE AREA OF THE DEVELOPERS DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARLAW WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARLAW WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

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

PRESIDENT

SECRETARY

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ATWOOD ESTATES SUBDIVISION AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY RESERVE THE STREETS AND ALLEYS SHOWN ON THIS PLAT AS PRIVATE STREETS AND ALLEYS, BUT DEDICATE AN INTEREST AND EGRESS EASEMENT TO FIRE AND POLICE, UTILITIES, GARBAGE AND RUBBER COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL GRASS EASEMENTS (INCLUDING DRAINAGE EASEMENTS), WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS, AND OTHER PUBLIC PLACES WHICH ARE INSTALLED OR WHICH MAY BE INSTALLED OR DEDICATED TO THE SUBDIVISION ADDITIONAL PROVISIONS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

DOMINIC DEVELOPMENT COMPANY
SHAWN MANTAN, PRESIDENT
180 S. HORN AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHAWN MANTAN, 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 CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS ____ DAY OF _____, 20__.

MELDEN & HUNT, INC.
TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 117368

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS

DATE PREPARED: 07/01/2020
ENGINEERING JOB # 16688

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 OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS ____ DAY OF _____, 20__.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR NO. 4750
STATE OF TEXAS

DATE SURVEYED: 04/02/2019
T-OSEA, PLOT 37-39
ENGINEERING JOB # 16688-08

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, ARTICLE 10, 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. BEHN, P.E., C.E.M.
GENERAL MANAGER

DATE

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ATWOOD ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

AND HAS BEEN APPROVED FOR RECORDING ON THIS ____ DAY OF _____, 20__.

CHAIRPERSON PLANNING AND ZONING COMMISSION

DATE

SHERLYN DAHLBERG
GENERAL MANAGER
SHARLAW WATER SUPPLY CORPORATION

DATE

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

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

PRESIDENT

SECRETARY

MAJOR CITY OF EDINBURG

DATE

CITY SECRETARY

DATE

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY





CITY OF EDINBURG
Planning & Zoning Commission
Regular Meeting
Meeting Date:
07/13/2021
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 Suburban Residential (S) District to Urban Residential (UR) District, being a 0.54 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company Survey, located at 3331 North Jasman Road, as requested by Juan Lopez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the west side of North Jasman Road, approximately 1,000 ft. south of East Monte Cristo Road and is currently occupied by a vacant shed. The tract has 96.72 ft. of frontage along North Jasman Road and 245.19 ft. of depth for a tract size of 0.54 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 residential development.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Suburban Residential (S) District to the north, south, and west, and Agriculture (AG) District to the east. The surrounding land uses consist of vacant land, commercial development, and a Hidalgo County Irrigation District reservoir. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before to ten 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 August 17, 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 Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use. 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 Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 07/13/2021

CITY COUNCIL – 08/17/2021

DATE PREPARED – 07/06/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Juan Lopez
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being a 0.54 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company Survey
<u>LOCATION:</u>	Located at 3331 North Jasman Road
<u>LOT/TRACT SIZE:</u>	0.54 acres.
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Multi Family Residential Development
<u>EXISTING LAND USE</u>	Suburban Residential (S) District
<u>ADJACENT ZONING:</u>	North – Suburban Residential (S) District South – Suburban Residential (S) District East - Agriculture (AG) District West - Suburban Residential (S) District
<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 Suburban Residential (S) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
JUAN LOPEZ**

EVALUATION

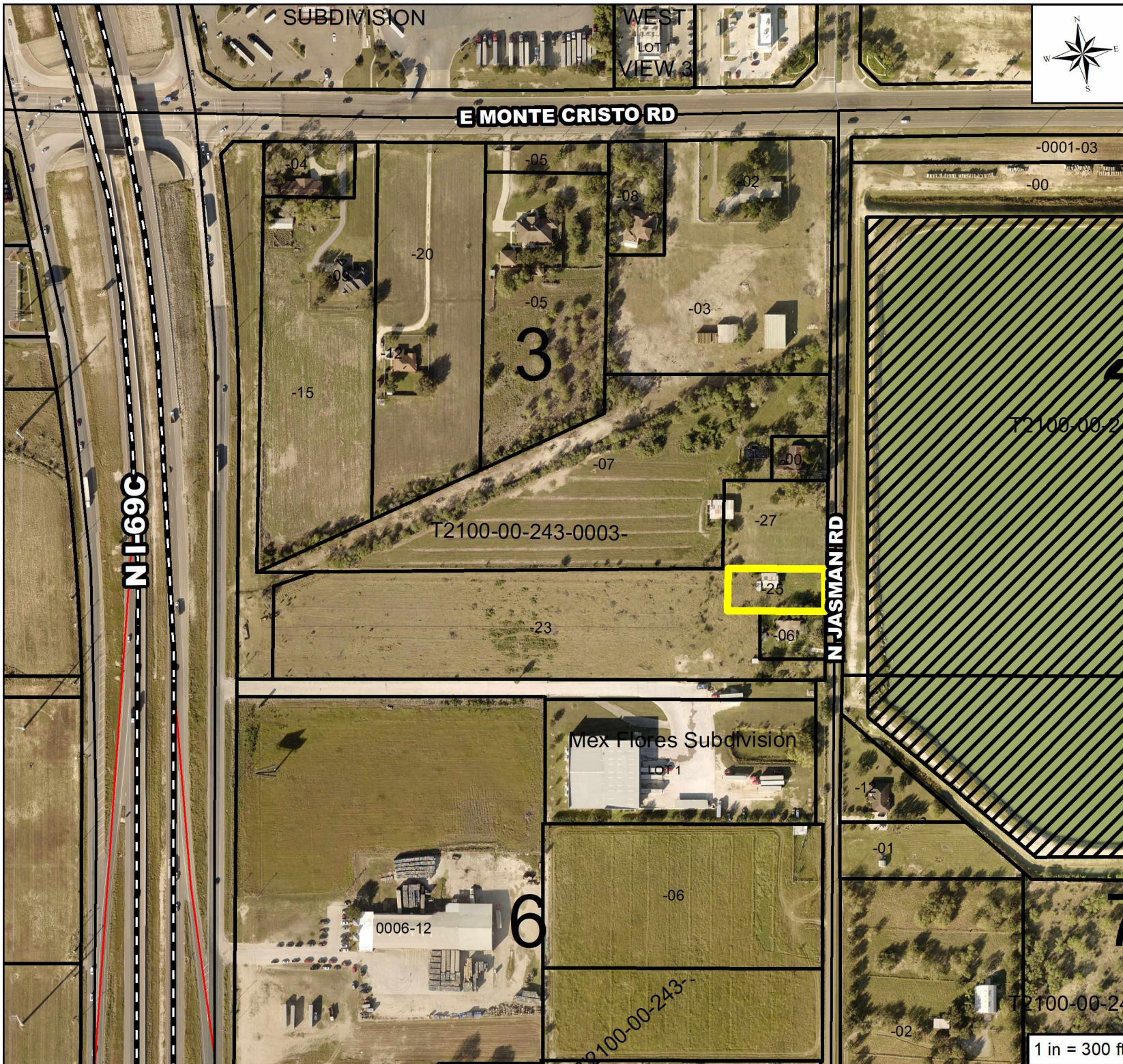
The following is staff's evaluation of the request.

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

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use. 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 ten 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:

SUBDIVISION NAME:

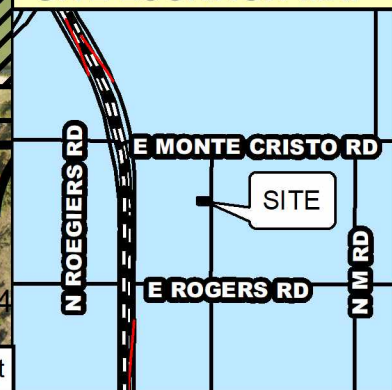
JUAN LOPEZ

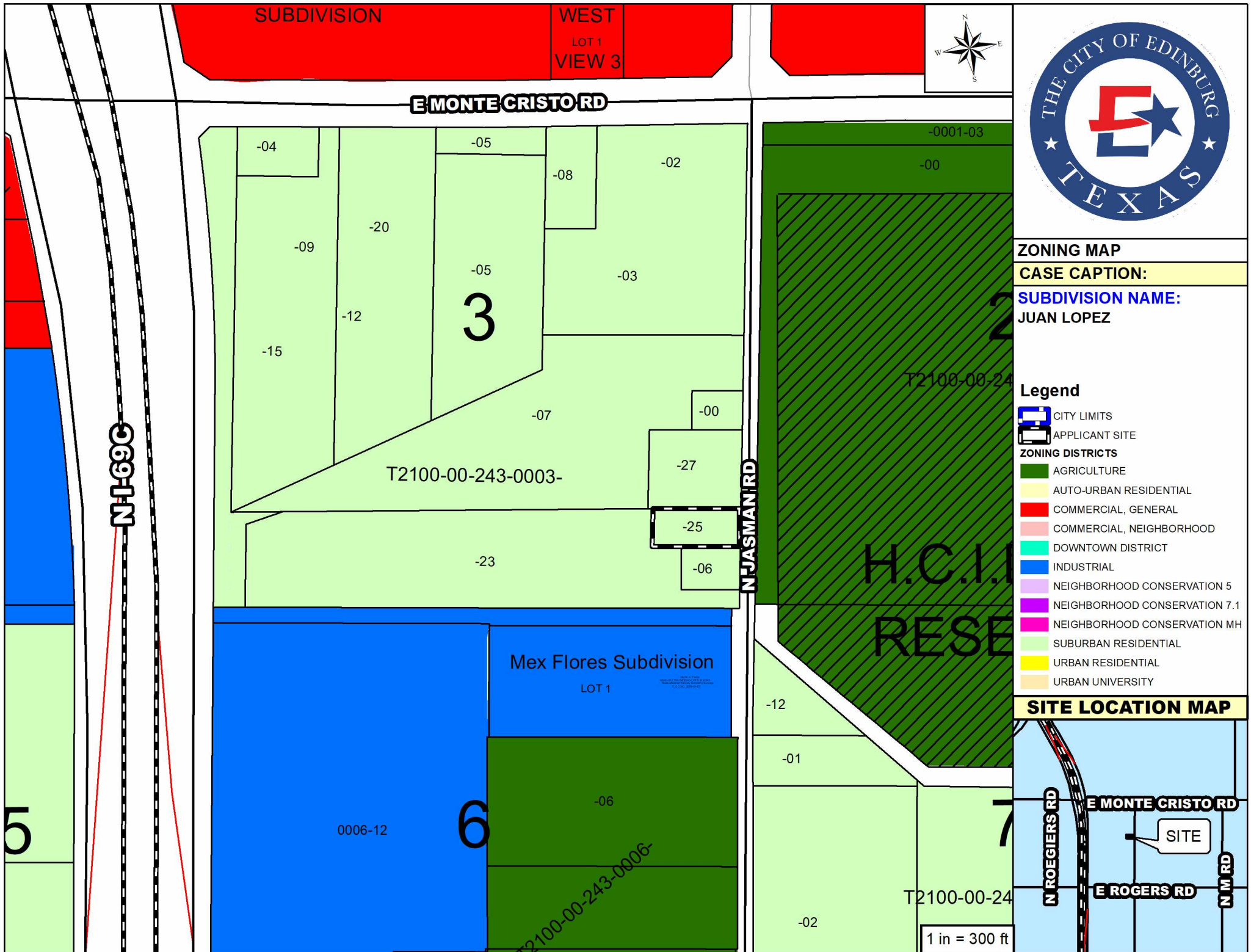
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A .54 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 243, TEXAS MEXICANA RAILWAY COMPANY SURVEY, LOCATED AT 3331 N JASMAN ROAD, AS REQUESTED BY JUAN LOPEZ

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





ZONING MAP

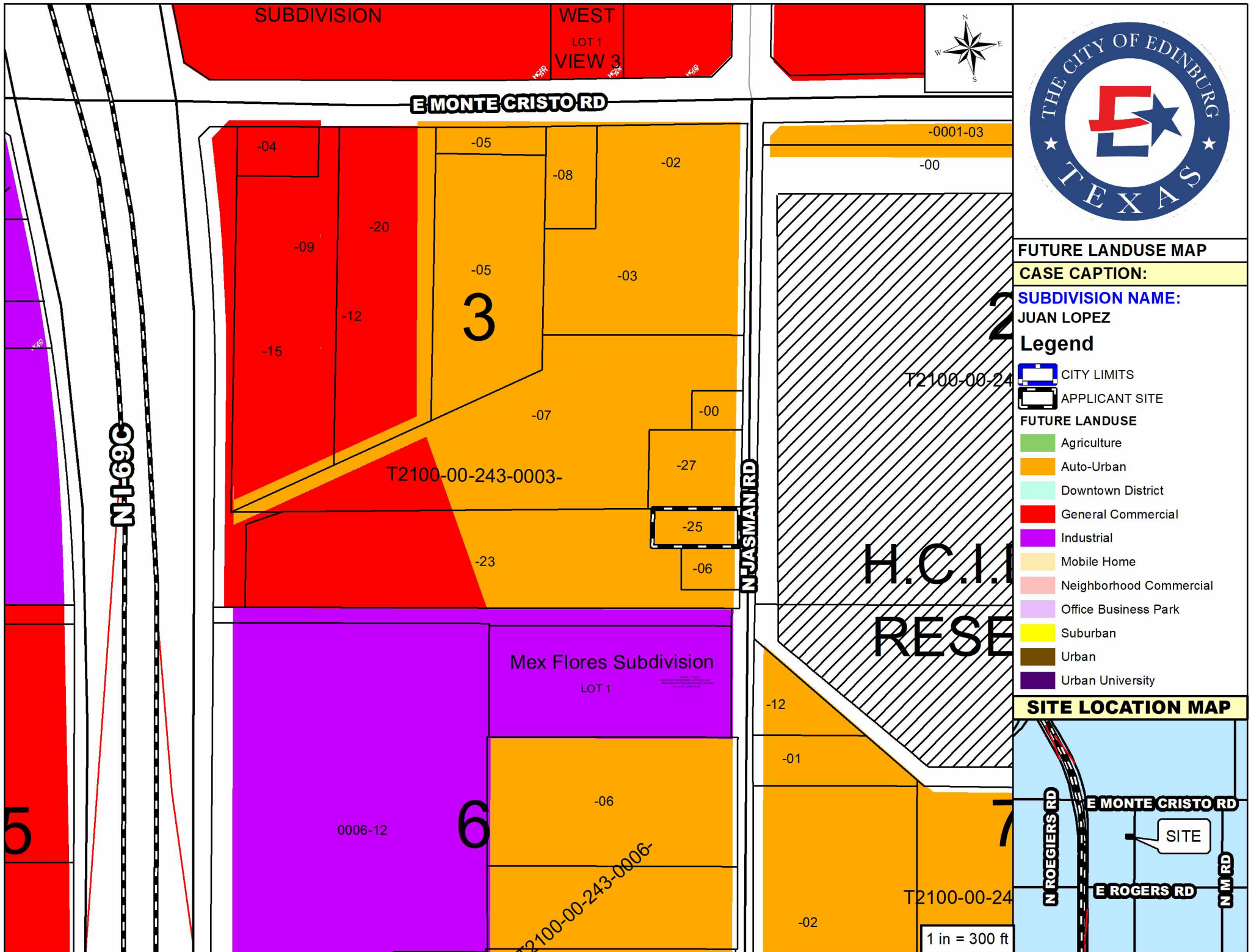
CASE CAPTION:

SUBDIVISION NAME:

JUAN LOPEZ

- 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:

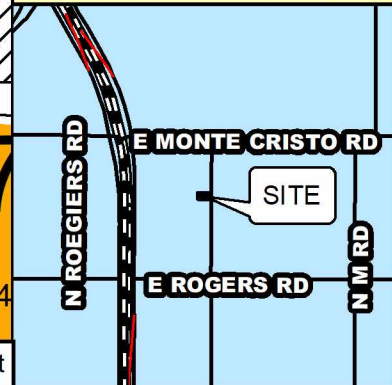
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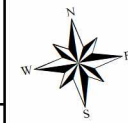
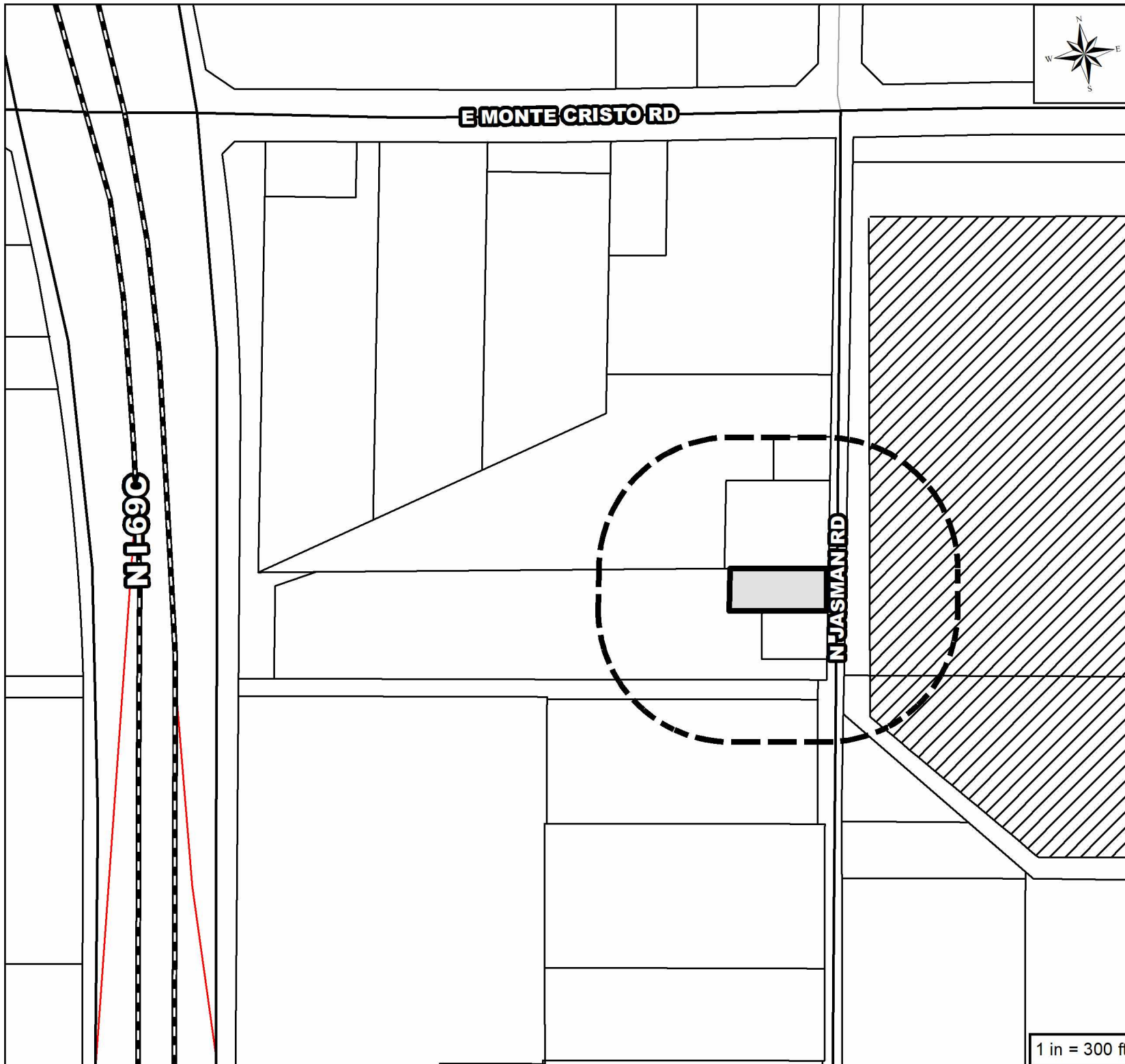
JUAN LOPEZ

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:

SUBDIVISION NAME:

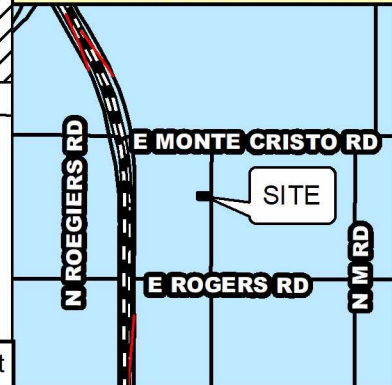
JUAN LOPEZ

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A .54 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 243, TEXAS MEXICANA RAILWAY COMPANY SURVEY, LOCATED AT 3331 N JASMAN ROAD, AS REQUESTED BY JUAN LOPEZ

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  SUBDIVISION SITE

SITE LOCATION MAP





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

ZONE CHANGE APPLICATION

1. Name: Juan Lopez Phone No. 956-460-3985
2. Mailing Address: 205 GLASSCOCK AVE
City: EDINBURG State: TX Zip 78541
Email Address: JLopezB512@gmail.com Cell No. 956-460-3985
3. Agent: _____ Phone No. _____
4. Agent's Mailing Address: _____
City: _____ State: _____ Zip _____
5. Email Address: _____
6. Address/Location being Rezoned: JASMAN RD & MONTECRISTO
7. Legal Description of Property: 1.20 ACRE OUT OF LOT 3, SECTION 243 - TEXAS-MEXICO
RAILWAY
8. Zone Change: From: RESIDENTIAL To: COMMERCIAL
9. Present Land Use: ~~plan to build Apts or R.V. Park & L~~
VACANT LOT
10. Reason for Zone Change: plan to build Apts or R.V. Park

Juan Lopez

(Please Print Name)

[Signature]

Signature

AMOUNT PAID \$ 400.00/00

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.: July 13, 2021

PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 P.M.: Aug 3, 2021

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

RECEIVED

JUN 04 2021

Name: _____

CIVIL, STRUCTURAL
AND
LAND SURVEYING

PEÑA ENGINEERING

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

Legal Description:

A 1.20 acre tract of land out of Lot 3, Section 243, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Page 23 of the Map Records of said County, said tract being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of said Lot, thence with the East line of said Lot, the centerline of Jasman Road, North 09°05'E 254.72 feet to the Southeast corner hereof and PLACE OF BEGINNING;

Thence with the North line of Dominga Ureste's tract as described in Document Number 1244605 of the Official Records of said County; North 80°55' West, at 20.00 feet found a one-half (½) inch diameter iron rod with cap stamped "4204" at the West Right of Way of said Jasman Road, at 258.50 feet in all to a one-half (½) inch diameter iron rod with cap stamped "PENA 5242" set for the Southwest corner;

Thence with an East line of Rolando De La Rosa's tract as described in Volume 3151 Page 209 of the Official Records of said County, North 09°05' East 201.76 feet (Deed: 202.28 feet) to a one-half (½) inch diameter iron rod with cap stamped "PENA 5242" set, for the Northwest corner hereof;

Thence with the South line of those tracts described in Volume 3151 Page 209, Document Number 2121987 & 1151173, South 80°55' East, at 237.90 feet found a one-half (½) inch diameter iron rod, at 238.50 feet pass the West Right of Way of said Jasman Road, at 258.50 feet in all to the Northeast corner hereof;

Thence with the East line of said Lot the centerline of said Road, South 09°05' West 201.76 feet (Deed: 202.28 feet) to the PLACE OF BEGINNING, containing One and twenty hundredths (1.20) acres, more or less.



Pablo Peña III
R.P.L.S. No. 5242
Date: 2-18-2018



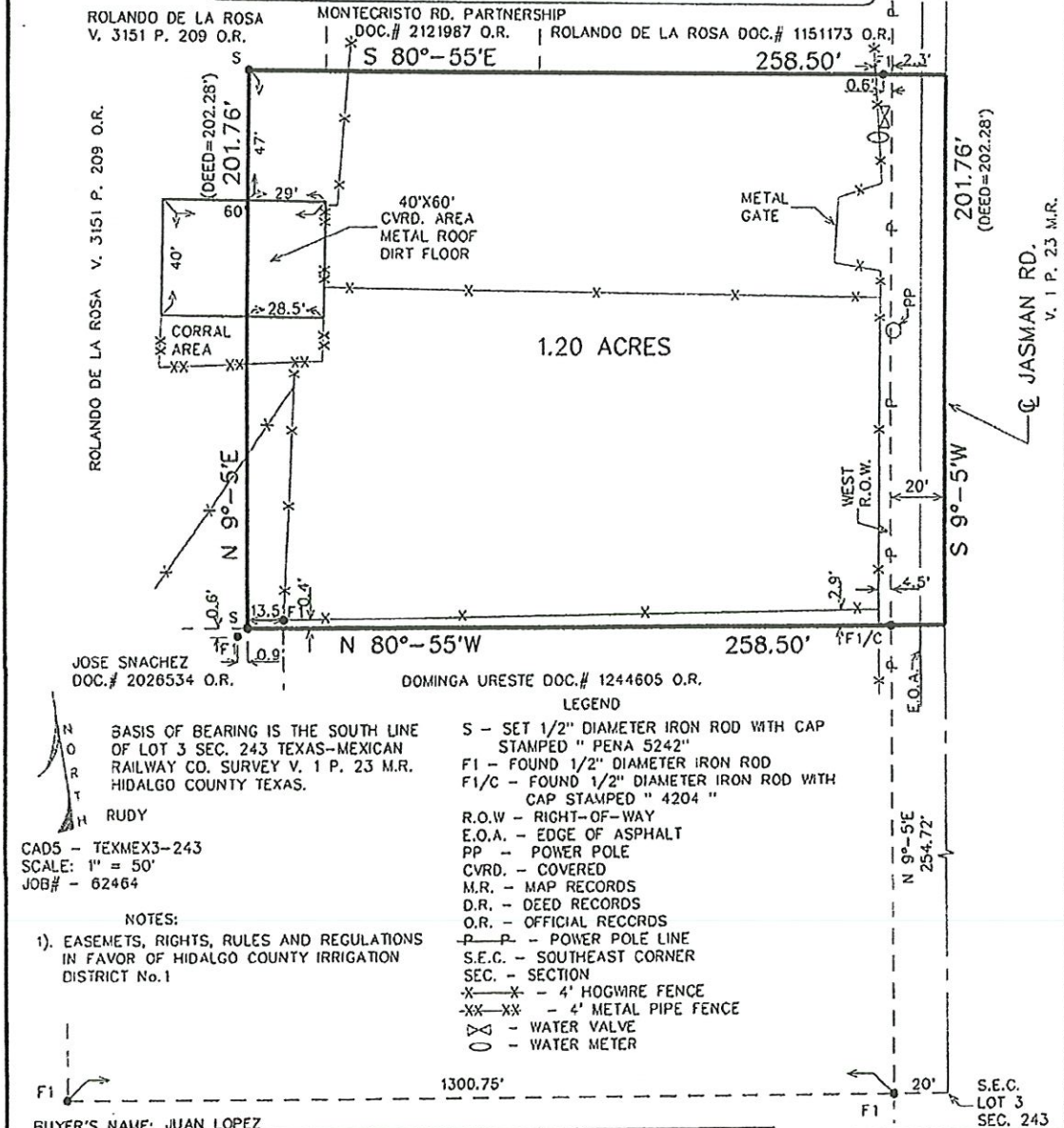
RECEIVED

JUN 04 2021

Name: _____

PEÑA ENGINEERING

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



RECEIVED

JUN 04 2021





CITY OF EDINBURG
Planning & Zoning Commission
Regular Meeting
Meeting Date:
07/13/2021
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 Suburban Residential (S) District to Urban Residential (UR) District, being a 1.20 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company Survey, located at 3331 North Jasman Road, as requested by Juan Lopez & Sandra Lopez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the west side of North Jasman Road, approximately 900 ft. south of East Monte Cristo Road and is currently occupied by a covered metal roof. The tract has 201.76 ft. of frontage along North Jasman Road and 258.50 ft. of depth for a tract size of 1.20 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 residential development.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Suburban Residential (S) District to the north, south, and west, and Agriculture (AG) District to the east. The surrounding land uses consist of vacant land, commercial development, and a Hidalgo County Irrigation District reservoir. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before to nine 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 August 17, 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 Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use. 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 Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/13/2021
CITY COUNCIL – 08/17/2021
DATE PREPARED – 07/06/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District
<u>APPLICANT:</u>	Juan Lopez
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being a 1.20 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company Survey
<u>LOCATION:</u>	Located at 3331 North Jasman Road
<u>LOT/TRACT SIZE:</u>	1.20 acres.
<u>CURRENT USE OF PROPERTY:</u>	Vacant
<u>PROPOSED USE OF PROPERTY:</u>	Multi Family Residential Development
<u>EXISTING LAND USE</u>	Suburban Residential (S) District
<u>ADJACENT ZONING:</u>	North – Suburban Residential (S) District South – Suburban Residential (S) District East - Agriculture (AG) District West - Suburban Residential (S) District
<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 Suburban Residential (S) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
JUAN LOPEZ & SANDRA LOPEZ**

EVALUATION

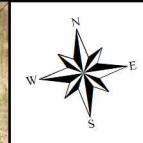
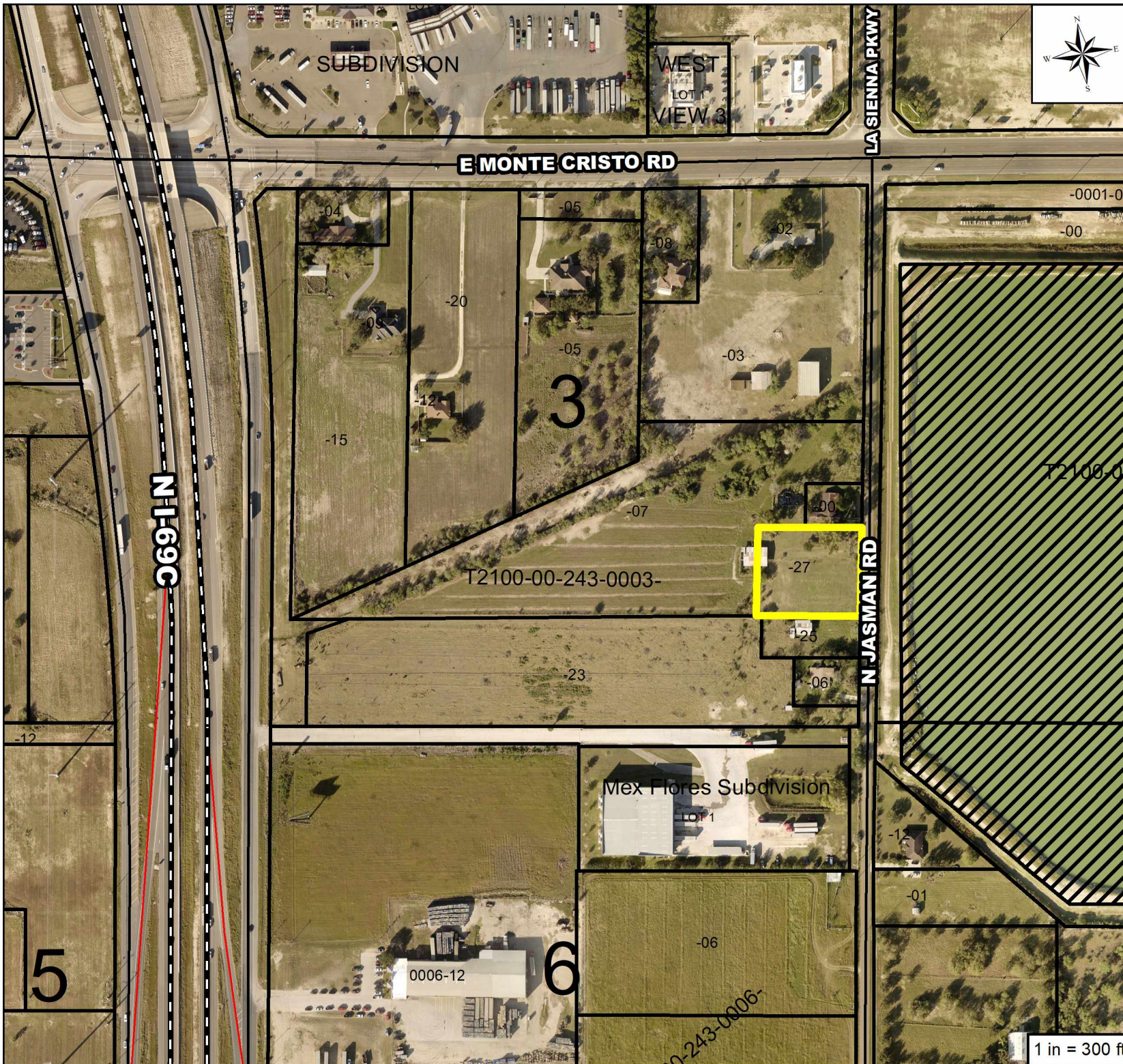
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of vacant land, commercial development, and a Hidalgo County Irrigation District reservoir.
2. The applicant is requesting the change of zone to construct a multi-family residential development.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the mixture of uses, it may serve as a transition / buffer between the commercial and single family residential use. 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 nine 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:

SUBDIVISION NAME:

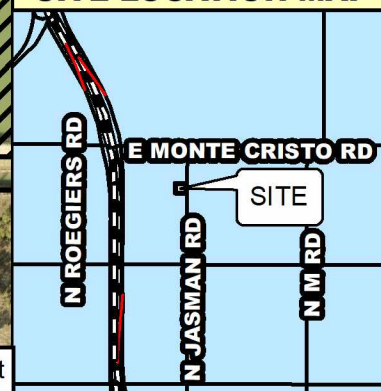
**JUAN AND
SANDRA LOPEZ**

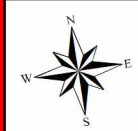
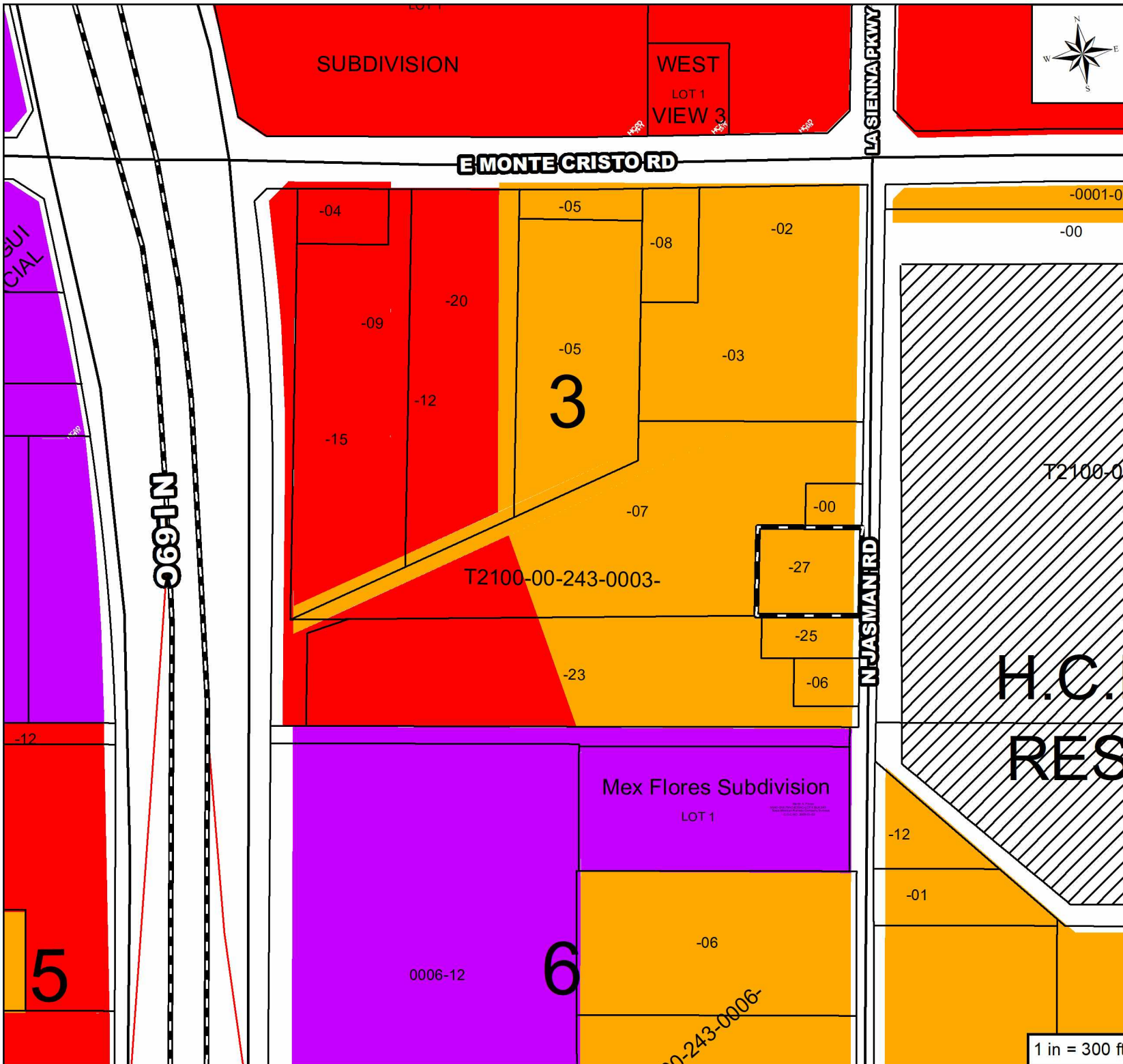
CONSIDER THE
COMPREHENSIVE PLAN AMENDMENT
FROM AUTO URBAN USES TO
URBAN USES AND THE
REZONING REQUEST FROM
SUBURBAN RESIDENTIAL (S)
DISTRICT TO URBAN
RESIDENTIAL (UR) DISTRICT,
BEING A 1.20 ACRE TRACT OF
LAND OUT OF LOT 3,
SECTION 243,
TEXAS MEXICANA RAILWAY
COMPANY SURVEY,
LOCATED AT
3331 N JASMAN ROAD,
AS REQUESTED BY
JUAN AND SANDRA LOPEZ

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





FUTURE LANDUSE MAP

CASE CAPTION:

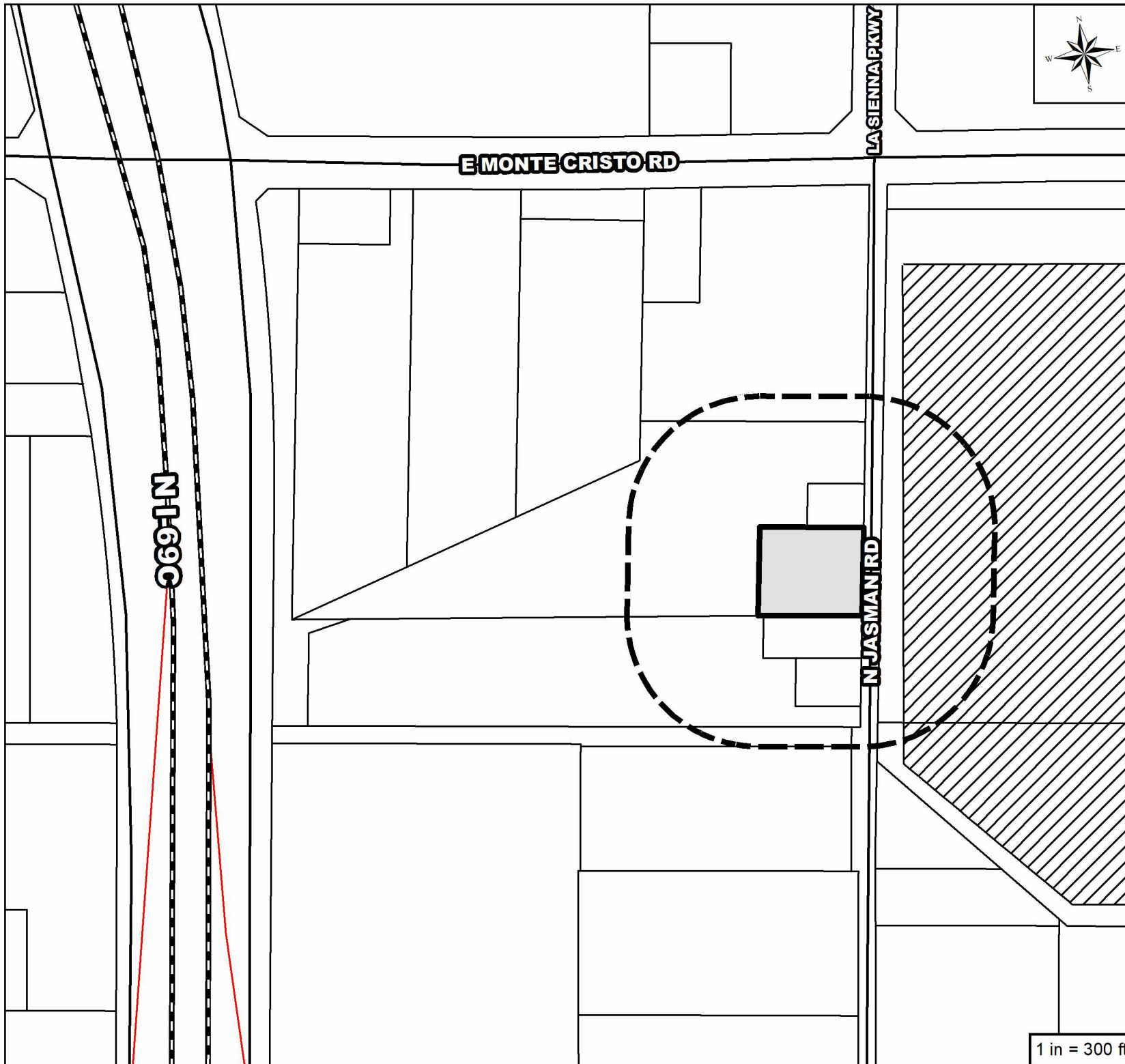
SUBDIVISION NAME:
JUAN AND SANDRA LOPEZ

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:

SUBDIVISION NAME:

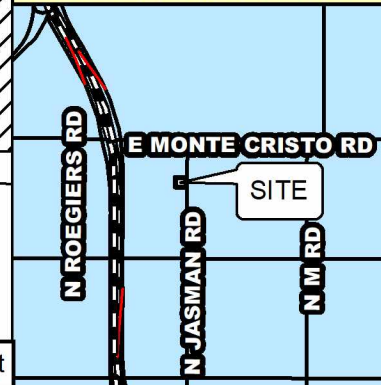
**JUAN AND
SANDRA LOPEZ**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A 1.20 ACRE TRACT OF LAND OUT OF LOT 3, SECTION 243, TEXAS MEXICANA RAILWAY COMPANY SURVEY, LOCATED AT 3331 N JASMAN ROAD, AS REQUESTED BY JUAN AND SANDRA LOPEZ

Legend

- 300FT NOTIFICATION
- SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft



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

ZONE CHANGE APPLICATION

1. Name: Juan and Sandra Lopez Phone No. 956-460-3985
2. Mailing Address: 205 Glasscock
City: Edinburg State: Tx Zip 78541
Email Address: JLopez651@gmail.com Cell No. 956-225-3796
3. Agent: _____ Phone No. _____
4. Agent's Mailing Address: _____
City: _____ State: _____ Zip _____
5. Email Address: _____
6. Address/Location being Rezoned: Jasman Rd/Montecristo Rd
7. Legal Description of Property: Tex-Mex Railway Sub. Lot 3 Sect. 243
8. Zone Change: From: Residential To: Multi-Family
9. Present Land Use: Vacant
10. Reason for Zone Change: Build Apts.

Juan Lopez Barron
(Please Print Name)

[Signature]
Signature

AMOUNT PAID \$ 400.00/00

RECEIPT NUMBER _____

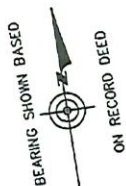
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

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

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

ZONING CHANGE REQUIREMENTS

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



SCALE: 1" = 40'

TEXAS-MEXICAN RAILWAY CO'S SUBD LOT 3 SECT 243

LOPEZ JUAN AND SANDRA R. LOPEZ
TEX-MEX SURVEY N202.28'-S457'-E258' LOT 3
SEC 243 1.20 AC GR 1.10AC NET
DOC # 2894786 O.R.

SANCHEZ JOSE M & JOANNE A. SANCHEZ
TEX-MEX SURVEY BNG AN IRR TR S254.76 EXC N110'-S158'-E170' &
EXC N96.72'-S254.72'-E245.19' LOT 3 SEC 243 6.66AC GR 6.50AC NET
DOC # 2026534 O.R.

N 09°05'00" E 96.72'

S 80°55'00" E

60.3'
27.7'
METAL SHED
60.3'

0.54 AC GROSS
DOC # 1244605 O.R.

N 80°55'00" W

CRISELDA REYNA
TEX-MEX SURVEY N 110' OF S 158' E170' OUT OF
S 15.55 AC .43 ACT NET LOT 3 BLK 243
DOC # 1012428 O.R.

SCHEDULE B ITEMS

THE FOLLOWING MATTERS AND ALL TERMS OF
THE DOCUMENTS CREATING OR OFFERING
EVIDENCE OF THE MATTERS:

- RIGHTS OF PARTIES IN POSSESSION.
(APPLIES TO OWNER'S POLICY ONLY)
- EASEMENTS AND CONDITIONS, AS
SHOWN ON PLAT RECORDED IN VOLUME 1,
PAGE 16, MAP RECORDS OF HIDALGO
COUNTY, TEXAS. (PLOTTED)
- EASEMENTS, RIGHTS, RULES, AND
REGULATIONS IN FAVOR OF HIDALGO COUNTY
IRRIGATION DISTRICT NO. 1. (BLANKET)
- EASEMENTS, OR CLAIMS OF EASEMENTS,
WHICH ARE NOT OF PUBLIC RECORD.

FD SPINDLE

BASIS OF BEARING

P.O.B.
FD. NAIL

8'x9'
METAL SHED
POSSIBLE
FIELD DRAIN

overhead
power lines

WEST R.O.W.

245.19'

P.O.C.

S.E.C. LOT 3
SECT 243
FD SPINDLE

edge of pavement

JASMAN RD
(40' R.O.W.)

LEGEND

- O - FD. 1/2 INCH IRON ROD
- X - FENCE

NOTE:
THIS PROPERTY MAY BE SUBJECT TO THE SUBDIVISION
RULES AND REGULATIONS OF THE COUNTY OF HIDALGO
AND OR ORDINANCES OR GOVERNMENTAL REGULATIONS
OF THE CITY WHICH THE PROPERTY MAYBE LOCATED
OR HOLDING EXTRATERRITORIAL JURISDICTION OF SAID
PROPERTY.

PLAT SHOWING

A 0.54 ACRE TRACT OF LAND OUT OF LOT
3, SECTION 243, TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY, HIDALGO COUNTY,
TEXAS, ACCORDING TO MAP THEREOF
RECORDED IN VOLUME 1, PAGE 23, MAP
RECORDS OF HIDALGO COUNTY, TEXAS

REQUESTED BY: JUAN LOPEZ BARRON

ADDRESS: N. JASMAN RD
EDINBURG, TX

SURVEYED: 04-30-2020

GF#: 0003185078

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: 06-06-2000 & MAY 17, 2001

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

JOB NUMBER

RIO 20 102

© COPYRIGHT 2020 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE
OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

07/13/2021

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 12, Block 199, Edinburg Original Townsite, located at 1101 East McIntyre Street, as requested by Fabiola & Mauricio Cervantes [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located at the northeast corner of North 21st Avenue and East McIntyre Street and is currently vacant. The tract has 50 ft. of frontage along East McIntyre Street and 142 ft. of depth for a tract size of 7,100 square feet. 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 residential development.

The property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC 7.1) District in all directions. The surrounding land uses consist of single family residential homes, Austin Elementary, and Fountain Park. The future land use designation is Urban Uses.

Staff mailed a notice of the public hearing before to 34 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 August 17, 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 disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on surrounding zoning and land uses consisting 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 disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on surrounding zoning and land uses consisting of single family residential homes in the area. The zoning requested complies with the future land use.

Rita Lee Guerrero
Urban Planner

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/13/2021
CITY COUNCIL – 08/17/2021
DATE PREPARED – 07/06/2021

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>	Fabiola & Mauricio Cervantes
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being Lot 12, Block 199, Edinburg Original Townsite
<u>LOCATION:</u>	Located at 1101 East McIntyre Street
<u>LOT/TRACT SIZE:</u>	7,100 square ft.
<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 7.1 (NC 7.1) 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>	Urban Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Water & 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
FABIOLA & MAURICIO CERVANTES**

EVALUATION

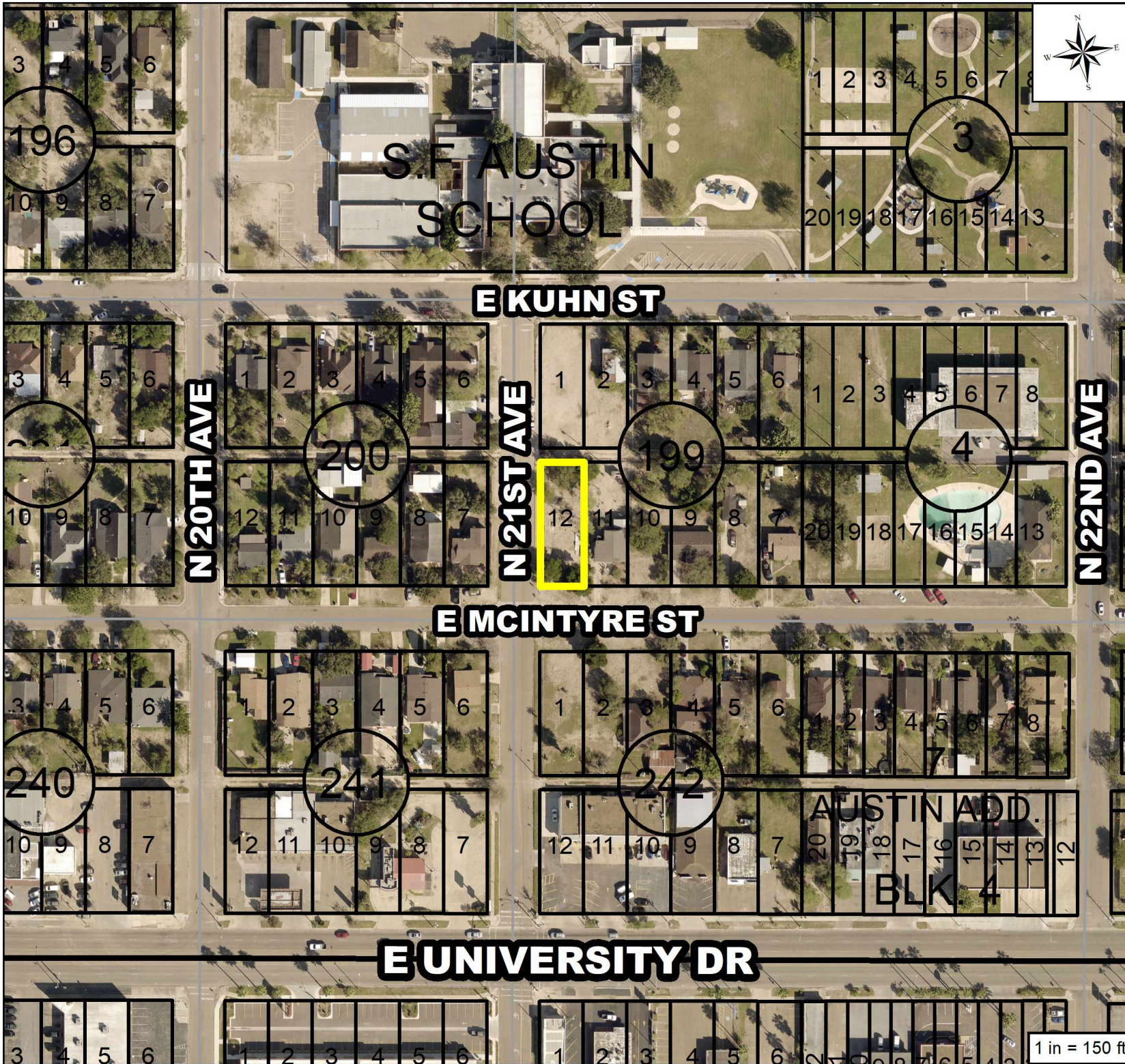
The following is staff's evaluation of the request.

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 multi-family residential development.

Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, based on surrounding zoning and land uses consisting 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 before to 34 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:

SUBDIVISION NAME:

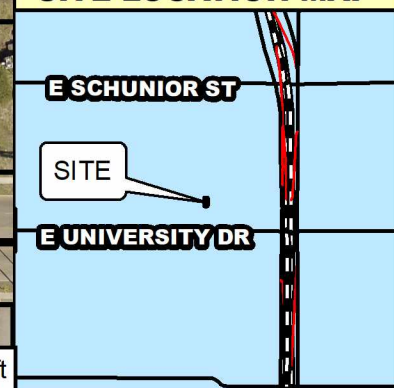
FABIOLA AND MAURICIO CERVANTES

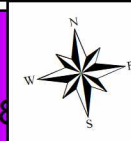
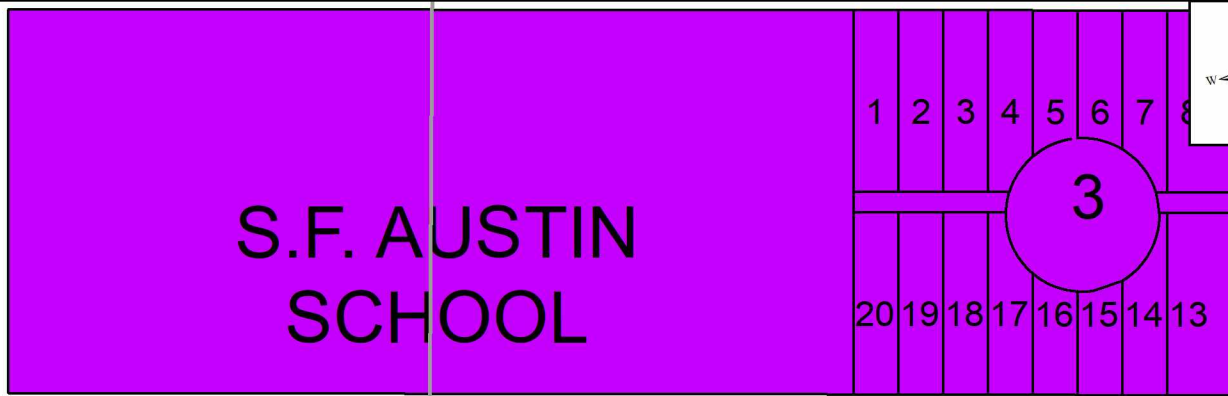
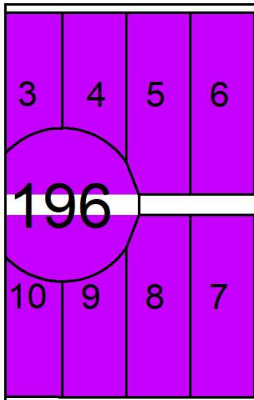
CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOT 12, BLOCK 199, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 1101 E MCINTYRE, AS REQUESTED BY FABIOLA & MAURICIO CERVANTES

Legend

- CITY LIMITS
- SUBDIVISION SITE

SITE LOCATION MAP





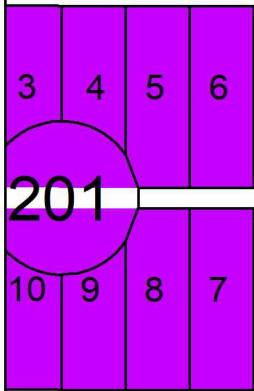
ZONING MAP

CASE CAPTION:

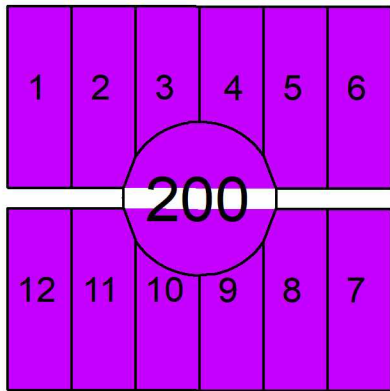
SUBDIVISION NAME:
FABIOLA AND
MAURICIO CERVANTES

Legend

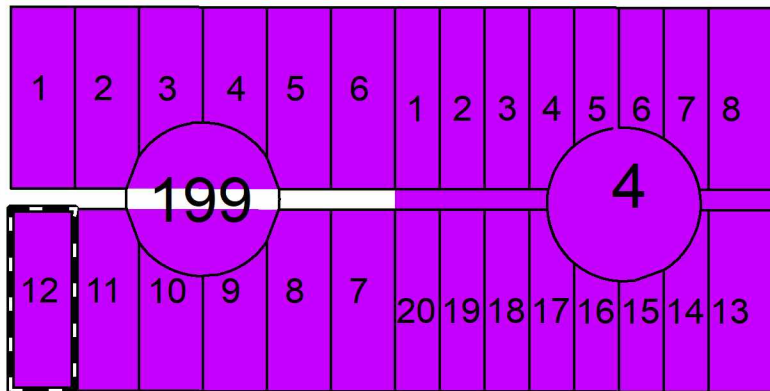
- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
 - AGRICULTURE
 - AUTO-URBAN RESIDENTIAL
 - COMMERCIAL, GENERAL
 - COMMERCIAL, NEIGHBORHOOD
 - DOWNTOWN DISTRICT
 - INDUSTRIAL
 - NEIGHBORHOOD CONSERVATION 5
 - NEIGHBORHOOD CONSERVATION 7.1
 - NEIGHBORHOOD CONSERVATION MH
 - SUBURBAN RESIDENTIAL
 -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



N20TH AVE

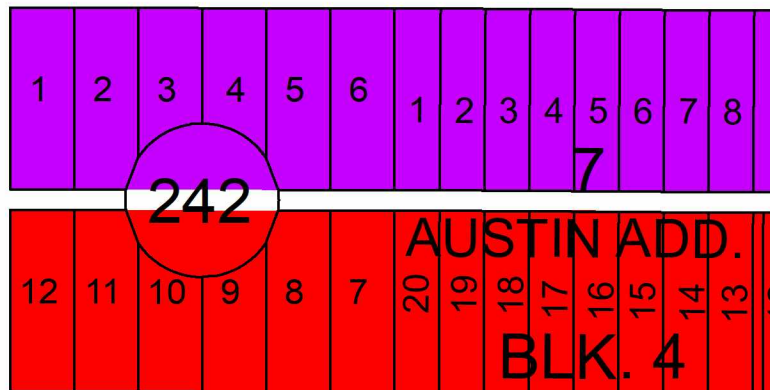
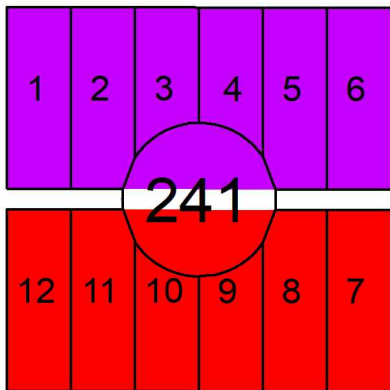
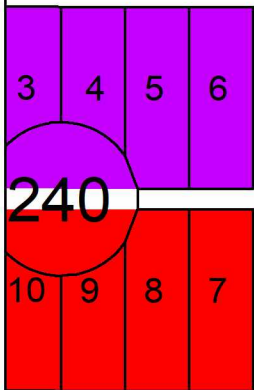


N21ST AVE

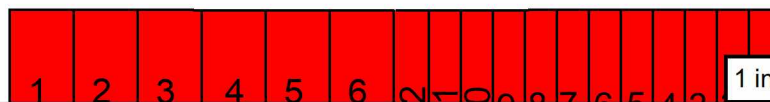
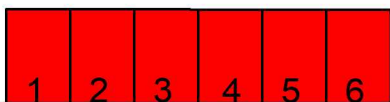
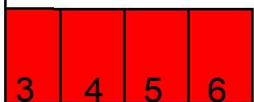


N22ND AVE

E MCINTYRE ST

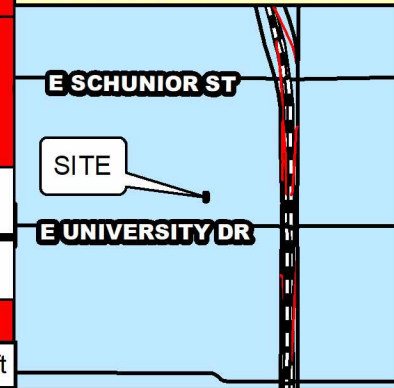


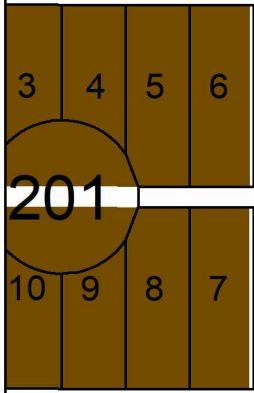
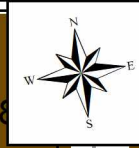
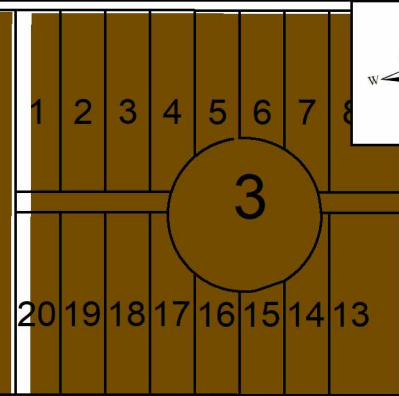
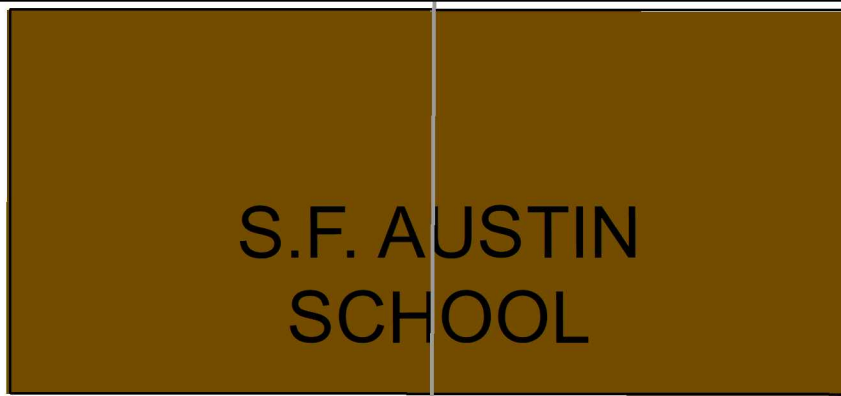
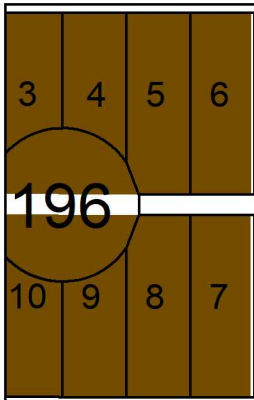
E UNIVERSITY DR



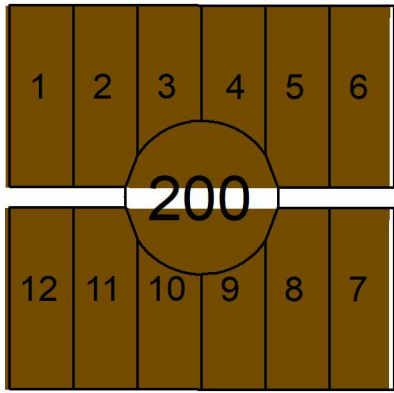
1 in = 150 ft

SITE LOCATION MAP

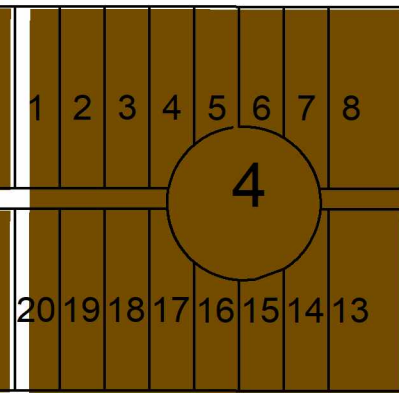
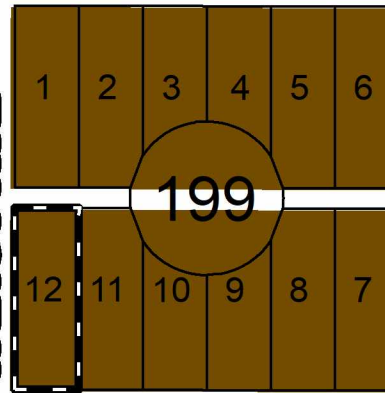




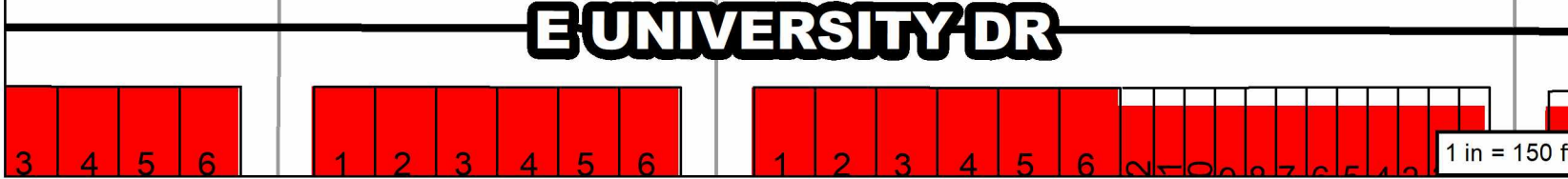
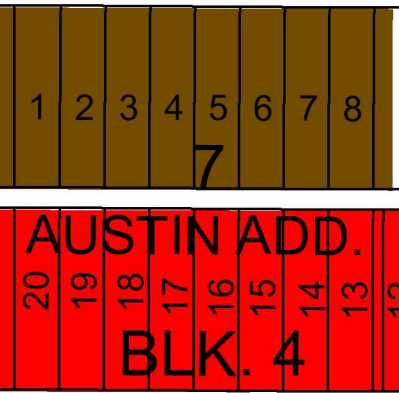
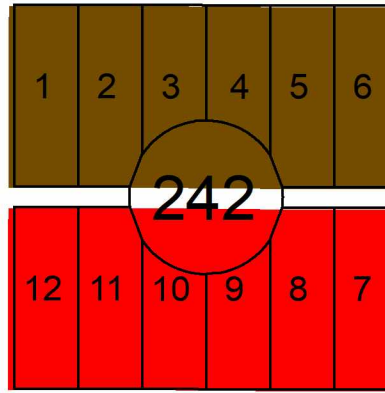
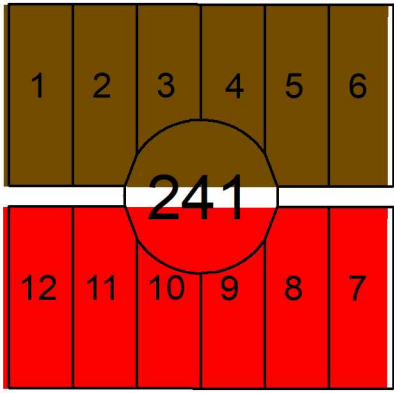
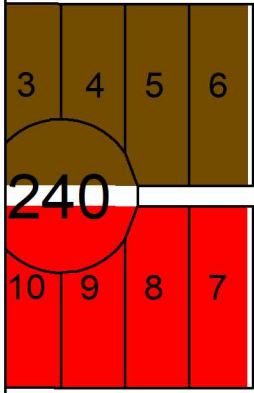
N20TH AVE



N21ST AVE



N22ND AVE



E UNIVERSITY DR

E MCINTYRE ST

E KUHN ST

FUTURE LANDUSE MAP

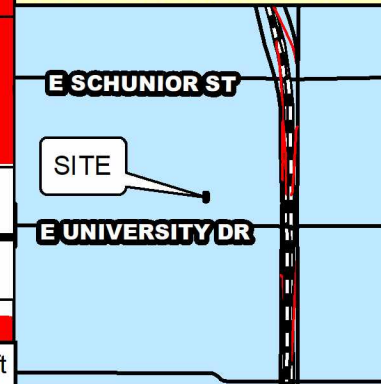
CASE CAPTION:

SUBDIVISION NAME:
FABIOLA AND
MAURICIO CERVANTES

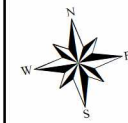
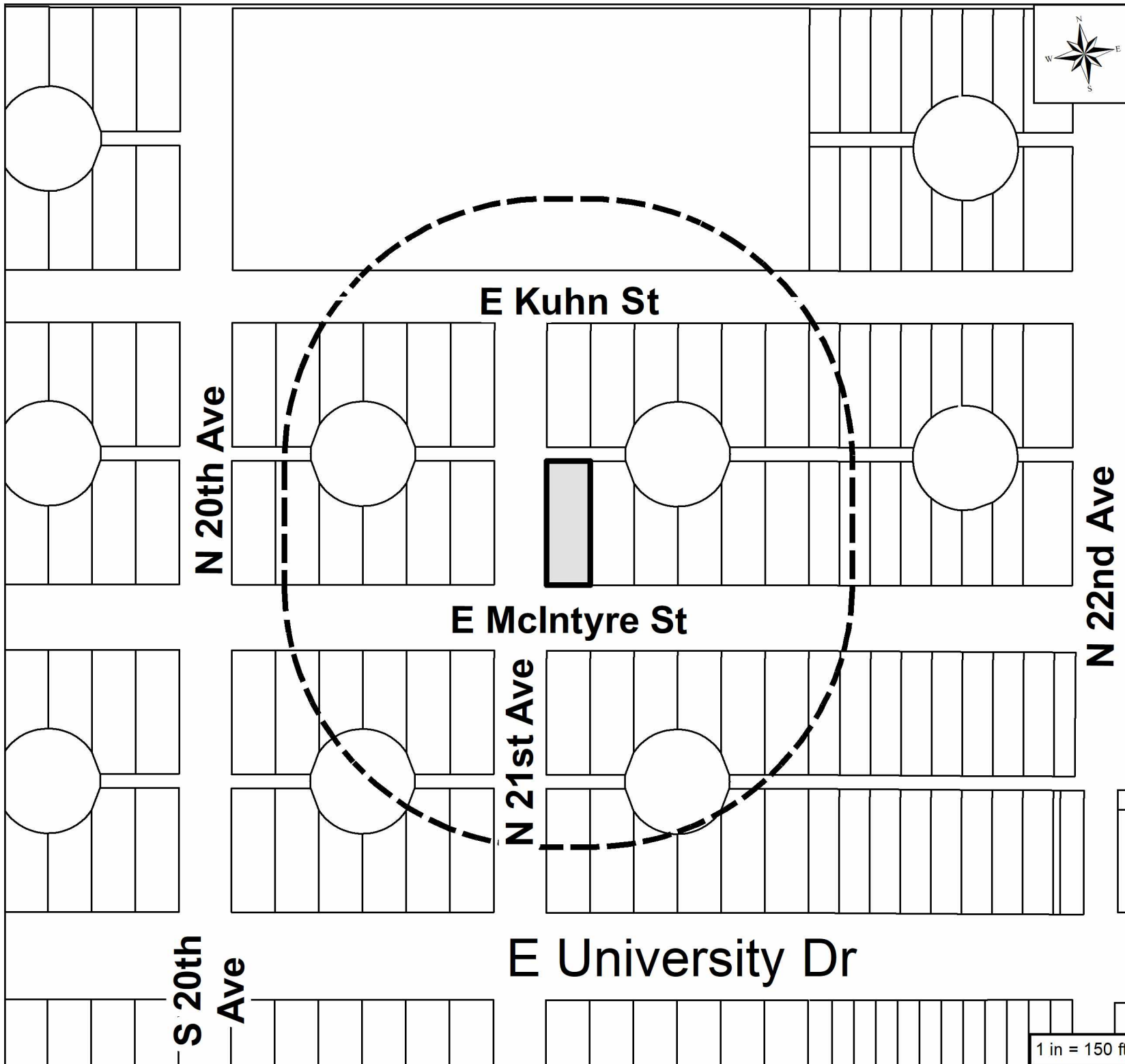
Legend

- 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 = 150 ft



MAILOUT AND SITE MAP

CASE CAPTION:

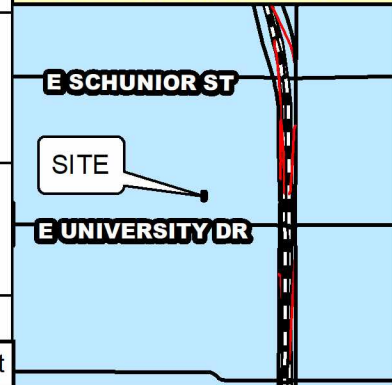
SUBDIVISION NAME:

FABIOLA AND MAURICIO CERVANTES
CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOT 12, BLOCK 199, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 1101 E MCINTYRE, AS REQUESTED BY FABIOLA & MAURICIO CERVANTES

Legend

- 300FT NOTIFICATION
- SUBDIVISION SITE

SITE LOCATION MAP



1 in = 150 ft



Zoning Change Application

1. Name: Fabiola i Mauricio Cewantes Phone No. 956-720-2828
2. Mailing Address: 714 E. Kuhn St
3. City: Edinburg State: TX Zip: 78541
4. Email Address: fabiola.marlin@gmail.com Cell No. 956 720 2828
5. Agent: self Phone No. _____
6. Agent's Mailing Address: _____
7. City: _____ State: _____ Zip: _____
8. Email Address: _____
9. Address/Location being Rezoned: 1101 E. McIntyre St Edinburg
10. Legal Description of Property:

Edinburg Original Townsite Lot 12 BLK 199

4. Zone Change: From: NC 7.1 To: Urban Residential
5. Present Land Use: empty lot
6. Reason for Zone Change: wanting to create small triplex home(s)

Fabiola Cewantes
(Please Print Name)

Fabiola Cewantes
Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

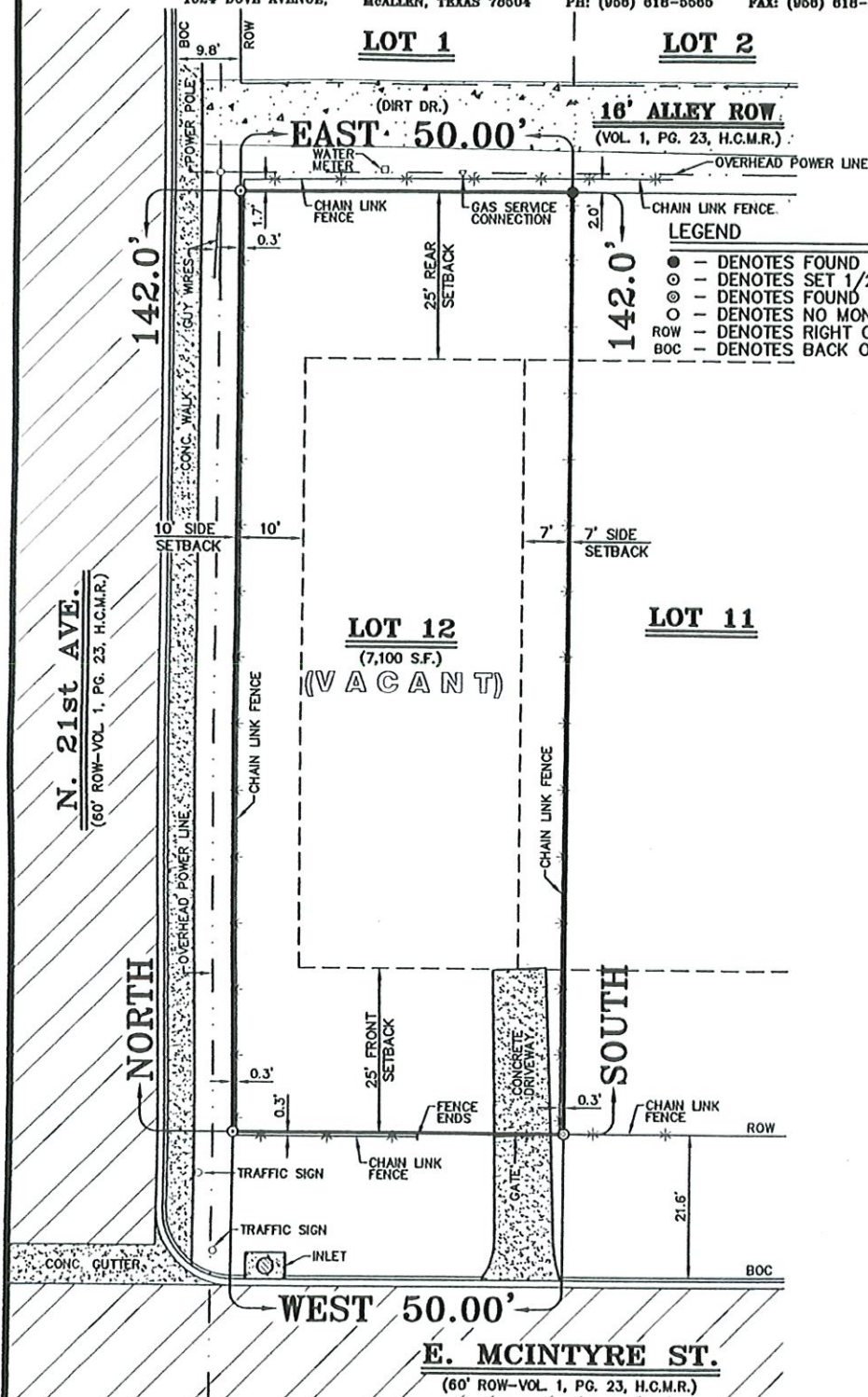
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

RECEIVED

JUN 18 2021

T.B.P.L.S. FIRM No.: 10004000

1624 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with inundation areas of less than 1 square mile; and areas protected by levees from E.F.A.s as per F.E.M.A. Flood Insurance Rate Map No. 48033-602ZE dated on 04-04-90 and amended on 05-17-91.

NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared without the benefit of a title report. Easement research is not required for this boundary survey. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the Surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
4. Building setback lines are shown.
5. Building setbacks do not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.

6. Subject to any oil, gas and mineral lease of record.
7. Bearing Basis: "S. line of Lot 12, Block 109, Original Townsite of Edinburg"
Client(s): Fabiola Martin Cervantes and Mauricio Cervantes, Jr.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1101 E. MCINTYRE ST., In EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
LOT 12, BLOCK 199, ORIGINAL TOWNSITE OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

21-60403
Job No.

04-20-21
Date

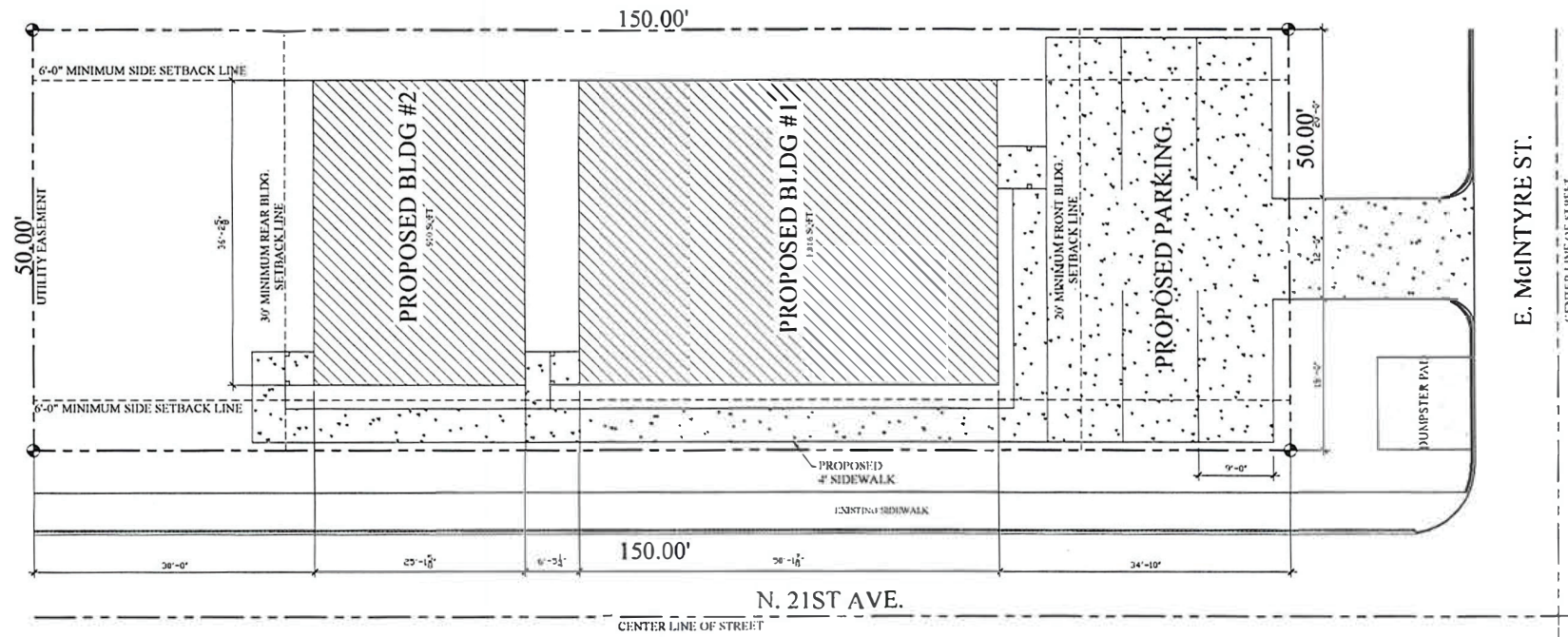
© COPYRIGHT 2021 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802



RECEIVED

JUN 18 2021



1 SITE PLAN
SCALE: NTS

NOTES:

1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADE/FENCING CONSTRUCTION TRAILERS, CLEARING PROCEDURE, GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM IF APPLICABLE.

LEGAL DESCRIPTION

LOT #	NA
BLOCK	NA
SUBDIVISION	NA
CITY	EDINBURG
SITE WORK (SQFT)	



Comments:

Project Title CERVANTES VILLAS

Location 1101 E. MCINTYRE ST.
EDINBURG TX - 78541

Date Drawn 06-26-2020

Drawing Scale NTS

Drawn By: 716 E. KUHN ST.
EDINBURG TX 78541

L. IBARRA (950) 681-8613

THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM WILL BE DONE AT THE OWNERS OR BUILDERS EXPENSE AND RESPONSIBILITY. CONTRACTOR OR BUILDER SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGIN CONSTRUCTION. OWNER RESERVES THE RIGHT TO REQUEST ANY CHANGES TO THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER.

Sheet Number

C-1.0





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

07/13/2021

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 7, Block 156, Edinburg Original Townsite, located at 401 North 21st Avenue, as requested by RT Homes, LLC [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located at the northwest corner of North 21st Avenue and East Loeb Street and currently has as vacant single family residential structure. The tract has 50 ft. of frontage along East Loeb Street and 142 ft. of depth for a tract size of 7,100 square ft. 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 residential development.

The property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC 7.1) District in all directions. The surrounding land uses consist of single family residential homes, Austin Elementary, and Fountain Park. The future land use designation is Urban Uses.

Staff mailed a notice of the public hearing before to 34 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 August 17, 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 disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, based on surrounding zoning and land uses consisting 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 disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, based on surrounding zoning and land uses consisting of single family residential homes in the area. The requested zoning is in conformance with the future land use.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 07/13/2021

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District
<u>APPLICANT:</u>	RT Homes, LLC
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being Lot 7, Block 156, Edinburg Original Townsite
<u>LOCATION:</u>	Located at 401 North 21 st Avenue
<u>LOT/TRACT SIZE:</u>	7,100 square ft.
<u>CURRENT USE OF PROPERTY:</u>	Vacant single family residential structure
<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 7.1 (NC 7.1) 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>	Urban Uses
<u>PUBLIC SERVICES:</u>	City of Edinburg Water & Sewer
<u>RECOMMENDATION:</u>	Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District

**REZONING REQUEST
RT HOMES, LLC**

EVALUATION

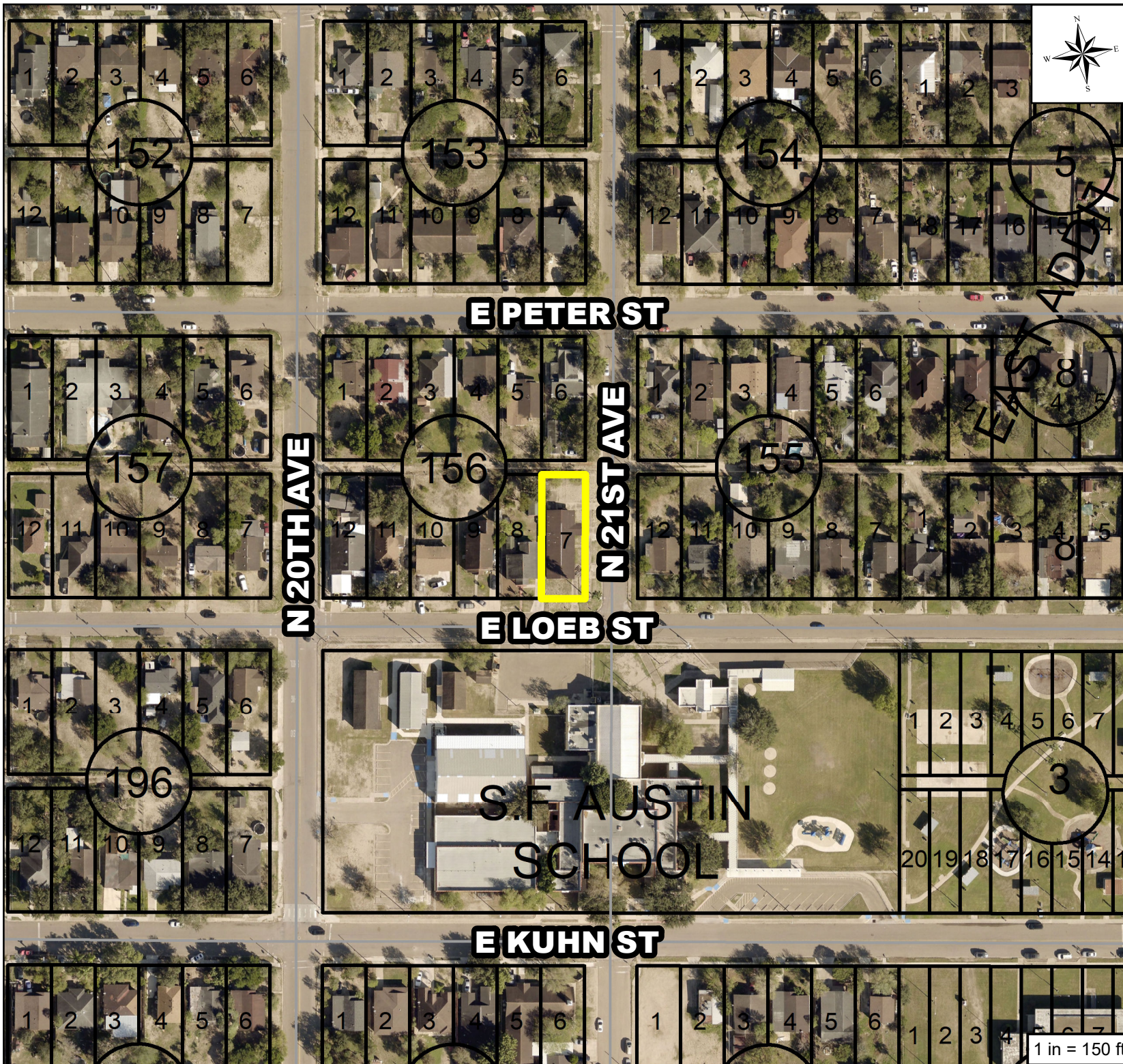
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single family residential homes, Austin Elementary, and Fountain Park.
2. The applicant is requesting the change of zone to construct a multi-family residential development.

Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, based on surrounding zoning and land uses consisting 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 before to 34 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:

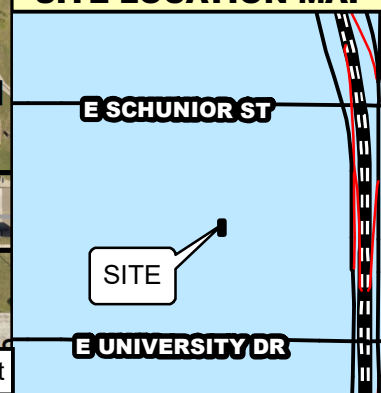
RT HOMES, LLC

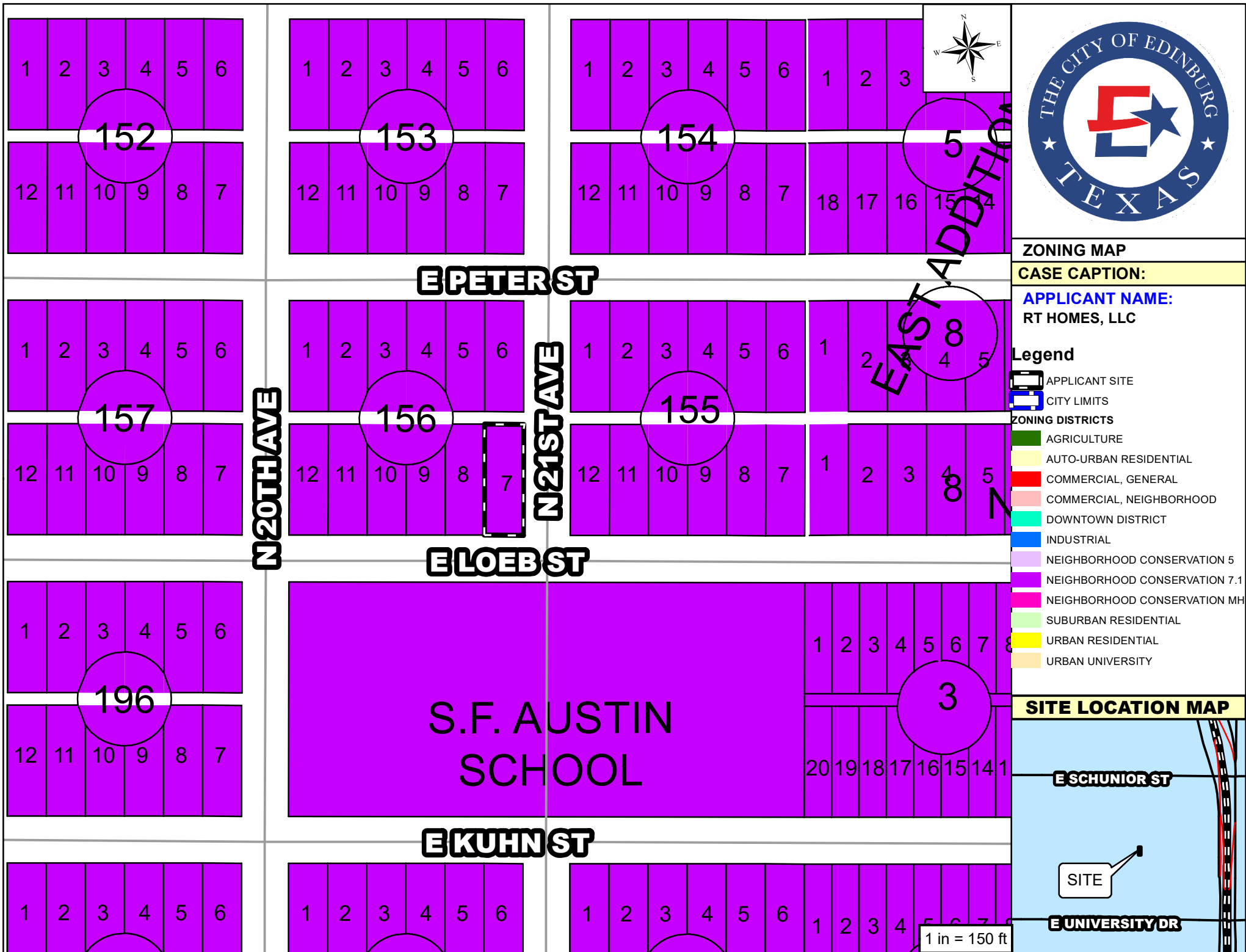
CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING LOT 7, BLOCK 156, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 401 N 21ST AVENUE, AS REQUESTED BY RT HOMES, LLC

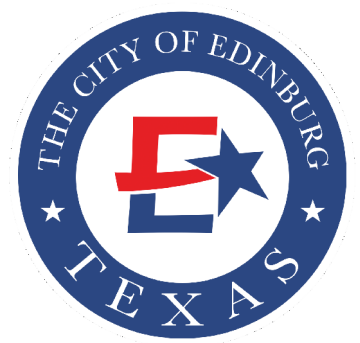
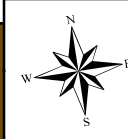
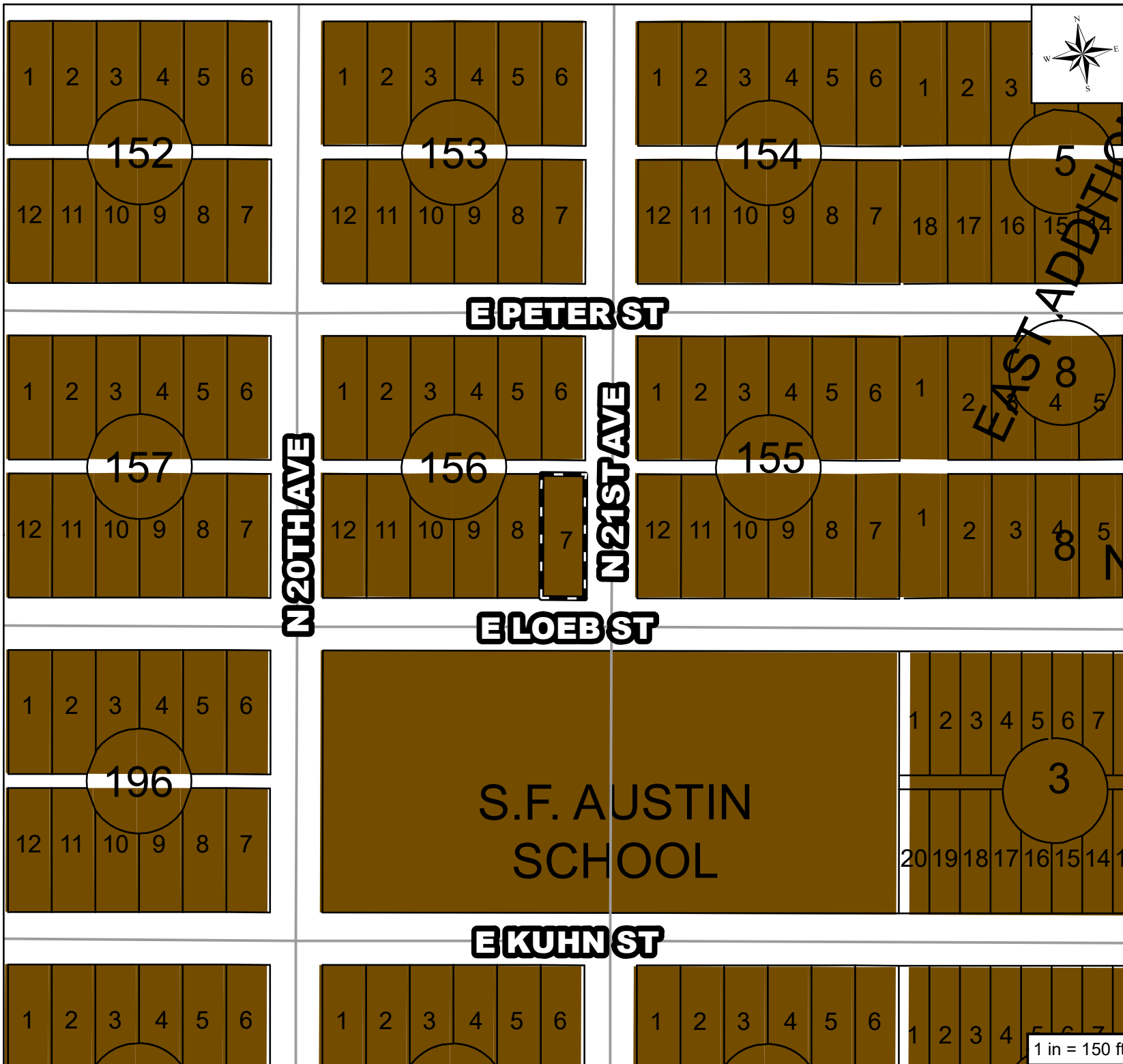
Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP







FUTURE LAND USE MAP

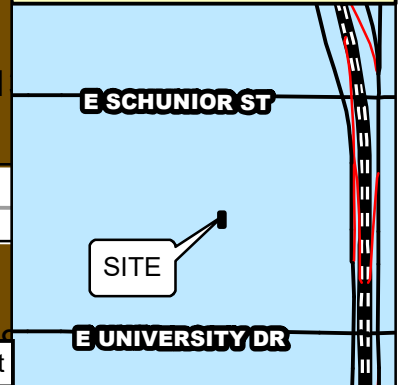
CASE CAPTION:

APPLICANT NAME:
RT HOMES, LLC

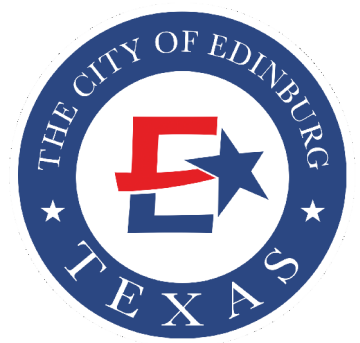
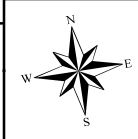
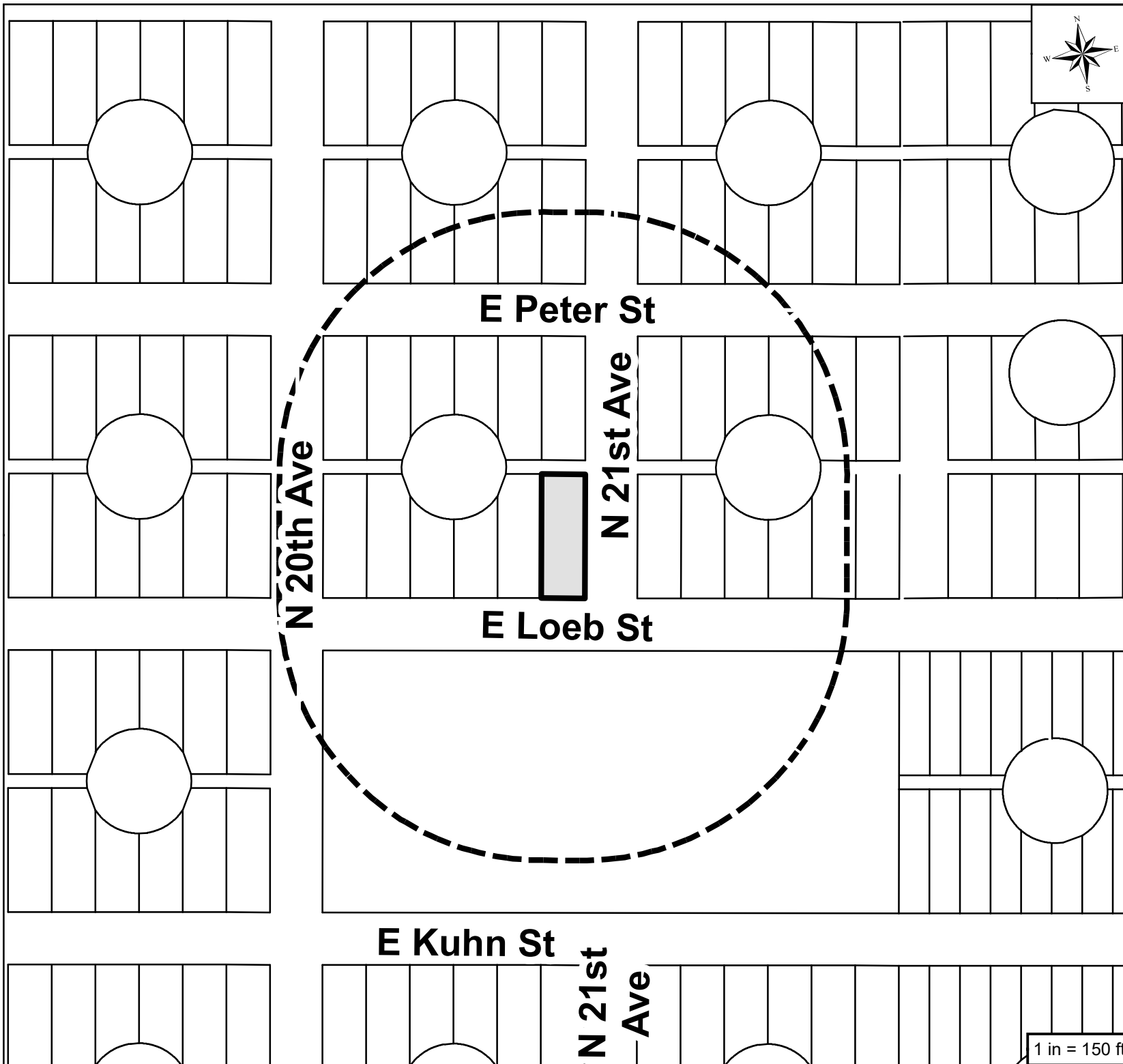
Legend

- 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 = 150 ft



MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

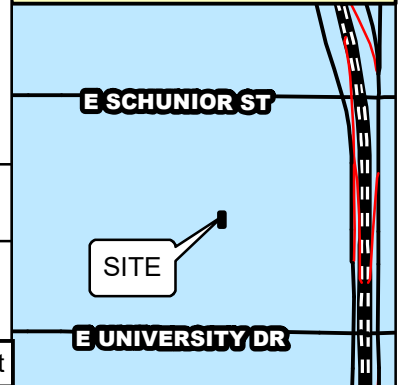
RT HOMES, LLC

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING LOT 7, BLOCK 156, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 401 N 21ST AVENUE, AS REQUESTED BY RT HOMES, LLC

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



1 in = 150 ft



Edinburg

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

Zoning Change Application

1. Name: RT HOMES, LLC Phone No. (956) 874-5483
2. Mailing Address: 1704 W. BRYAN RD.
3. City: MISSION State: TX Zip: 78572
4. Email Address: vamiro.vamirez04@gmail.com Cell No. (956) 874-5483
5. Agent: SAMUEL GARZA Phone No. (956) 739-1952
6. Agent's Mailing Address: P.O. Box 372
7. City: LOS EBANOS State: TX Zip: 78565
8. Email Address: losgarzasconstruct@gmail.com
9. Address/Location being Rezoned: 401 W. 21ST. ST.
10. Legal Description of Property: Lot 7, Block 156 EDINBURG TOWNSHIP

4. Zone Change: From: Neighborhood Construction To: Auto Urban Residential
5. Present Land Use: Vacant
6. Reason for Zone Change: for multi family use

(Please Print Name)

Signature

AMOUNT PAID \$

RECEIPT NUMBER

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

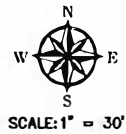
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

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

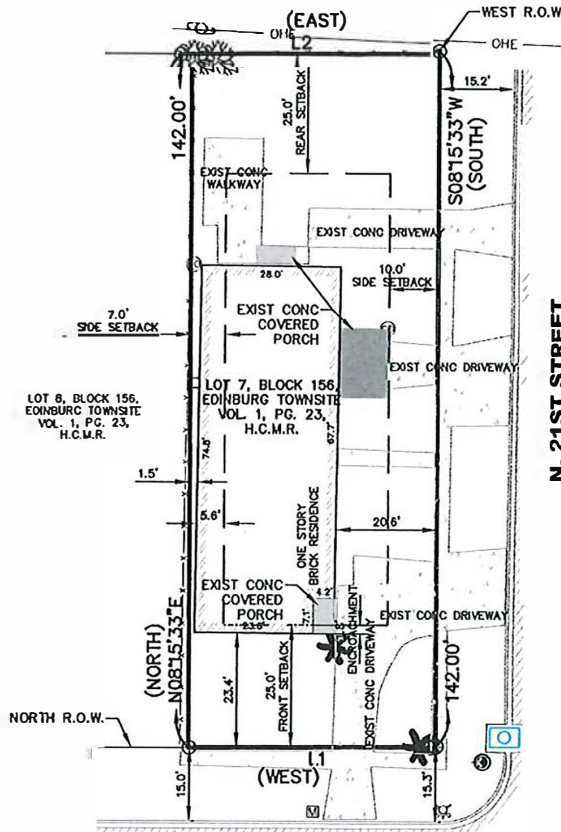
RECEIVED

JUN 11 2021

Name: _____



20.0' ALLEY



Parcel Line Table		
Line #	Length	Direction
L2	50.00'	S81°44'27"E
L1	50.00'	N81°44'27"W

LEGEND	
	- FND. "X" MARK
	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAVES"
	- POWER POLE
	- CLEAN OUT
	- SERVICE POLE
	- FIRE HYDRANT
	- PALM TREE
	- CHAINLINK FENCE LINE
	- EXIST. EXISTING
	- CONC. CONCRETE
	- ASPHALT
	- CONCRETE
	- H.C.M.R. HIDALGO COUNTY MAP RECORDS
	- H.C.D.R. HIDALGO COUNTY DEED RECORDS
	- O.R.H.C. OFFICIAL RECORDS OF HIDALGO COUNTY
	- R.O.W. RIGHT OF WAY
	- FND. FOUND

SURVEY NOTES:

1. BASIS OF BEARING THE WEST R.O.W. LINE OF N. 21ST AVENUE, EDINBURG TOWNSITE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON EDINBURG TOWNSITE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
5. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC., UNDER OF NO. 0003187512, AND TITLE COMMITMENT DATED EFFECTIVE SEPTEMBER 21, 2020. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR REFERRING THERETO ARE THE MATTERS:

- a. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
- b. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 1, PAGE 23, MAP RECORDS HIDALGO COUNTY, TEXAS.
- c. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD.

GENERAL NOTES:

ADDRESS: 401 N 21ST STREET, EDINBURG, TEXAS, 78541
 SURVEYED: APRIL 30, 2021
 REQUESTED BY: RAMIRO RAMIREZ - RT HOMES
 OWNER: RT HOMES LLC.

FLOOD ZONE DESIGNATION: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR 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: 4803380020E
 MAP REVISED: JUNE 8, 2000

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORDOWNER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.



PLAT SHOWING

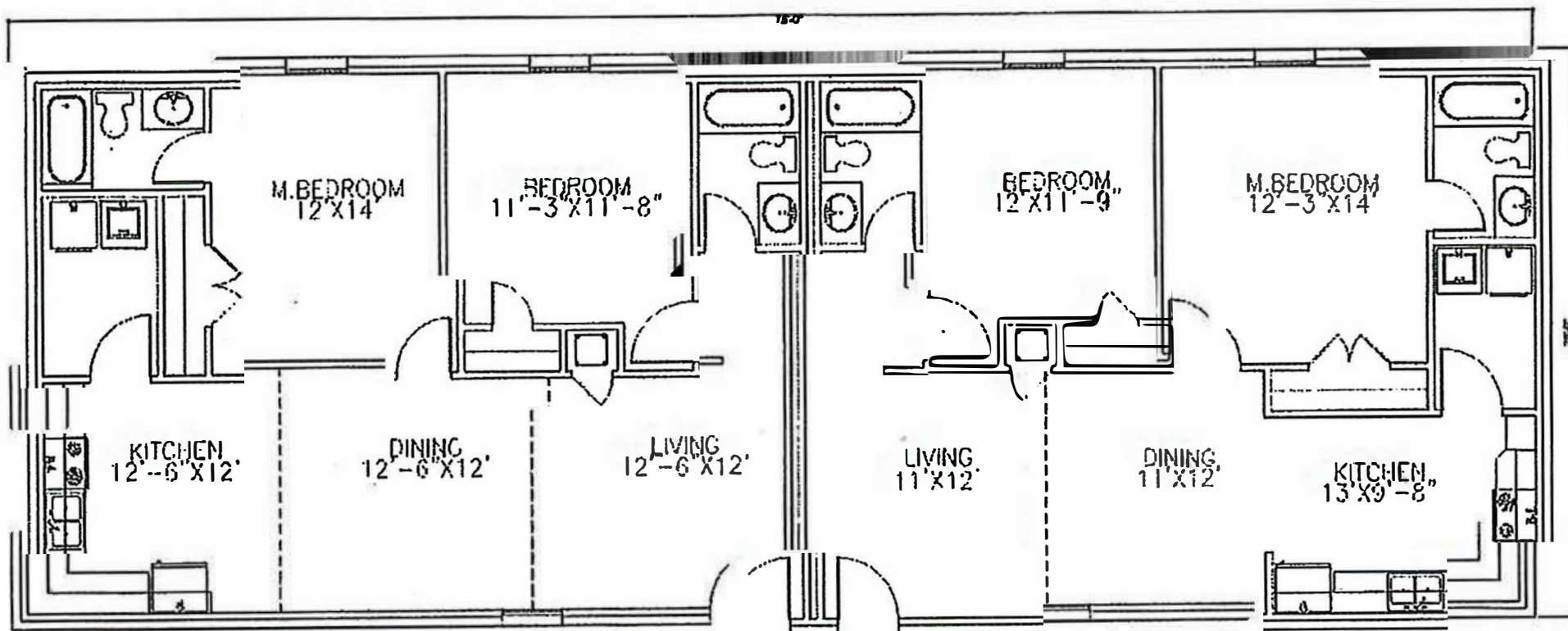
ALL OF LOT 7, BLOCK 156, EDINBURG TOWNSITE, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
 200 S. 10TH STREET, SUITE 1600 TEL: (956) 702-8556
 WACILAN, TEXAS 78641 FAX: (956) 702-8843

SAM Engineering & Surveying
 SURVEY FIRM REG. No. 101418-01

LEO L. RODRIGUEZ, JR.	DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448	
JOB NUMBER	DRAWN BY
SUR 21.332	A.M.
	LR.
	DATE
	5/09/2021

SHEET 1 OF 1: SURVEY PLAT



UNIT 1 - 1078 SQ.FT

UNIT 2 - 1022 SQ.FT

RECEIVED

JUN 11 2021





CITY OF EDINBURG
Planning & Zoning Commission

Regular Meeting

Meeting Date:

07/13/2021

Special Use Permit Renewal

AGENDA ITEM:

Hold Public Hearing and Consider the Renewal for the Special Use Permit for Consumption of Alcoholic Beverages for Late Hours, being Lot 3, TRU Subdivision, located at 403 West Trenton Road, Suites 2B-4B, as requested by TCHBEVCD, LLC DBA Texas Card House [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The applicant is requesting a renewal for the Special Use Permit for the On-Premise Consumption of Alcoholic Beverages (MB, LB) Mixed Beverage and Late Hours Permit. The property is located on the north side of West Trenton Road, approximately 600 ft. west of Business Highway 281 (Closner Blvd). The proposed days and hours of operation are Monday through Sunday from 12:00 p.m. to 2:00 a.m. There is an existing social club on the property. The applicant is going through a renewal of the permit, which requires the special use permit process. If approved, the applicant will proceed to obtain the necessary permits permit from the Texas Alcoholic Beverage Commission. The applicant is requesting to keep it as Texas Card House and would like to continue business as usual. City Council recommended for approval of the Special Use Permit on November 19, 2019.

The property is currently zoned Commercial General (CG) District. The surrounding zoning is Commercial General (CG) District in all directions. Staff recommends approval of the renewal of the Special Use Permit. If approved, the applicant will be required to comply with the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to ten 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 August 17, 2021. City Council's decision is the final step in the public hearing process for this property. If denied the applicant may not request the proposed special use permit for a 12 month period from the date of denial.

SPECIAL USE PERMIT
TCHBEVCD, LLC DBA TEXAS CARD HOUSE
PAGE 2

STAFF RECOMMENDATION:

Staff recommends approval of the Renewal of the Special Use Permit subject to compliance with the conditions noted. If approved, the applicant will need to comply with all requirements during the permitting process such as the building and fire code, fire protection, parking, landscape buffer-yards, solid waste services, utility and any other City requirements, as may be applicable.

JUSTIFICATION:

Staff recommends approval of the Renewal of the Special Use Permit, which allows for the applicant to continue the social club as usual. Should the request be approved, the applicant will continue to proceed with obtaining the necessary permit(s) from the Texas Alcoholic Beverage Commission.

Rita Lee Guerrero
Urban Planner

Kimberly Mendoza
Director of Planning & Zoning

**SPECIAL USE PERMIT
TCHBEVCD, LLC DBA TEXAS CARD HOUSE
PAGE 3**

**MEETING DATES:
PLANNING & ZONING COMMISSION – 07/13/2021
CITY COUNCIL –08/17/2021
DATE PREPARED –07/06/2021**

**STAFF REPORT
GENERAL INFORMATION**

<u>APPLICATION:</u>	Renewal for the Special Use Permit for Consumption of Alcoholic Beverages for Late Hours
<u>APPLICANT:</u>	TCHBEVCD, LLC DBA Texas Card House
<u>AGENT:</u>	N/A
<u>LEGAL:</u>	Being Lot 3, TRU Subdivision
<u>LOCATION:</u>	Located at 403 West Trenton Road, Suites 2B-4B
<u>LOT/TRACT SIZE:</u>	N/A
<u>CURRENT USE OF PROPERTY:</u>	Commercial General Business
<u>PROPOSED USE OF PROPERTY:</u>	Social Club
<u>EXISTING LAND USE/ ADJACENT ZONING:</u>	North - Commercial General (CG) District South - Commercial General (CG) District East - Commercial General (CG) District West - Commercial General (CG) District
<u>LAND USE PLAN DESIGNATION:</u>	General Commercial Uses
<u>ACCESS AND CIRCULATION:</u>	This property has access to West Trenton Road
<u>PUBLIC SERVICES:</u>	City of Edinburg Water and Sewer are available for this site
<u>RECOMMENDATION:</u>	Staff recommends approval of the renewal for the special use permit subject to the conditions listed in the staff report. A comprehensive evaluation is on the following page(s).

EVALUATION

The following is staff's evaluation of the request.

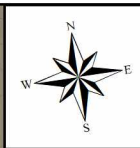
1. The surrounding land uses consist of commercial uses.
2. The proposed days and hours of operation are: Mondays through Sunday from 12:00 p.m. to 2:00 a.m.
3. The applicant is requesting the City's approval to sell beer, wine and mixed beverages in the subject location.
4. Staff mailed a notice of the public hearing before the Planning & Zoning Commission to ten neighboring property owners and received no comment in favor or against this request at the time of this report.
5. The On-Premise Consumption of alcoholic beverages a special use permit for this type of business.

The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in the final outcome of an application for the On-Premise Consumption of beer and wine and mixed beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

Staff recommends approval of the renewal of the special use permit for the On-Premise Consumption of alcoholic beverages at the subject location with the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed Special Use Permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The special use permit may be revoked at any time by the Planning and Zoning Commission and City Council for any violations of City and TABC regulations.

ATTACHMENTS: Site Map
Aerial Photo
Photos of Site
Zoning Map



AERIAL MAP

CASE CAPTION:

SUBDIVISION NAME:

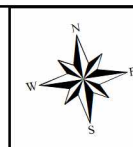
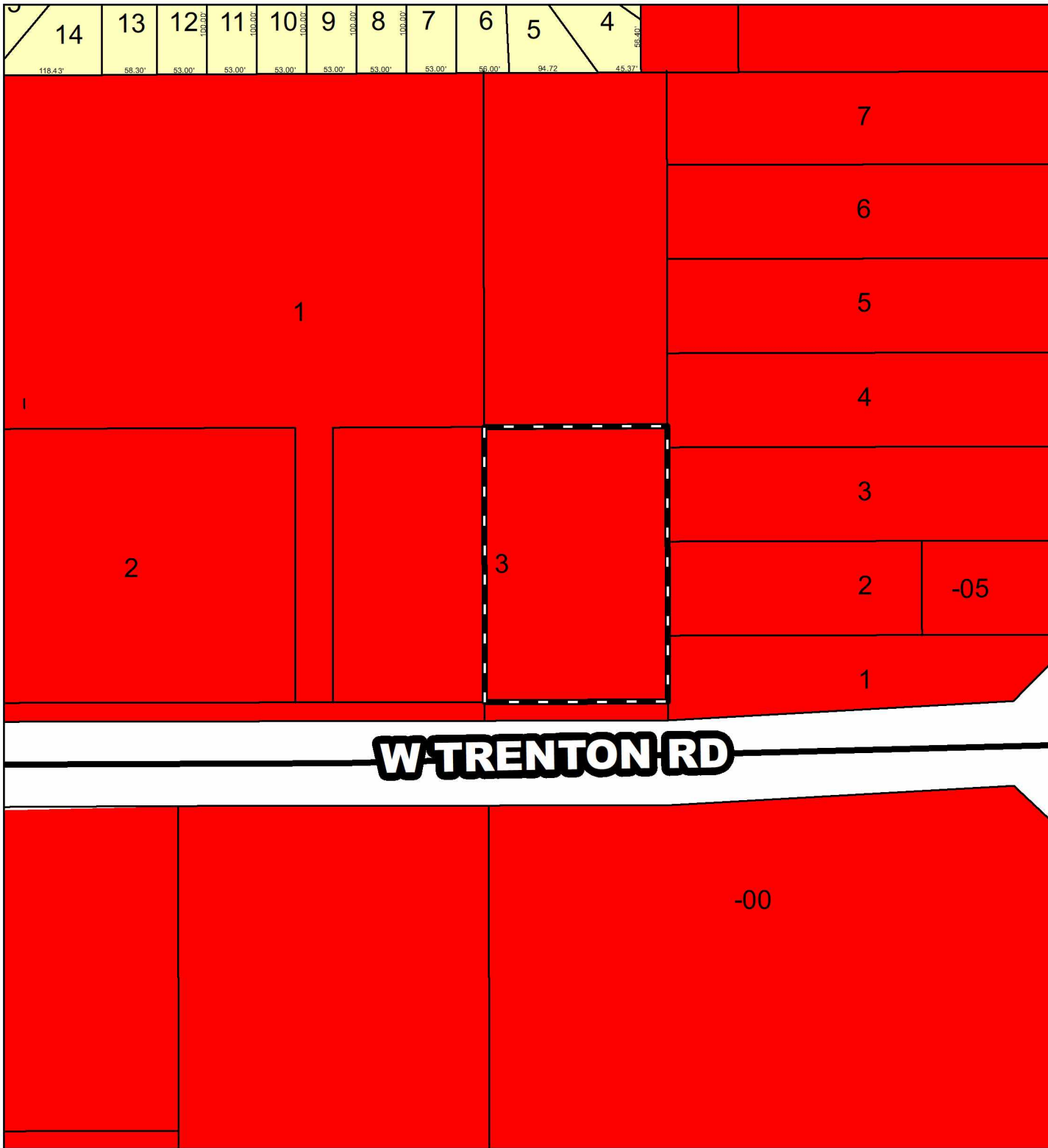
TEXAS CARDHOUSE
CONSIDER THE RENEWAL
FOR THE SPECIAL USE
PERMIT FOR CONSUMPTION
OF ALCOHOLIC BEVERAGES
FOR LATE HOURS,
BEING LOT 3, TRU SUBDIVISION,
LOCATED AT
403 W. TRENTON ROAD,
SUITES 2B-4B,
AS REQUESTED BY
TCHBEVCD, LLC DBA
TEXAS CARD HOUSE

Legend

 SUBDIVISION SITE

SITE LOCATION MAP


















ZONING MAP

CASE CAPTION:

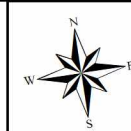
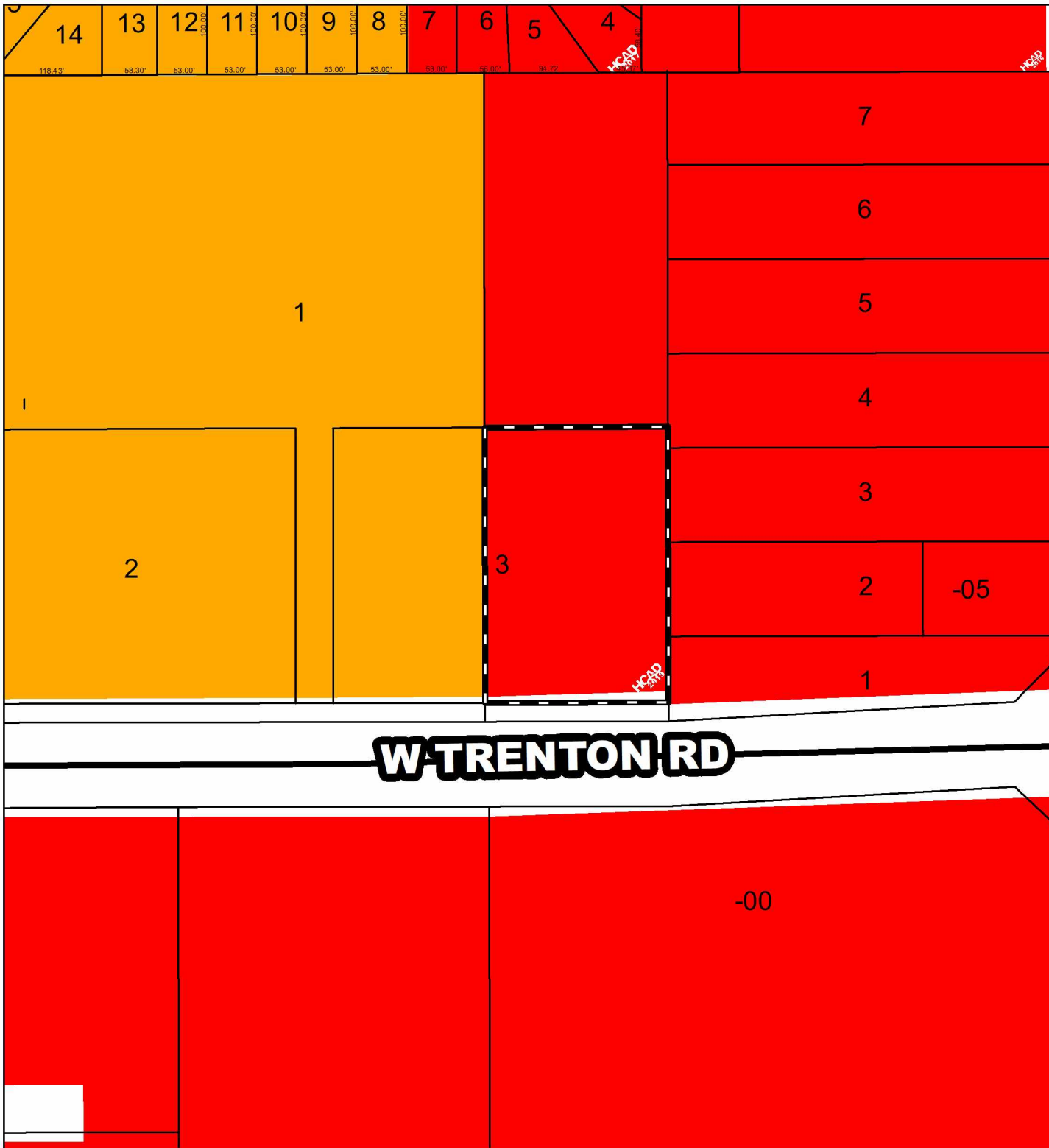
SUBDIVISION NAME:
TEXAS CARDHOUSE

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:

SUBDIVISION NAME:

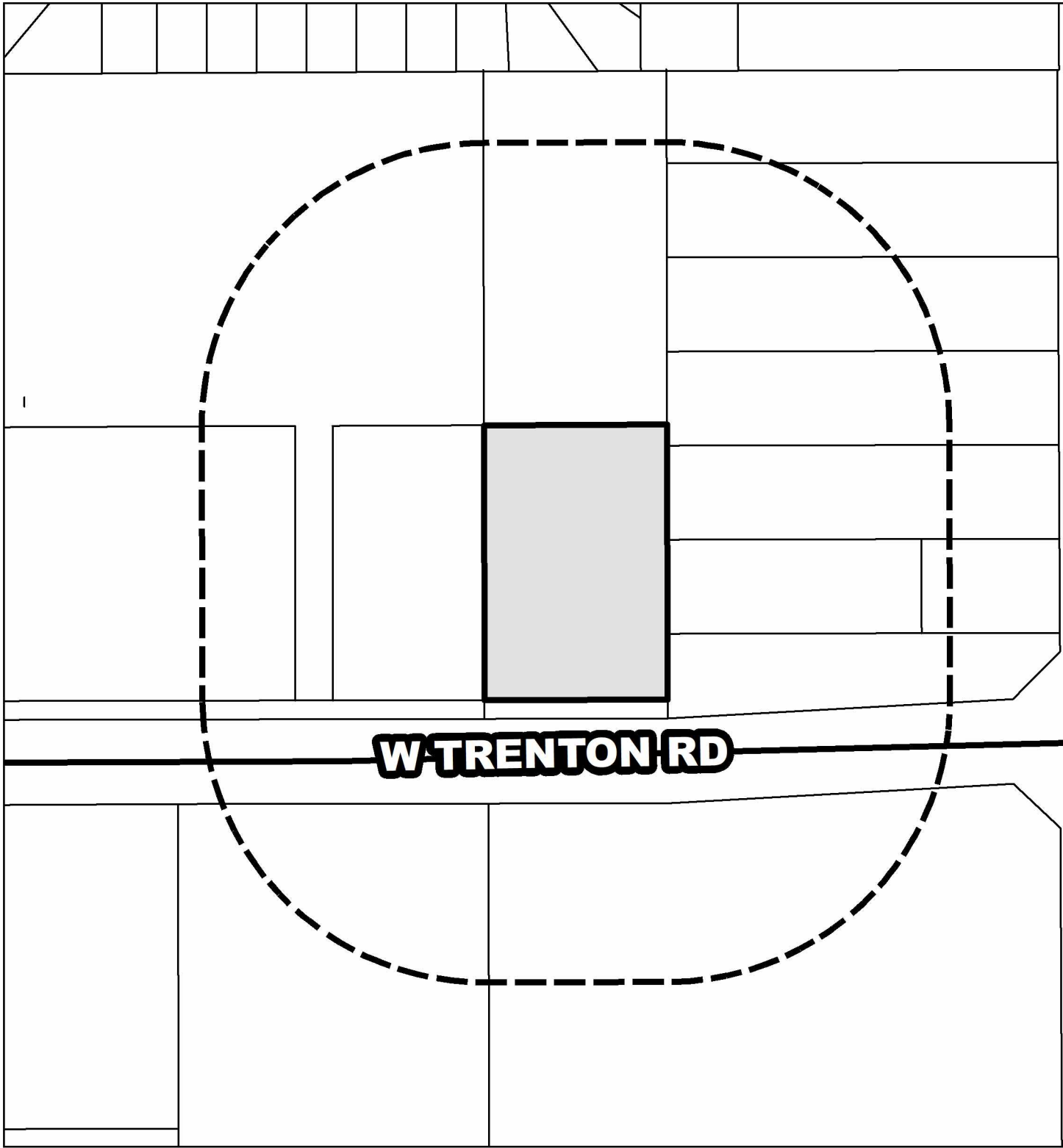
TEXAS CARDHOUSE

Legend

- 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:

SUBDIVISION NAME:

TEXAS CARDHOUSE
CONSIDER THE RENEWAL
FOR THE SPECIAL USE
PERMIT FOR CONSUMPTION
OF ALCOHOLIC BEVERAGES
FOR LATE HOURS,
BEING LOT 3, TRU SUBDIVISION,
LOCATED AT
403 W. TRENTON ROAD,
SUITES 2B-4B,
AS REQUESTED BY
TCHBEVCD, LLC DBA
TEXAS CARD HOUSE

Legend

-  CITY LIMITS
-  300FT NOTIFICATION
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 150 ft



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

**SPECIAL USE PERMIT
ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES**

I. APPLICANT INFORMATION (PLEASE PRINT)

Application Date: 5/27/21

TCHBEVCO, LLC DBA Texas Card House
Applicant's Name
403 W. Trenton Rd, Suite 2B-4B Edinburg Texas 78539
Mailing Address City State Zip
956-348-2278
Phone No:
EMAIL ADDRESS: ryan@texascardhouse.com
IF DIFFERENT THAN OWNER, ATTACH LETTER OF AUTHORIZATION FROM OWNER
Auriel Investments LLC (956) 661.8888
Property Owner's Name Phone No:

100 E Nolana Ave. STE - 130 McAllen Texas 78504
Mailing Address City State Zip

II. PROPERTY INFORMATION (PLEASE PRINT)

Property Address/Location: 403 W. Trenton, Suite 2B-4B

Legal Description: Lot(s) 3 Block _____ Subdivision TRU E / 93.88 Feet

Zoning: _____ Current Use: BAR Proposed Use: BAR

**THE FOLLOWING INFORMATION IS REQUIRED FROM THE OWNER OR PERSON
MAKING A REQUEST FOR ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES
ONLY**

Proposed Days and Hours of Operation: 12pm-4am Monday - Sunday

III. ATTEST

AS OWNER/AGENTS FOR THE ABOVE DESCRIBED PROPERTY, I/WE, HEREBY REQUEST A HEARING
BEFORE THE PLANNING AND ZONING COMMISSION.

[Signature]
APPLICANT'S SIGNATURE

5/27/21
DATE



TRU SUBDIVISION

BEING A SUBDIVISION OF 11.767 ACRES
BEING OUT OF LOT 37,
KELLY-PHARR SUBDIVISION
VOLUME 0, PAGE 27 H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A SUBDIVISION OF 11.767 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 37, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS, SAID 11.767 ACRES CONSIST OF 8.747 ACRES CONVEYED TO RESACA INVESTMENTS, LTD., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 20096, HIDALGO COUNTY OFFICIAL RECORDS, AND 3.020 ACRES CONVEYED TO ARIEL INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 17018, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.767 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET (NORTHING: 1921571.821, EASTING: 1090429.285) ON THE SOUTHWEST CORNER OF TELFAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 27454, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 29' 12" E IS 81° 33' 06" E DEED CALLING THE SOUTH LINE OF SAID TELFAR SUBDIVISION, A DISTANCE OF 754.40 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 30' 47" W AT A DISTANCE OF 658.66 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, ACCORDING TO THE 2018 TRACED MAP PLAN AMENDMENTS, APPROVED BY TRANSPORTATION POLICY COMMITTEE, FEBRUARY 16, 2018, APPROVED BY COUNTY COMMISSIONERS COURT, MARCH 22, 2018, RESOLUTION 2018-06, CONTINUING A TOTAL DISTANCE OF 675.95 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 82° 58' 44" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 103.62 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 81° 29' 12" W IN 81° 33' 06" W DEED CALL ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 594.45 FEET (690.00 FEET DEED CALL) TO A NO. 4 REBAR SET (NORTHING: 1920005.548, EASTING: 1090238.392) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 02° 24' 44" E (N 02° 30' 14" E DEED CALL) AT A DISTANCE OF 20.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 680.76 FEET (690.00 FEET DEED CALL) TO THE POINT OF BEGINNING, AND CONTAINING 11.767 ACRES OF LAND, MORE OR LESS.

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 §49.101 (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
RAIL E. BEER, P.E., C.T.M.
GENERAL MANAGER

Jesse P. Sandoz, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS MINOR PLAT REPEAT EDINBURG PLAZA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS, the 16th DAY OF March, 2018, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, the 16th DAY OF March, 2018.

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

RAIL E. BEER, PRESIDENT

FRED L. KURTH, SECRETARY



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS MINOR PLAT OF THE SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, TEXAS, AND THOSE WHOSE MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

Arielle Investments, LLC
SHAH MAHTANI, PRESIDENT
100 ENCLANA AVE., SUITE #130
MCALLER, TX 77854

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAH MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF March, 2018.

NOTARY PUBLIC, COUNTY OF HIDALGO
MY COMMISSION EXPIRES: 06/30/2020



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS MINOR PLAT OF THE SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, TEXAS, AND THOSE WHOSE MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

Resaca Investments, LTD
VINOD K. KASAB, PRESIDENT
312 W. HOLANA LOOP
PHOENIX, TX 75077

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VINOD K. KASAB KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF March, 2018.

NOTARY PUBLIC, COUNTY OF HIDALGO
MY COMMISSION EXPIRES: 06/30/2018



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIA 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 IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

Maria Reyna, P.E.
DATE: 3-6-18
DATE SURVEYED: 12-14-18
DATE PREPARED: 01/01/17 BY: EM
JOB NO: 1642-00



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, 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 ROAD 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 SURVEYOR REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 16th DAY OF March, 2018.
FRED L. KURTH, R.L.S. #4760



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

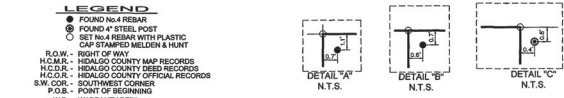
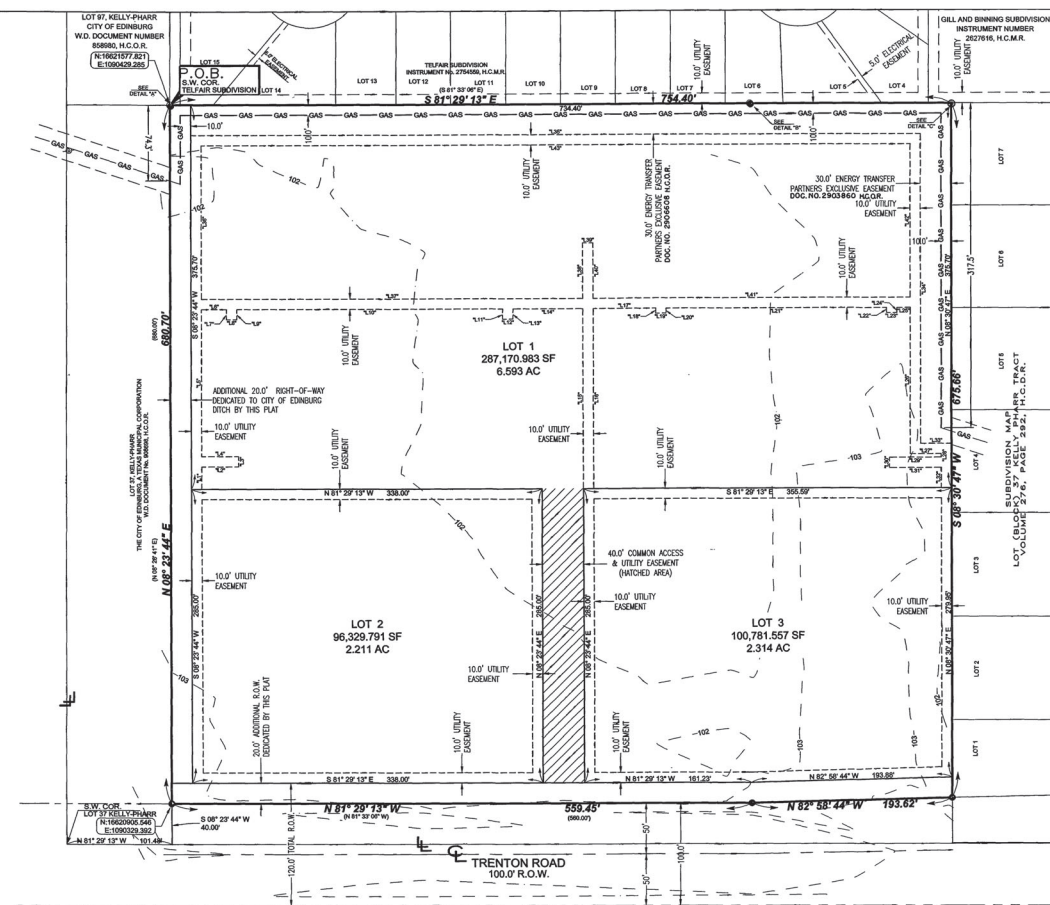
ON: 4-13-18 AT 2:59 PM
INSTRUMENT NUMBER: 2906740
IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Maria R. Reyes, DEPUTY



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
119 W. MCINTYRE
EDINBURG, TX 77614
PH: (956) 381-0081
FAX: (956) 381-1538
ESTABLISHED 1947

DRAWN BY: JM
IRRIGATION CHECKED: DATE: 03-31-18
SURVEYED: CHECKED: T.G. DATE: 3-06-18
FINAL CHECKER: DATE:



Easement Lines			Easement Lines		
Line #	Length	Direction	Line #	Length	Direction
1.1*	21.87	N08°22'44"E	1.25*	10.00	S81°31'12"E
1.2*	35.61	S81°36'16"E	1.26*	5.00	N09°30'30"E
1.3*	10.00	N08°22'44"E	1.27*	12.79	S81°31'12"E
1.4*	35.61	N81°36'16"W	1.28*	146.83	S08°30'47"W
1.5*	143.69	N08°22'44"E	1.29*	30.00	S81°29'13"E
1.6*	34.28	S81°31'12"E	1.30*	3.35	S08°30'47"W
1.7*	10.00	S08°29'57"W	1.31*	49.85	S81°29'13"E
1.8*	10.00	S81°31'12"E	1.32*	10.00	S08°30'47"W
1.9*	10.00	N09°20'18"E	1.33*	10.00	S08°30'47"W
1.10*	256.30	S81°31'12"E	1.34*	302.58	N08°30'47"E
1.11*	10.00	S08°30'33"W	1.35*	704.34	N81°29'13"W
1.12*	10.00	S81°31'12"E	1.36*	104.47	S08°30'47"W
1.13*	10.00	S08°29'57"W	1.37*	366.92	S81°31'12"E
1.14*	10.00	S08°30'33"W	1.38*	54.11	N08°22'44"E
1.15*	10.00	S81°31'12"E	1.39*	10.00	S81°36'16"E
1.16*	10.00	S08°30'33"W	1.40*	54.13	S08°22'44"W
1.17*	10.00	S81°31'12"E	1.41*	306.01	S81°31'12"E
1.18*	5.00	N09°30'30"E	1.42*	140.74	N08°30'47"E
1.19*	212.82	S81°31'12"E	1.43*	694.52	N81°29'13"W
1.20*	5.00	S08°30'33"W			

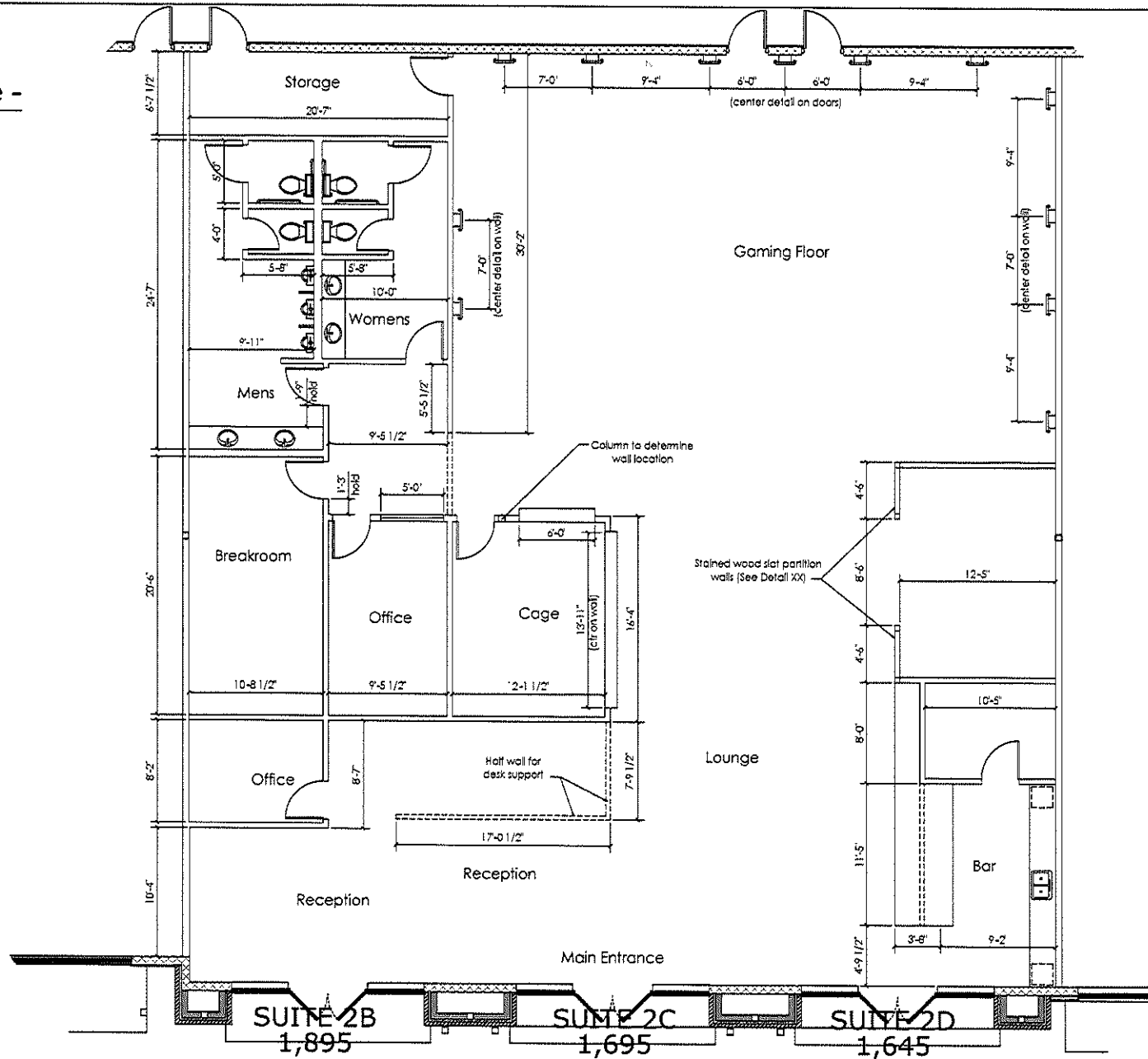
GENERAL NOTES

1. FLOOD ZONE "X" SHADED IS DEFINED 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, COMMUNITY PANEL NO. 40039 000 E, MAP REVISED JUNE 6, 2000 FURTHER REVISED MAY 14, 2001 LOG#.
2. MINIMUM FINISH FLOOR SHALL BE 1' ABOVE TOP OF CURB
3. SETBACKS AND BUFFER YARDS, SHALL COMPLY WITH THE CITY OF EDINBURG UNIFIED CODE REQUIREMENTS FOR COMMERCIAL, GENERAL (C03) DISTRICT OR GREATER FOR EASEMENT WHICHEVER IS GREATER
4. BENCH MARK "X" LOCATED ON A SQUARE CUT ON A CURB INLET ALONG TRENTON ROAD 31 FEET EAST OF THE NORTHEAST CORNER OF LOT, NORTHING: 1920025.196, EASTING: 1090266.683, ELEV: 1104.21
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 6.988 C.F. (0.161 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS SHALL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
6. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
7. MAINTENANCE OF ALL NON PUBLIC IMPROVEMENTS ARE RESPONSIBILITY OF THE BUSINESS ASSOCIATION OR INDIVIDUAL OWNER.
8. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
9. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY OWNER.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
11. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE
12. ACCESS TO TRENTON ROAD FROM LOTS 2 & 3 MUST BE APPROVED BY CITY ENGINEER AT BUILDING PERMIT STAGE.
13. A 5.0 FOOT SIDEWALK WITH ADA RAMPS & LANDING IS REQUIRED ALONG TRENTON ROAD AND ACCESS DRIVE.



Texas Card House - Floor Plan

Scale: 1/16" = 1'-0"



Texas Card House - Rio Grand Valley

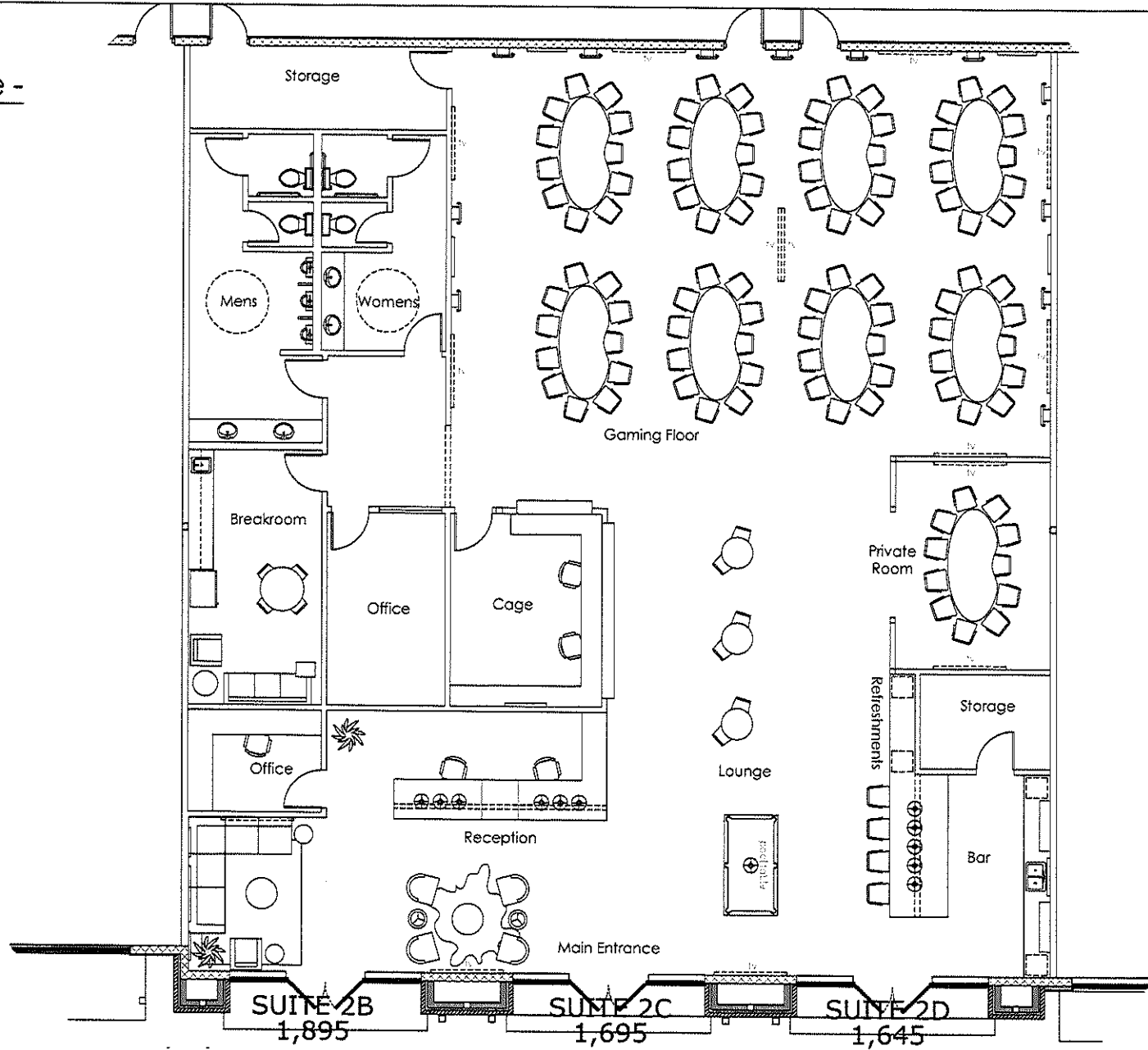
403 W. Trenton Suites 2-B, 2-C, 2-D
Edinburg, TX 78504

DATE:
8-23-19

38 48

Texas Card House - Furniture Plan

Scale: 1/16" = 1'-0"





TEXAS
CARD HOUSE



2B

2B

2B

STAFF REPORT: THE GARDENS AT LAKE JAMES SUBDIVISION

Date Prepared: July 7, 2021
Planning and Zoning Meeting: July 13, 2021
Agenda Item 6B: Final Plat

Subject: Consider Final Plat of The Gardens at Lake James Subdivision, being a 14.00 acre tract of land out of Lot 2, Block 2, Steele & Pershing Subdivision, as per map or plat thereof recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas, located at 3200 South McColl Road, as requested by Rio Delta Engineering, Inc.

Location: The property is located at the 3200 Block of S. McColl Road (FM 2061) in Edinburg, Texas. This property is situated on the west side of S. McColl Road and Canton Road intersection.

Zoning: The property is currently zoned Neighborhood Conservation 7.1 District.

Preliminary: The Preliminary plat was approved by the Planning and Zoning Commission at their meeting of April 14, 2020.

Analysis: The Final plat consists of 16 lots proposed for a single family residential development. The lots range in size from 16,8838.34 sq. ft. to 44,718.12 sq. ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

Utilities: Water Distribution will be provided by City of Edinburg Water and Sanitary Sewer Systems. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development Code and approved engineering standards.

Staff Recommendation:

City of Edinburg Planning & Zoning Department

Recommends approval of the final plat subject to compliance with the Unified Development Code, accepted cost estimates by City of Edinburg, and acceptance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat.

Edinburg Unified Development Code

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.400 SUBDIVISION AND DEVELOPMENT DESIGN

Sec. 7.410 Required Improvements

A. Design and installation of improvements.

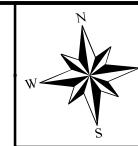
1. All improvements required by this Code and related City regulations shall be designed and installed in accordance with the Edinburg's Comprehensive Plan and any amendments thereto.
2. All improvements shall be furnished, installed, and constructed by the developer at no cost to the City. Escrows may be required for off-site improvements that are required by this Code.
3. Plans and specifications for the improvements herein set forth shall be prepared by a registered professional engineer according to prevailing standards of the City's Engineering Standards Manual. Where plans and specifications have been approved by the City and a conflict arises, the City's Engineering Standards shall prevail, unless otherwise approved in writing by the City Engineer.

B. Acceptance of improvements prior to recordation of final plat. If the subdivider chooses to construct the required improvements prior to recording the final plat, all such construction shall be inspected while in progress by the appropriate city department, and must be approved upon completion by the City Engineer or his authorized representative. A certificate by such officer stating that the construction conforms to the specifications and standards contained in or referred to in this Code must be presented to the Director of Planning and Zoning prior to recordation of the final plat.

C. Security. If the subdivider chooses to file security in lieu of completing construction prior to the final plat approval for recordation, he may utilize one of the methods set out in this subsection. Generally, the choice of method is in the subdivider's discretion. However, if the City Engineer finds that past activity of the developer provides cause to require a certain type of security, then the type of security shall be decided by the City Engineer. If the subdivider chooses to file security, the plat shall not be approved for recordation unless the subdivider has done one of the following:

1. **Performance bond.** The developer has filed with the Administrator a bond executed by a surety company holding a license to do business in the state, and acceptable to the City, in an amount equal to the cost of the improvements required by this Code, and within the time for completion of the improvements as approved by the City Engineer. The performance bond shall be approved as to form and legality by the city attorney.
2. **Trust agreement.** The developer has placed on deposit in a bank or trust company, in the name of the city and approved by the city, in a trust account, a sum of money equal to the estimated cost of all site improvements required by this chapter, the cost and time of completion as approved by the City Engineer. Selection of the trustee shall be executed on the form provided by the city and approved as to form and legality by the city attorney. Periodic withdrawals may be made from the trust account for a progressive payment of installation cost. The amounts of such withdrawals shall be based upon progress and work estimates approved by the City Engineer. All such withdrawals shall be approved by the trustee.
3. **Letter of credit.** The developer has filed with the Director of Planning and Zoning a letter, on the form provided by the City, signed by the principal officer of a local bank or local federally insured savings and loan association or other financial institution acceptable to the city, agreeing to pay to the City, on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the subdivider or developer is responsible under this Code. The guaranteed payment sum shall be estimated costs and scheduling as approved by the City Engineer. The letter shall state the name of the subdivision and shall list the improvements for which the subdivider or developer is required to provide. A letter of credit form is provided in the Engineering Standards Manual, latest edition.

- D. **Acceptance or rejection of construction.** If one of the three types of security is filed by the subdivider pursuant to C above, the City Engineer shall inspect the construction of the improvements while in progress, and he shall inspect each improvement upon completion of construction. After final inspection, he shall notify the subdivider and the Director of Planning and Zoning in writing as to his acceptance or rejection of the construction. He shall reject such construction only if it fails to comply with the standards and specifications contained or referred to in this Code. If he rejects such construction, the Director of Planning and Zoning shall, on direction of the City Council, proceed to enforce the developer's guarantee.
- E. **Extension of time.** Where good cause exists, the City Engineer may extend the period of time required for completion of improvements. Such extension of time shall be reported to the Director of Planning and Zoning. No such extension shall be granted unless security as provided in C above has been provided by the subdivider covering the extended period of time.
- F. **Utility upgrade agreement.** The City may require that the developer upgrade the capacity of municipal utility lines in order to provide adequate facilities to future development in the area of the proposed development. To this end, the City Council may authorize the City Manager to enter into a participation agreement or development agreement that sets out the City's share of additional costs of standard line sizes, and the method and timing of repayment to the developer. The written agreement shall fairly apportion the cost of providing the upgraded capacity, and shall be executed between the developer and the City prior to the final approval of plans and specifications. The form and methodology of the utility upgrade agreement is provided in Appendix A, *Model Subdivision Forms*.
- G. **Construction.** No construction may take place until plans and specifications for municipal utilities are approved by the Planning and Zoning Commission and until all required approvals for construction of water, sewer, and stormwater facilities have been received from the Texas Commission on Environmental Quality (TCEQ).
- H. **As-built drawings and engineering certificate.**
1. Three sets of digital and paper copies of "as-built" plans and specifications, certified and signed by an engineer registered in the State of Texas, shall be filed with the Administrator prior to the acceptance by the Planning and Zoning Commission of any improvements installed by the subdivider.
 2. Upon the completion of construction, a certificate shall be provided, signed by the subdivision's registered engineer, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans, and that all monuments and lot markers have been properly located and placed in accordance with this Code, as applicable.
- I. **Guarantee.** The subdivider shall guarantee performance of the subdivision improvements for a period of one year through a performance bond or trust agreement, as provided in C1 and C2 above.



CASE CAPTION:

SUBDIVISION NAME:

THE GARDENS AT LAKE JAMES

Legend

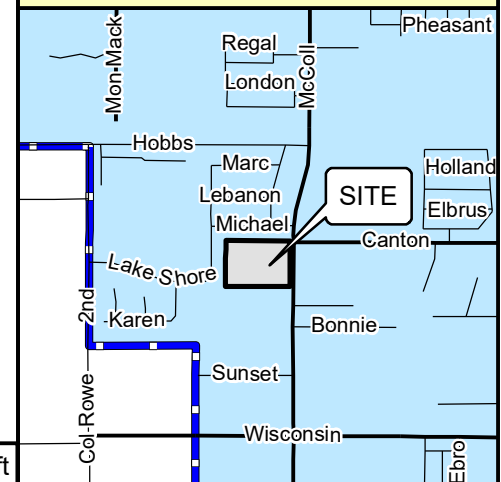


CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP



Lebanon Ave

James Ave

S McColl Rd

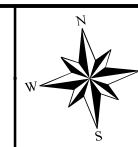
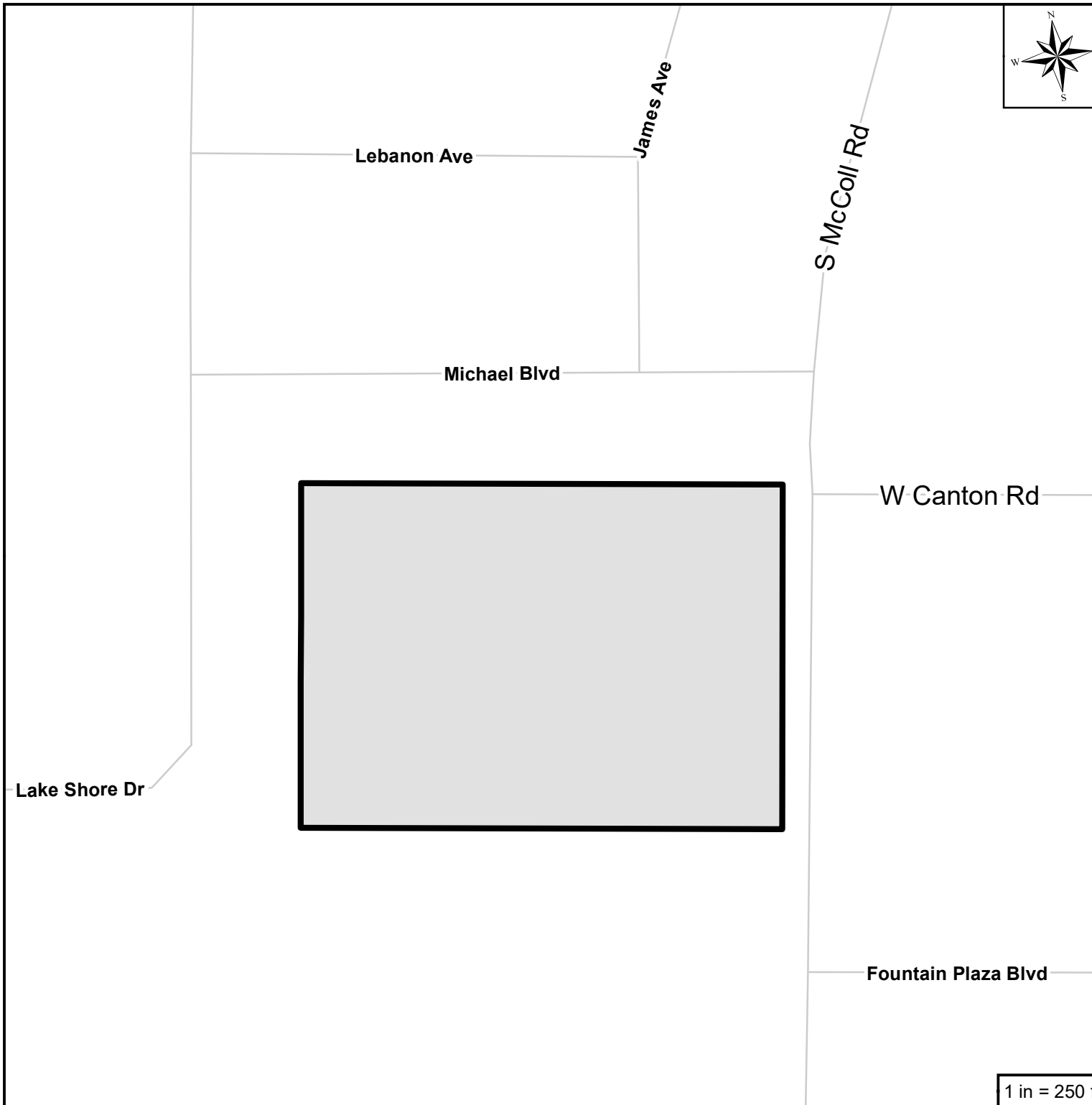
Michael Blvd

W Canton Rd

Lake Shore Dr

Fountain Plaza Blvd

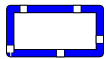


1 in = 250 ft



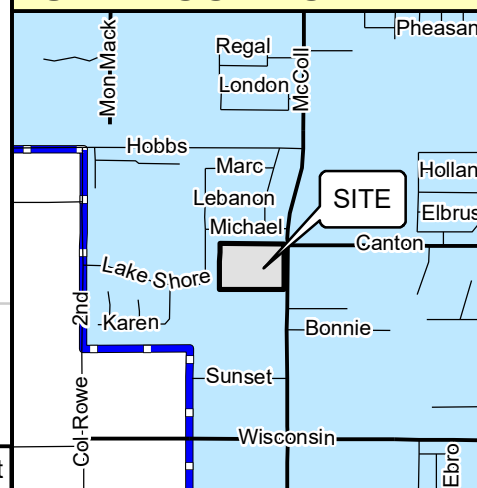
CASE CAPTION:

SUBDIVISION NAME:
THE GARDENS AT LAKE JAMES

Legend

-  CITY LIMITS
-  STREETS
-  SUBDIVISION SITE

SITE LOCATION MAP



[illegible]

NOTARY PUBLIC COUNTY OF HIDALGO DATE

ENGINEER: IVAN GARCIA, P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.

LOCATION MAP	SCALE: 1"= 2000'
--------------	------------------

SHI 2



Planning & Zoning Department

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):
- | | | |
|--|---|---------------------------------------|
| <input checked="" 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 type="checkbox"/> Minor Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> 2 - 5 Mile E.T.J. Plat | <input type="checkbox"/> Re-Plat |
2. Exact name of proposed subdivision: The Gardens at Lake James
3. Legal Description: The east 14 acres of the north 20 acres of Lot 2, Block 2, Steele and Pershing
Subdivision of Porciones 66 and 67
4. Zoning: Present: AG Required: Single Family 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: Rio Delta Engineering
Phone: (956) 380-5152 Address: 921 S. 10th Ave, Edinburg, TX 78539
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: 16
Residential: 16 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: _____

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
FINAL REVIEW

ENGINEERING DEPARTMENT (956) 388-8211

SUBDIVISION PROCESS

Date : July 9, 2021

Date Filed: March 9, 2020 P&Z Preliminary: May 12, 2020 P&Z Final: _____ City Council: _____

Reviewed By: Abel Beltran, Subd. Coord. Staff Review: April 23, 2020 Time Line: 365 Days Expires: March 9, 2021
abeltran@cityofedinburg.com Staff / Engineer: April 30, 2020 1st Extension: 0 Days Expires 1: _____
2nd Extension: 0 Days Expires 2: _____

Director of Planning & Zoning : Kimberly A. Mendoza, MPA
Director of Utilities : Arturo Martinez
Director of Public Works : Vincent Ayala
Director of Engineering : Mardoqueo Hinojosa, P.E., CPM

Email : kmendoza@cityofedinburg.com
Email : amartinez@cityofedinburg.com
Email : layala@cityofedinburg.com
Email : mhinojosa@cityofedinburg.com

City Office : (956) 388-8202
City Office : (956) 388-8212
City Office : (956) 388-8210
City Office : (956) 388-8211

Owner:	Syed Alishah				P.O. Box 5188 McAllen, Texas 78502				Syed Alishah, President						
THE GARDENS at LAKE JAMES SUBDIVISION						Consultant : Rio Delta Engineering, Inc.									
DESCRIPTION						Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS					

Subdivision Process:

Subdivision Plat Submittal	✓				Date : March 9, 2020 Recorded January 2, 2021
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - Residential	✓				
Flood Zone	✓				Zone "X" (Shaded)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Hidalgo County Drainage District # 1
MPO Collector / Arterial Right-of-way Dedication	✓				Right-of-Way Dedication as per MPO requirements (150-Feet)
Minor / Major Collector Street pavement Section	✓				Street Section of 81-ft Back-Back

Variances Appeals Request:

McColl Road (FM 2061) Street Widening Improvements			✓		Planning & Zoning Meeting Results City Council Meeting
McColl Road - 5-ft Sidewalk Improvements			✓		
Drainage Improvements			✓		

Construction Plans Review Submittals:

(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)

Cover Sheet	✓				
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				City of Edinburg Sanitary Sewer Standard Policies
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				City of Edinburg Water Supply Standard Policies
Water Distribution Detail Sheet	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan	✓				
Erosion Control Plan Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
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Pre-Construction Meeting:

Notice To Proceed	✓				Dated:
Roadway Open-Cut or Bore Permit Application	✓				Dated:
TX-Dot Water UIR Permit	✓				Dated:
TX-Dot Sewer UIR Permit	✓				Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
RFI #1 Request	✓				Dated:
Change Orders	✓				Dated:
Final Walk Though		✓			Dated:
Punch List		✓			Dated:
Punch List (Completed and Approved)		✓			Dated:
Letter of Acceptance		✓			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		✓			Dated:
Backfill Testing Results		✓			Dated:
As-Builts (Revised Original Submittal)		✓			Dated:

Recording Process:

Public Improvements with (Letter of Credit)		✓			Dated:	Expires:
Recording Fees	\$ 106.00	✓			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Fire Hydrant Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Street/Sidewalk Escrow (McColl Road)	\$ -	✓			Required: 0	LF @ \$ -
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter of Credit)		✓			Date :	Lender :
Laboratory Testing Fee: 3%	\$ 21,468.00	✓			\$ 715,600.00	Estimated Construction Cost
Inspection Fee: 2%	\$ -	✓			\$ -	Final Construction Cost
Park Land Fees: ETJ \$ - Per Unit 0			✓			
16 Residential \$ 300.00 \$ 4,800.00		✓			50% Development	50% Building Stage
0 Multi-Family \$ - \$ -			✓		0% Development	0% Building Stage
Water Rights: COE - CCN \$ 40,514.26		✓			14.01 Acres	\$ 2,891.81
Water 30-year Letter COE - CCN \$ 5,200.00		✓			16 Lots @ \$ 325.00	COE WATER-CCN
Sewer 30-year Letter COE - CCN \$ 1,040.00		✓			16 Lots @ \$ 65.00	COE SEWER-CCN
TOTAL OF FEES:	\$ 51,554.26					

Reimbursements:

Developer Sewer Improvements	\$ -		✓		Off-Site System: 0.00	AC	\$ -
Developer Water Improvements	\$ -		✓		Off-Site System 0.00	AC	\$ -
Developer Drainage Improvements	\$ -		✓		Off-Site System 0.00	TOTAL	\$ -
TOTAL OF REIMBURSEMENTS:	\$ -						

Buyouts:

North Alamo Water Supply Corporation			✓		Not Applicable
Sharyland Water Supply Corporation			✓		Not Applicable

Tax Certificates

County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 2

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	\$ -	Street & Sidewalk Improvements for Russell Road
Inspections other Fees	\$ 51,554.26	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements	\$ -	Riembursement to the Developer of Subdivision
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -	
TOTAL :	\$ 51,554.26	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Date: July 8, 2021
 Subdivision: **THE GARDENS at LAKE JAMES SUBDIVISION**
 Checked by: A. BELTRAN
 Use: RESIDENTIAL DEVELOPMENT

Requirements	YES	NO	N/A	Remarks
Meets Minor Plat reqs.	<u> </u>	<u> X </u>	<u> </u>	
Meets Preliminary Plat reqs.	<u> X </u>	<u> </u>	<u> </u>	
Meets Final Plat reqs.	<u> </u>	<u> X </u>	<u> </u>	
Plat inside City	<u> </u>	<u> X </u>	<u> </u>	
Plat in ETJ	<u> </u>	<u> X </u>	<u> </u>	
Rezoning Required	<u> </u>	<u> X </u>	<u> </u>	
Requires Petition for Annexation	<u> </u>	<u> X </u>	<u> </u>	
Meets Lot Area Req.	<u> X </u>	<u> </u>	<u> </u>	
Meets Lot Width Req.	<u> X </u>	<u> </u>	<u> </u>	
Meets Max. Block Length	<u> X </u>	<u> </u>	<u> </u>	Max. Length 800 feet.
Meets Block Width Req.	<u> X </u>	<u> </u>	<u> </u>	Short end of blk. is parallel to collector st.
Lots front on public ROW	<u> X </u>	<u> </u>	<u> </u>	
Meets Min Reqs B.T.L.	<u> </u>	<u> </u>	<u> X </u>	
Meets Min setback Reqs (F.S.R.)	<u> X </u>	<u> </u>	<u> </u>	
Meet Min Floor Elevation	<u> X </u>	<u> </u>	<u> </u>	
Lots front on major roadway	<u> X </u>	<u> </u>	<u> X </u>	
Double Frontage Lots	<u> </u>	<u> </u>	<u> X </u>	double frontage lots shall be avoided.
Meets Minimum Lot Dimensions	<u> X </u>	<u> </u>	<u> </u>	
Reserve Strips shown on plat	<u> </u>	<u> </u>	<u> X </u>	Reserve Strips are prohibited
Utility Easements shown on plat	<u> X </u>	<u> </u>	<u> </u>	
Owner's Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
P&Z Com. Cert..... as per UDC ...	<u> X </u>	<u> </u>	<u> </u>	
Surveyor Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Engineer Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Administrator Cert...as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Street ROW Dedicated	<u> X </u>	<u> </u>	<u> </u>	
Perimeter Street paved	<u> </u>	<u> </u>	<u> X </u>	
Perimeter Street escrow	<u> </u>	<u> </u>	<u> X </u>	
Drainage Easements provided	<u> </u>	<u> </u>	<u> X </u>	
Parkland Dedication	<u> </u>	<u> X </u>	<u> </u>	
Parkland Dedication Fee per lot	<u> X </u>	<u> </u>	<u> </u>	Amt. City \$600.00/ETJ \$600.00
Water Rights Fee Required	<u> X </u>	<u> </u>	<u> </u>	Amount <u> 15 </u> (\$ <u> 300.00 </u> per lot)
NAWSC Transfer Fees	<u> </u>	<u> </u>	<u> X </u>	Amount <u> \$4,500.00 </u>
Required Utilities Provided	<u> X </u>	<u> </u>	<u> </u>	Developer shall construct On- Site & Off-
Site utilities				
City Reimbursement for Oversizing	<u> </u>	<u> </u>	<u> X </u>	pipe sizes in excess of 12-inches
Reimbursement Policy for NAWSC	<u> </u>	<u> </u>	<u> X </u>	applies to water service buyouts
Reimbursement Agreement	<u> </u>	<u> </u>	<u> X </u>	
Is Property in Floodplains	<u> </u>	<u> X </u>	<u> </u>	
Topography map provided	<u> X </u>	<u> </u>	<u> </u>	requires topo lines at 1 foot intervals
Soils	<u> </u>	<u> </u>	<u> X </u>	delineate soils for septic tank use
Monuments provided	<u> X </u>	<u> </u>	<u> </u>	
Lot Corners Marked	<u> X </u>	<u> </u>	<u> </u>	
Intermediate monuments provided	<u> X </u>	<u> </u>	<u> </u>	

Subdivision: THE GARDENS at LAKE JAMES SUBDIVIION

Page 2:

Requirements	Yes	No	NA	Remarks
Meets Street Right of Way reqs.	<u>X</u>	<u> </u>	<u> </u>	
Requires Traffic Calming Devices	<u> </u>	<u>X</u>	<u> </u>	required on minor & residential Collector streets serving 92 lots or more Residential units
Private Roads	<u>X</u>	<u> </u>	<u> </u>	
Meets Req. Access Pts	<u>X</u>	<u> </u>	<u> </u>	
Private road has breakaway entry gate(s)	<u> </u>	<u> </u>	<u>X</u>	
Entry Turnaround meets City Standards	<u> </u>	<u>X</u>	<u> </u>	
Guard Houses meets city standards	<u> </u>	<u> </u>	<u>X</u>	
Entry Access width meets city standards	<u>X</u>	<u> </u>	<u> </u>	
Plat Includes Certificates for Private Streets	<u> </u>	<u>X</u>	<u> </u>	
Cul-de-sacs meet City reqs.	<u>X</u>	<u> </u>	<u> </u>	cul-de-sacs shall serve max. 20 lots or be 600 ft. length which results in shorter segment.
Meets min. cul-de-sac radius	<u>X</u>	<u> </u>	<u> </u>	Min. radii 50 ft. to property line/40 ft. to b.o.c
Meets min. alley reqs.	<u> </u>	<u> </u>	<u>X</u>	applies to subds. inside City.
Meets min. intersection design reqs.	<u> </u>	<u> </u>	<u>X</u>	requires 90 degree angle but not less than 75 degree
Meets min. street offset	<u> </u>	<u> </u>	<u>X</u>	requires min. 150 ft centerline offset.
Meets min. median & entry ways reqs.	<u> </u>	<u>X</u>	<u> </u>	
Meets Sidewalk Reqs.	<u>X</u>	<u> </u>	<u> </u>	Sidewalk plan req. with plat application
Provides for maintenance of Sidewalks in ETJ	<u> </u>	<u> </u>	<u>X</u>	reqs. Property owners, Homeowners Assoc or other means to maintain sidewalks in ETJ.
Plat provides for trails and bikeways	<u> </u>	<u> </u>	<u>X</u>	reqs. trails and bikeways easements for trails.
Meets Sight Distance reqs.	<u> </u>	<u> </u>	<u>X</u>	min. sight distance triangle is 25 feet at street intersections
Street Names meet City. Reqs.	<u>X</u>	<u> </u>	<u> </u>	no duplication of street names allowed and st. names shall not duplicate subd. names
Plat meets City Street Lighting Standards	<u> </u>	<u>X</u>	<u> </u>	
Plat meets City Engineering Standards	<u>X</u>	<u> </u>	<u> </u>	
Plat meets City Drainage Standards	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets TCEQ Water Quality reqs.	<u>X</u>	<u>X</u>	<u> </u>	development must meet storm-water reqs.
Plat meets surface drainage configurations	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets detention requirements	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets sanitary sewer requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets water supply requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets fire flows and hydrant reqs.	<u> </u>	<u>X</u>	<u> </u>	
Plat meets water line requirements	<u>X</u>	<u> </u>	<u> </u>	

Planning and Zoning Department

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: THE GARDENS at LAKE JAMES SUBDIVISION

Page 3: _____

Requirements	Yes	No	NA	Remarks
Plat meets storm-water requirements	<u>X</u>	_____	_____	disturbed areas greater than 5 acres req. Phase I permit. NOI req. 7 days before construction begins. SWP3 req. & other reqs.
Plat meets storm-water requirements	_____	_____	<u>X</u>	disturbed areas less than 5 acres subject to Phase II permit unless waived by TCEQ.
Plat meets street tree reqs	_____	<u>X</u>	_____	street tree plan req. with preliminary or final plat as per Section 10.305
Plat meets tree preservation reqs.	_____	<u>X</u>	_____	
Plat meets tree survey reqs.	_____	_____	_____	
Plat meets limitation on clear cutting reqs.	_____	_____	<u>X</u>	
Bldg. Meets LSR	_____	<u>X</u>	_____	
Site Meets FAR	<u>X</u>	_____	_____	
Plat reflects N. arrow	<u>X</u>	_____	_____	
Plat reflects Scale	<u>X</u>	_____	_____	
Site Plan includes Landscape Plan	_____	<u>X</u>	_____	

STAFF REPORT: INGLE SPRINGS SUBDIVISION

Date Prepared: July 7, 2021
Planning and Zoning Meeting: July 13, 2021
Agenda Item 6B: Final Plat

Subject: Consider Final Plat of Ingle Springs Subdivision, an approximate 20.00 acre tract of land out of Lots 5 & 6, Block 23, Santa Cruz Gardens Unit No. 2 Subdivision, as per map or plat thereof recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas, as requested by Quintanilla, Headley and Associates, Inc.

Location: The property is located on the south side of East Ingle Road, approximately 1,100 ft. east of Kenyon Road.

Zoning: This property is within the City's ETJ.

Preliminary: The Preliminary plat was approved by the Planning and Zoning Commission at their meeting of August 11, 2020. Variances to the street widening and sidewalk requirement on Ingle Road were granted by the City Council on December 15, 2020.

Analysis: The Final plat consists of 98 lots proposed for a single family residential development. The lots range in size from 5,500 sq. ft. to 8,600 sq. ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

Utilities: Water Distribution will be provided by North Alamo Water Supply Corporation and Sanitary Sewer Collection will be serviced by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development Code and approved engineering standards.

Staff Recommendation:

City of Edinburg Planning & Zoning Department

Recommends approval of the final plat subject to compliance with the Unified Development Code, accepted cost estimates by City of Edinburg, and acceptance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat.

Edinburg Unified Development Code

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.400 SUBDIVISION AND DEVELOPMENT DESIGN

Sec. 7.410 Required Improvements

A. Design and installation of improvements.

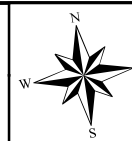
1. All improvements required by this Code and related City regulations shall be designed and installed in accordance with the Edinburg's Comprehensive Plan and any amendments thereto.
2. All improvements shall be furnished, installed, and constructed by the developer at no cost to the City. Escrows may be required for off-site improvements that are required by this Code.
3. Plans and specifications for the improvements herein set forth shall be prepared by a registered professional engineer according to prevailing standards of the City's Engineering Standards Manual. Where plans and specifications have been approved by the City and a conflict arises, the City's Engineering Standards shall prevail, unless otherwise approved in writing by the City Engineer.

B. Acceptance of improvements prior to recordation of final plat. If the subdivider chooses to construct the required improvements prior to recording the final plat, all such construction shall be inspected while in progress by the appropriate city department, and must be approved upon completion by the City Engineer or his authorized representative. A certificate by such officer stating that the construction conforms to the specifications and standards contained in or referred to in this Code must be presented to the Director of Planning and Zoning prior to recordation of the final plat.

C. Security. If the subdivider chooses to file security in lieu of completing construction prior to the final plat approval for recordation, he may utilize one of the methods set out in this subsection. Generally, the choice of method is in the subdivider's discretion. However, if the City Engineer finds that past activity of the developer provides cause to require a certain type of security, then the type of security shall be decided by the City Engineer. If the subdivider chooses to file security, the plat shall not be approved for recordation unless the subdivider has done one of the following:

1. **Performance bond.** The developer has filed with the Administrator a bond executed by a surety company holding a license to do business in the state, and acceptable to the City, in an amount equal to the cost of the improvements required by this Code, and within the time for completion of the improvements as approved by the City Engineer. The performance bond shall be approved as to form and legality by the city attorney.
2. **Trust agreement.** The developer has placed on deposit in a bank or trust company, in the name of the city and approved by the city, in a trust account, a sum of money equal to the estimated cost of all site improvements required by this chapter, the cost and time of completion as approved by the City Engineer. Selection of the trustee shall be executed on the form provided by the city and approved as to form and legality by the city attorney. Periodic withdrawals may be made from the trust account for a progressive payment of installation cost. The amounts of such withdrawals shall be based upon progress and work estimates approved by the City Engineer. All such withdrawals shall be approved by the trustee.
3. **Letter of credit.** The developer has filed with the Director of Planning and Zoning a letter, on the form provided by the City, signed by the principal officer of a local bank or local federally insured savings and loan association or other financial institution acceptable to the city, agreeing to pay to the City, on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the subdivider or developer is responsible under this Code. The guaranteed payment sum shall be estimated costs and scheduling as approved by the City Engineer. The letter shall state the name of the subdivision and shall list the improvements for which the subdivider or developer is required to provide. A letter of credit form is provided in the Engineering Standards Manual, latest edition.

- D. **Acceptance or rejection of construction.** If one of the three types of security is filed by the subdivider pursuant to C above, the City Engineer shall inspect the construction of the improvements while in progress, and he shall inspect each improvement upon completion of construction. After final inspection, he shall notify the subdivider and the Director of Planning and Zoning in writing as to his acceptance or rejection of the construction. He shall reject such construction only if it fails to comply with the standards and specifications contained or referred to in this Code. If he rejects such construction, the Director of Planning and Zoning shall, on direction of the City Council, proceed to enforce the developer's guarantee.
- E. **Extension of time.** Where good cause exists, the City Engineer may extend the period of time required for completion of improvements. Such extension of time shall be reported to the Director of Planning and Zoning. No such extension shall be granted unless security as provided in C above has been provided by the subdivider covering the extended period of time.
- F. **Utility upgrade agreement.** The City may require that the developer upgrade the capacity of municipal utility lines in order to provide adequate facilities to future development in the area of the proposed development. To this end, the City Council may authorize the City Manager to enter into a participation agreement or development agreement that sets out the City's share of additional costs of standard line sizes, and the method and timing of repayment to the developer. The written agreement shall fairly apportion the cost of providing the upgraded capacity, and shall be executed between the developer and the City prior to the final approval of plans and specifications. The form and methodology of the utility upgrade agreement is provided in Appendix A, *Model Subdivision Forms*.
- G. **Construction.** No construction may take place until plans and specifications for municipal utilities are approved by the Planning and Zoning Commission and until all required approvals for construction of water, sewer, and stormwater facilities have been received from the Texas Commission on Environmental Quality (TCEQ).
- H. **As-built drawings and engineering certificate.**
1. Three sets of digital and paper copies of "as-built" plans and specifications, certified and signed by an engineer registered in the State of Texas, shall be filed with the Administrator prior to the acceptance by the Planning and Zoning Commission of any improvements installed by the subdivider.
 2. Upon the completion of construction, a certificate shall be provided, signed by the subdivision's registered engineer, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans, and that all monuments and lot markers have been properly located and placed in accordance with this Code, as applicable.
- I. **Guarantee.** The subdivider shall guarantee performance of the subdivision improvements for a period of one year through a performance bond or trust agreement, as provided in C1 and C2 above.



Molly St

Tiffany St

Avenida de Palmas Ave

Ingle Rd

CASE CAPTION:

SUBDIVISION NAME:

INGLE SPRINGS

Legend

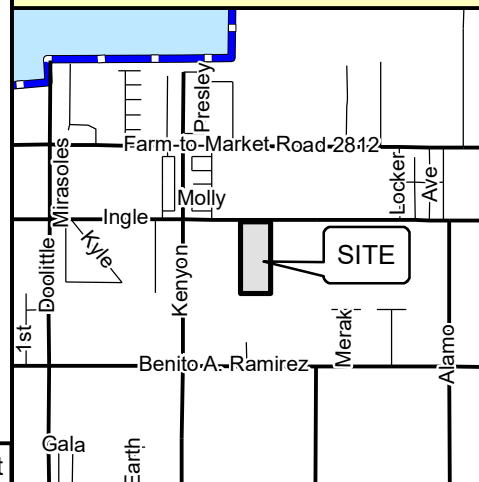


CITY LIMITS

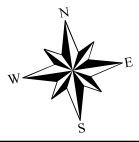
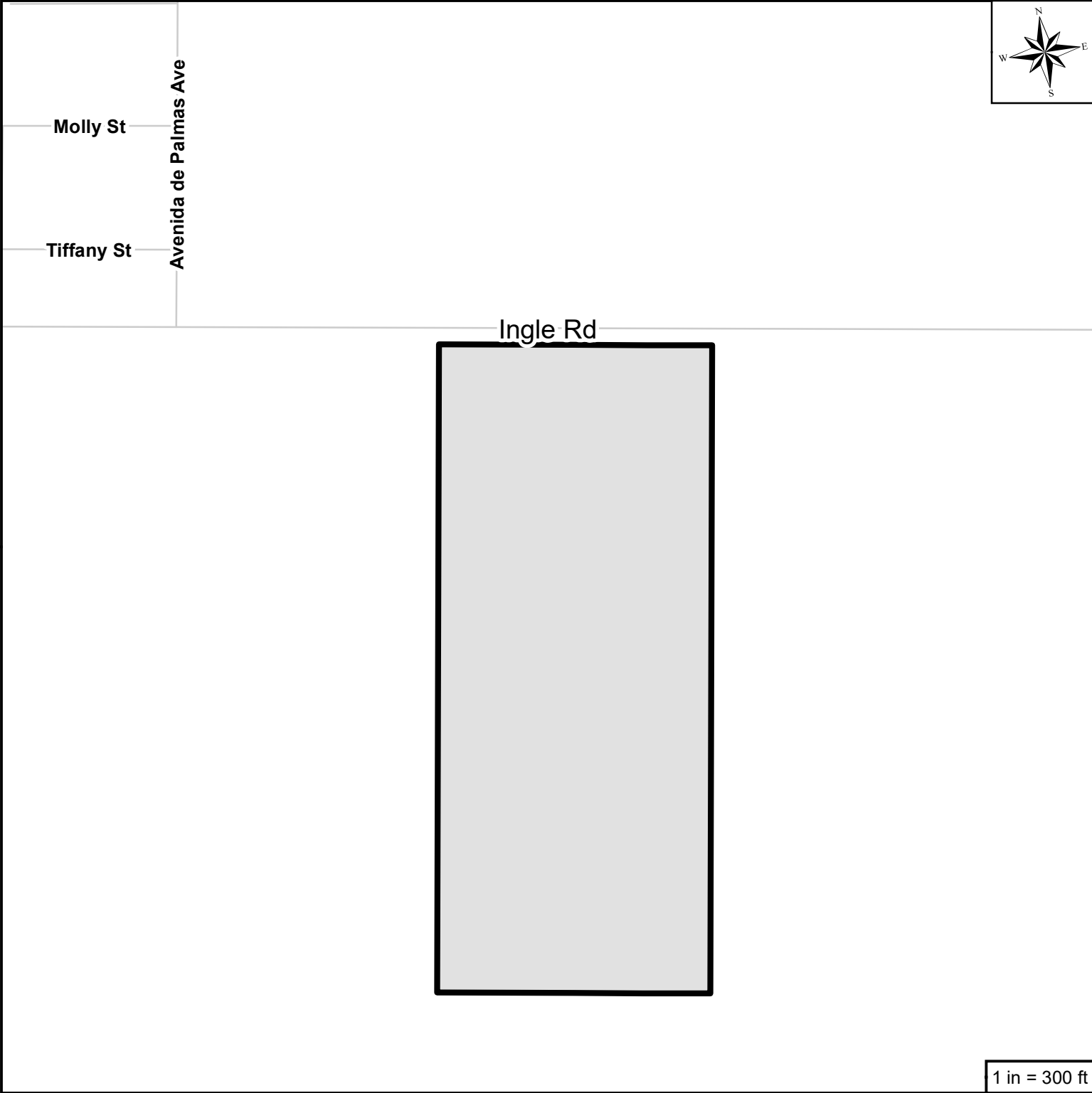


SUBDIVISION SITE

SITE LOCATION MAP



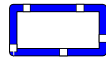


1 in = 300 ft



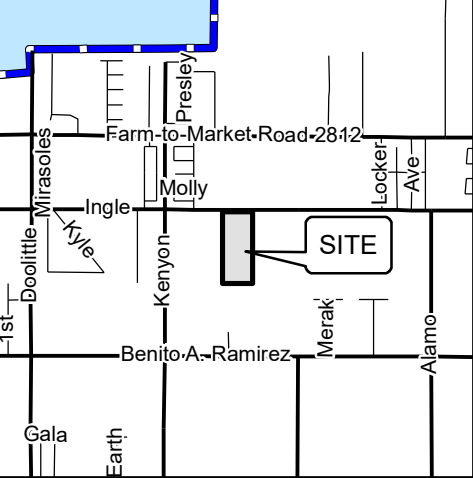
CASE CAPTION:

SUBDIVISION NAME:
INGLE SPRINGS

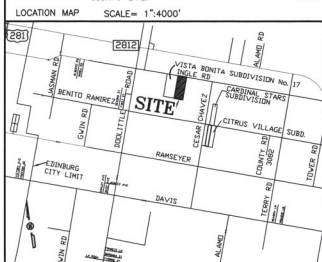
Legend

-  CITY LIMITS
-  STREETS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft



CURVE DATA						
CURVE	DELTA	CHORD	LENGTH	CHORD	CHORD BEARING	
"A"	52°47'32"	50.00	46.07	44.48	25°13'14"	E
"B"	52°12'28"	50.00	46.07	44.48	25°13'14"	E
"C"	52°12'28"	50.00	45.56	44.00	5°72'29"	E
"D"	52°47'32"	50.00	46.07	44.48	18°48'48"	E
"E"	52°47'32"	50.00	46.07	44.48	18°48'48"	E
"F"	52°12'28"	50.00	45.56	44.00	18°47'43"	E
"G"	52°12'28"	50.00	45.56	44.00	18°47'43"	E
"H"	52°47'32"	50.00	46.07	44.48	4°13'50"	E

AREA DATA TABLE		LINE DATA TABLE	
LOT	AREA (S.F.)	DATA	BEARING
1	8300.01	0.19	42°42'
2	7480.00	0.17	7°50'
3-22	6250.00	0.14	N 53°23' E
3	8807.33	0.18	N 53°23' E
24	8142.07	0.20	N 53°23' E
25	8612.14	0.20	N 53°23' E
26	5533.91	0.13	N 53°23' E

PREPARATION: JULY 20, 2020	SHEET NO. 1 OF 3 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
		JULY 20, 2020	LG		
		DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
		JULY 20, 2020	G.CANTU		

OWNER:	RY SHARK INVESTMENTS, LLC KYLE RUFFERT, MANAGER	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	956-383-230
ENGINEER:	ALFONSO QUINTANILLA ALFONSO QUINTANILLA, P.E.	124 E. STUBBS P.O. BOX 670000	EDINBURG, TX 78539 EDINBURG, TX 78830	(956)381-6480 (956)381-6480	(956)381-0522 (956)381-0522

124 E. S.
EDINBURGH
ENGINEERING

STUBBS ST.
G, TEXAS 78539
ING REGISTRATION NUMBER

F-1513

PHONE 956-381-
FAX 956-381-
ALFONSOQ@QHA-ENC

-6480
 -0527
 0.COM

ENGINEERING CO.
RECORDING CER.

CERTIFICATION: REVISION NOTES, COUNT
CERTIFICATE

SHEET NO. _____
OF 3 SHEETS

D. 1	F:\DATA\SUBCOMS\EDMUNBURG\INCO	
SETS	DATE PREPARED	PREPARED BY
	JULY 20, 2020	LG
	DATE REVIEWED	REVIEWED BY

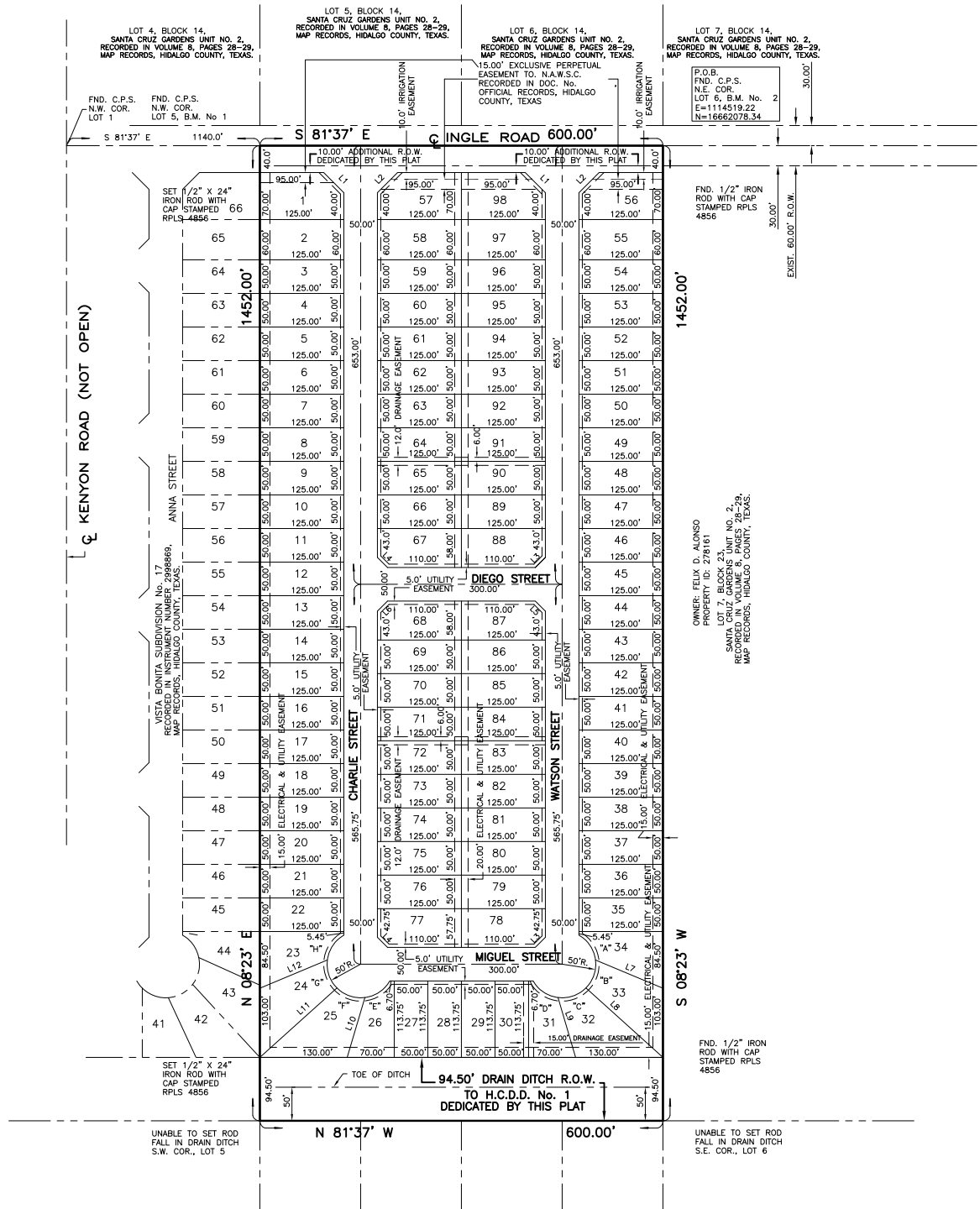
E SPRINGS SUBDIVISION \ PLAT	
CHECKED BY	APPROVED

ED BY

DATE OF PREPERATION: JULY 20, 2020

INGLE SPRINGS SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 5 AND 6, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3014593, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM



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 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: Ingle Springs Subdivision

3. Legal Description: A 20.00 acre tract of land being all of Lots 5 & 6, Block 23, Santa Cruz Gardens Unit No.2
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)

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Development Area | <input checked="" type="checkbox"/> Rural Development Area |
|---|--|

6. Primary consulting firm: Quintanilla, Headley & Associates, Inc

Email: alfonsoq@qha-eng.com

Phone: 956-381-6480 Address: 124 E. Stubbs, Edinburg, Texas 78539

7. Proposed method of liquid waste disposal:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> 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: 98

Residential: 98 Commercial: _____ Multi-Family: _____ Industrial: _____

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> AEP (Central Power & Light) | <input type="checkbox"/> Magic Valley Electric Co-op |
|---|--|

11. Irrigation District:

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

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
-------------	----------	-----------------	----------------	----------------	----------

Pre-Construction Meeting:

Notice To Proceed	√				Dated:
Roadway Open-Cut or Bore Permit Application	√				Dated:
TX-Dot Water UIR Permit (Only if making a connection to I69C)	√				
TX-Dot Sewer UIR Permit (Only if making a connection to I69C)	√				
N.O.I. Submittal	√				Dated:
SWPP Booklet Submittal	√				Dated:
RFI #1 Request	√				Dated:
Change Orders	√				Dated:
Final Walk Though	√				Dated:
Punch List	√				Dated:
Punch List (Completed and Approved)	√				Dated:
Letter of Acceptance	√				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	√				Dated:
Backfill Testing Results	√				Dated:
As-Builts (Revised Original Submittal)	√				Dated:

Recording Process:

Public Improvements with (Letter of Credit)		√			Dated:	Expires:
Recording Fees	\$ 106.00	√			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	√			Required: 0	EA. @ \$ -
Street Escrow (Wisconsin Road)	\$ -	√			Required: 0	EA. @ \$ -
Sidewalk Escrow (Wisconsin Road)	\$ -	√			Required: 0	LF @ \$ -
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter of Credit)					Date :	Lender :
Laboratory Testing Fee: 3%	\$ 35,408.22	√			\$ 1,180,274.00	Estimated Construction Cost
Inspection Fee: 2%	\$ -	√			\$ -	Final Construction Cost
Park Land Fees: ETJ \$ - Per Unit 0						
98 Residential \$ 600.00	\$ 58,800.00	√			50% Development	50% Building Stage
0 Multi-Family \$ -	\$ -				0% Development	0% Building Stage
Water Rights: NAWSC - CCN \$ -			√		18.147 Acres	\$ -
Water 30-year Letter (Residential)	\$ -	√			0 Lots @ \$ -	NAWSC WATER-CCN
Water 30-year Letter (Multi-Family)	\$ -		√		0 Lots @ \$ -	
Sewer 30-year Letter COE - CCN \$ -		√			0 Lots @ \$ -	COE SEWER-CCN
TOTAL OF FEES:	\$ 58,800.00					

Reimbursements:

Developer Sewer Improvements	\$ 37,786.05		√		Off-Site System: 18.147 AC	\$ 2,082.22
Developer Water Improvements	\$ -		√		Off-Site System 0.00 AC	\$ -
TOTAL OF REIMBURSEMENTS:	\$ 37,786.05					

Buyouts:

North Alamo Water Supply Corporation	\$ -	√			Required Buyout 0.00 AC.	\$ -
Sharyland Water Supply Corporation			√		Not Applicable	

Tax Certificates

County of Hidalgo / School District		√				
Water District		√			Hidalgo County Irrigation District # 2	

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	\$ -	Street & Sidewalk Improvements for ? Road				
Inspections other Fees	\$ 58,800.00	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights				
Reimbursements	\$ 37,786.05	Reimbursement to the Developer of Vista Bonita #17 Subdivision				
City of Edinburg	\$ 5,667.91	15% Payable to the City of Edinburg for Administrative Fee				
To the Developer of Record	\$ 32,118.14	85% Payable to the Developer of Record Owner / Developer				
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)				
TOTAL :	\$ 64,467.91	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts				

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Date: July 8, 2021
 Subdivision: INGLE SPRINGS SUBDIVISION – ETJ
 Checked by: A. BELTRAN
 Use: RESIDENTIAL DEVELOPMENT

Requirements	YES	NO	N/A	Remarks
Meets Minor Plat reqs.	<u> </u>	<u> X </u>	<u> — </u>	
Meets Preliminary Plat reqs.	<u> X </u>	<u> </u>	<u> </u>	
Meets Final Plat reqs.	<u> — </u>	<u> X </u>	<u> </u>	
Plat inside City	<u> — </u>	<u> X </u>	<u> </u>	
Plat in ETJ	<u> X </u>	<u> </u>	<u> </u>	
Rezoning Required	<u> </u>	<u> X </u>	<u> </u>	
Requires Petition for Annexation	<u> </u>	<u> X </u>	<u> </u>	
Meets Lot Area Req.	<u> X </u>	<u> </u>	<u> </u>	
Meets Lot Width Req.	<u> X </u>	<u> </u>	<u> </u>	
Meets Max. Block Length	<u> X </u>	<u> </u>	<u> </u>	Max. Length 800 feet.
Meets Block Width Req.	<u> X </u>	<u> </u>	<u> </u>	Short end of blk. is parallel to collector st.
Lots front on public ROW	<u> X </u>	<u> </u>	<u> </u>	
Meets Min Reqs B.T.L.	<u> </u>	<u> </u>	<u> X </u>	
Meets Min setback Reqs (F.S.R.)	<u> X </u>	<u> </u>	<u> </u>	
Meet Min Floor Elevation	<u> X </u>	<u> </u>	<u> </u>	
Lots front on major roadway	<u> X </u>	<u> </u>	<u> X </u>	
Double Frontage Lots	<u> </u>	<u> </u>	<u> X </u>	double frontage lots shall be avoided.
Meets Minimum Lot Dimensions	<u> X </u>	<u> </u>	<u> </u>	
Reserve Strips shown on plat	<u> </u>	<u> </u>	<u> X </u>	Reserve Strips are prohibited
Utility Easements shown on plat	<u> X </u>	<u> </u>	<u> </u>	
Owner's Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
P&Z Com. Cert..... as per UDC ...	<u> X </u>	<u> </u>	<u> </u>	
Surveyor Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Engineer Certificate as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Administrator Cert...as per UDC	<u> X </u>	<u> </u>	<u> </u>	
Street ROW Dedicated	<u> X </u>	<u> </u>	<u> </u>	
Perimeter Street paved	<u> </u>	<u> </u>	<u> X </u>	
Perimeter Street escrow	<u> </u>	<u> </u>	<u> X </u>	
Drainage Easements provided	<u> </u>	<u> </u>	<u> X </u>	
Parkland Dedication	<u> </u>	<u> X </u>	<u> </u>	
Parkland Dedication Fee per lot	<u> X </u>	<u> </u>	<u> </u>	Amt. City \$600.00/ETJ \$600.00
Water Rights Fee Required	<u> X </u>	<u> </u>	<u> </u>	Amount <u> 63 </u> (\$ <u> 300.00 </u> per lot)
NAWSC Transfer Fees	<u> </u>	<u> </u>	<u> X </u>	Amount <u> \$18,900.00 </u>
Required Utilities Provided	<u> X </u>	<u> </u>	<u> </u>	Developer shall construct On- Site & Off-
Site utilities				
City Reimbursement for Oversizing	<u> </u>	<u> </u>	<u> X </u>	pipe sizes in excess of 12-inches
Reimbursement Policy for NAWSC	<u> </u>	<u> </u>	<u> X </u>	applies to water service buyouts
Reimbursement Agreement	<u> </u>	<u> </u>	<u> X </u>	
Is Property in Floodplains	<u> </u>	<u> X </u>	<u> </u>	
Topography map provided	<u> X </u>	<u> </u>	<u> </u>	requires topo lines at 1 foot intervals
Soils	<u> </u>	<u> </u>	<u> X </u>	delineate soils for septic tank use
Monuments provided	<u> X </u>	<u> </u>	<u> </u>	
Lot Corners Marked	<u> X </u>	<u> </u>	<u> </u>	
Intermediate monuments provided	<u> X </u>	<u> </u>	<u> </u>	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: INGLE SPRINGS SUBDIVISION

Page 2:

Requirements	Yes	No	NA	Remarks
Meets Street Right of Way reqs.	<u>X</u>	<u> </u>	<u> </u>	
Requires Traffic Calming Devices	<u> </u>	<u>X</u>	<u> </u>	required on minor & residential Collector streets serving 92 lots or more Residential units
Private Roads	<u>X</u>	<u> </u>	<u> </u>	
Meets Req. Access Pts	<u>X</u>	<u> </u>	<u> </u>	
Private road has breakaway entry gate(s)	<u> </u>	<u> </u>	<u>X</u>	
Entry Turnaround meets City Standards	<u> </u>	<u>X</u>	<u> </u>	
Guard Houses meets city standards	<u> </u>	<u> </u>	<u>X</u>	
Entry Access width meets city standards	<u>X</u>	<u> </u>	<u> </u>	
Plat Includes Certificates for Private Streets	<u> </u>	<u>X</u>	<u> </u>	
Cul-de-sacs meet City reqs.	<u>X</u>	<u> </u>	<u> </u>	cul-de-sacs shall serve max. 20 lots or be 600 ft. length which results in shorter segment.
Meets min. cul-de-sac radius	<u>X</u>	<u> </u>	<u> </u>	Min. radii 50 ft. to property line/40 ft. to b.o.c
Meets min. alley reqs.	<u> </u>	<u> </u>	<u>X</u>	applies to subds. inside City.
Meets min. intersection design reqs.	<u> </u>	<u> </u>	<u>X</u>	requires 90 degree angle but not less than 75 degree
Meets min. street offset	<u> </u>	<u> </u>	<u>X</u>	requires min. 150 ft centerline offset.
Meets min. median & entry ways reqs.	<u> </u>	<u>X</u>	<u> </u>	
Meets Sidewalk Reqs.	<u>X</u>	<u> </u>	<u> </u>	Sidewalk plan req. with plat application
Provides for maintenance of Sidewalks in ETJ	<u> </u>	<u> </u>	<u>X</u>	reqs. Property owners, Homeowners Assoc or other means to maintain sidewalks in ETJ.
Plat provides for trails and bikeways	<u> </u>	<u> </u>	<u>X</u>	reqs. trails and bikeways easements for trails.
Meets Sight Distance reqs.	<u> </u>	<u> </u>	<u>X</u>	min. sight distance triangle is 25 feet at street intersections
Street Names meet City. Reqs.	<u>X</u>	<u> </u>	<u> </u>	no duplication of street names allowed and st. names shall not duplicate subd. names
Plat meets City Street Lighting Standards	<u> </u>	<u>X</u>	<u> </u>	
Plat meets City Engineering Standards	<u>X</u>	<u> </u>	<u> </u>	
Plat meets City Drainage Standards	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets TCEQ Water Quality reqs.	<u>X</u>	<u>X</u>	<u> </u>	development must meet storm-water reqs.
Plat meets surface drainage configurations	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets detention requirements	<u>X</u>	<u>X</u>	<u> </u>	
Plat meets sanitary sewer requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets water supply requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets fire flows and hydrant reqs.	<u> </u>	<u>X</u>	<u> </u>	
Plat meets water line requirements	<u>X</u>	<u> </u>	<u> </u>	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: INGLE SPRINGS SUBDIVISION

Page 3: _____

Requirements	Yes	No	NA	Remarks
Plat meets storm-water requirements	<u>X</u>	_____	_____	disturbed areas greater than 5 acres req. Phase I permit. NOI req. 7 days before construction begins. SWP3 req. & other reqs.
Plat meets storm-water requirements	_____	_____	<u>X</u>	disturbed areas less than 5 acres subject to Phase II permit unless waived by TCEQ.
Plat meets street tree reqs	_____	<u>X</u>	_____	street tree plan req. with preliminary or final plat as per Section 10.305
Plat meets tree preservation reqs.	_____	<u>X</u>	_____	
Plat meets tree survey reqs.	_____	_____	_____	
Plat meets limitation on clear cutting reqs.	_____	_____	<u>X</u>	
Bldg. Meets LSR	_____	<u>X</u>	_____	
Site Meets FAR	<u>X</u>	_____	_____	
Plat reflects N. arrow	<u>X</u>	_____	_____	
Plat reflects Scale	<u>X</u>	_____	_____	
Site Plan includes Landscape Plan	_____	<u>X</u>	_____	

REPORT: AMENDED PLAT OF UNION SQUARE APARTMENTS

July 7, 2021

Planning and Zoning Meeting:

July 13, 2021

Agenda Item #: 6 C

Amending the Plat of Union Square Apartments Subdivision

Subject: Consider Amending a Plat of Union Square Subdivision, an approximate 14.00-acre tract of land out of Lot 2, Block 2, Steele & Pershing Subdivision, as per map or plat thereof recorded in Volume 8, Page 114, and Map Records of Hidalgo County, Texas, as requested by Rio Delta Engineering, Inc.

Location: The property is located at the northwest corner of North Sugar Road and Russell Road

Zoning: This property is located within the City Limits and is Zoned Auto Urban Residential.

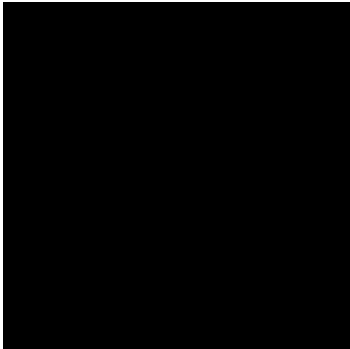
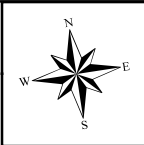
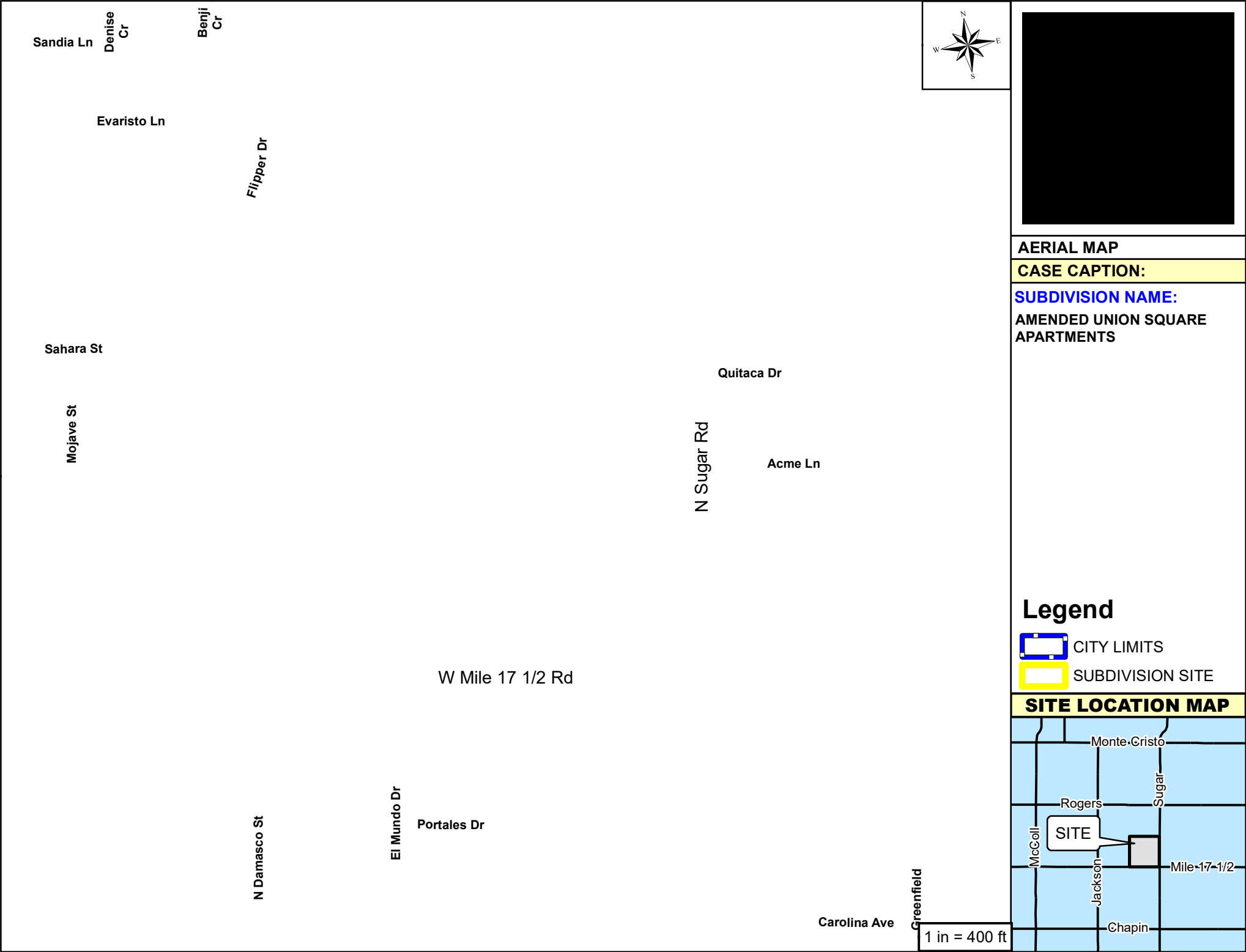
Analysis Union Square Apartments Subdivision was recorded on July 31, 2020 as a public subdivision. The developer is proposing to amend the subdivision to a private, gated development.

Utilities: Water Distribution will be provided by the City of Edinburg Water Distribution System and Sanitary Sewer Collection will be also be served the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Staff Recommendations

City of Edinburg Planning and Zoning Department

Recommends approval of the Amended plat in accordance with Texas Local Government Code Section 212.016(a). The municipal authority responsible for approving plats may approve and issue an amending plat, which may be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat is signed by the applicants only and is solely for one or more of the following purposes Section 212.016(a)(11)(A). The owners of all these lots have joined in the application for amending the plat.





AERIAL MAP

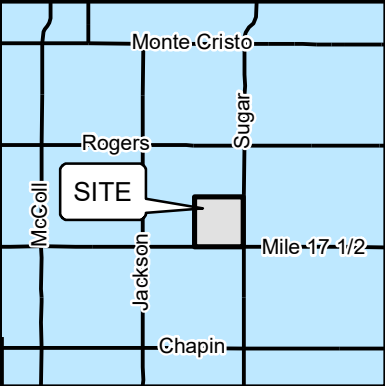
CASE CAPTION:

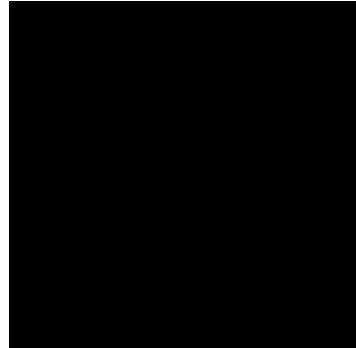
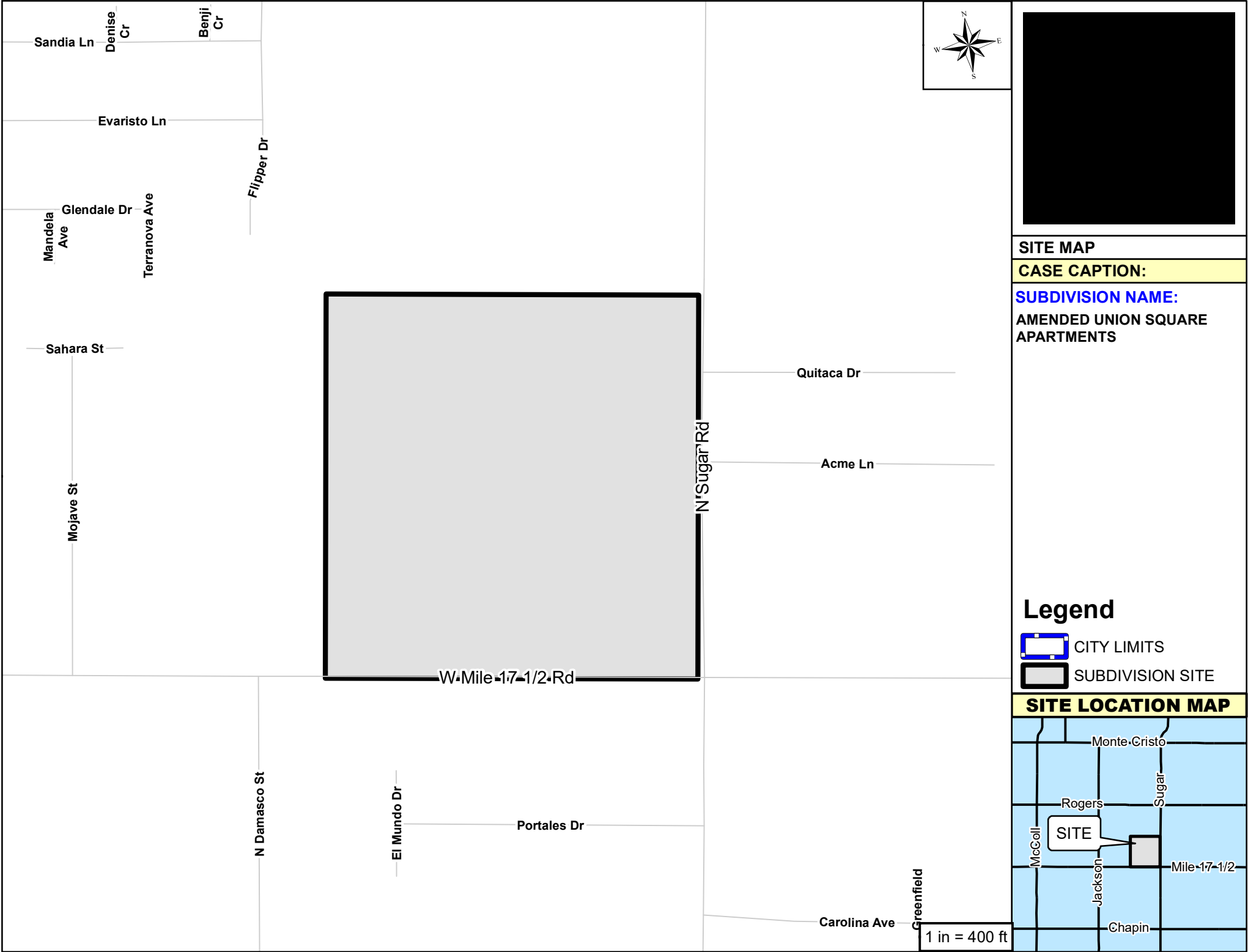
SUBDIVISION NAME:
**AMENDED UNION SQUARE
APARTMENTS**

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP







SITE MAP

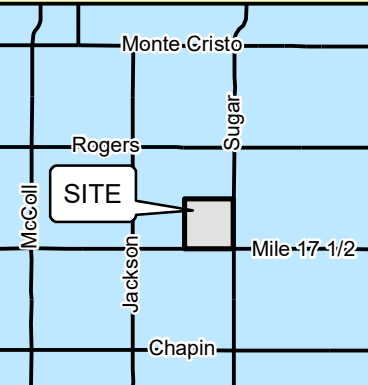
CASE CAPTION:

SUBDIVISION NAME:
AMENDED UNION SQUARE
APARTMENTS

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





Planning & Zoning Department

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):
- | | | |
|---|---|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input checked="" 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"/> 2 - 5 Mile E.T.J. Plat | <input type="checkbox"/> Re-Plat |
2. Exact name of proposed subdivision: AMENDED UNION SQUARE APARTMENTS
3. Legal Description: ALL OF LOTS 1 THRU 98, UNION SQUARE APARTMENTS S/D, INSTRUMENT NO. 3135087, H&MR
4. Zoning: Present: Urban Residential Required: N/A
5. Inside city limits? ☒ Yes ☐ No
- If outside, is the proposed subdivision within the: (Circle one)
- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area | <input type="checkbox"/> Rural Development Area |
|---|---|
6. Primary consulting firm: Melden & Hunt, Inc.
- Phone: (956) 381-0981 Address: 115 W. McIntyre Street Edinburg, TX 78541
7. Proposed method of liquid waste disposal:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> 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: _____
- Residential: X Commercial: _____ Multi-Family: _____ Industrial: _____
10. Electric power and light company to serve the proposed subdivision (circle one):
- | | |
|--|---|
| <input type="checkbox"/> AEP (Central Power & Light) | <input checked="" type="checkbox"/> Magic Valley Electric Co-op |
|--|---|
11. Irrigation District:
- | | |
|--|--|
| <input type="checkbox"/> Hidalgo County Irrigation District No. 1 | <input type="checkbox"/> Santa Cruz Irrigation District No. 15 |
| <input checked="" type="checkbox"/> Hidalgo County Irrigation District No. 2 | <input type="checkbox"/> Other: _____ |

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
PRELIMINARY & FINAL STAGE

ENGINEERING DEPARTMENT (956) 388-8211

SUBDIVISION PROCESS

Date Prepared : **January 7, 2021**

Application Filed: **December 7, 2020** P&Z Preliminary: **January 12, 2021** P&Z Final: _____ City Council: _____
 Reviewed By: **Abel Beltran, Subd. Coord.** Staff Review : **December 16, 2020** Time Line : **365** Days Expires : **December 7, 2021**
 Staff / Engineer : **December 22, 2020** 1st Extension : **0** Days Expires 1: _____
 2nd Extension : **0** Days Expires 2: _____
abeltran@cityofedinburg.com

Director of Planning & Zoning : Kimberly A. Mendoza Email : kmendoza@cityofedinburg.com City Office : (956) 388-8202
 Director of Utilities Arturo Martinez Email : amartinez@cityofedinburg.com City Office : (956) 388-8212
 Director of Public Works Vincent Romero Email : layala@cityofedinburg.com City Office : (956) 388-8210
 Director of Engineering Mardoqueo Hinojosa, P.E., CPM Email : mhinojosa@cityofedinburg.com City Office : (956) 388-8211

Owner:	P.O. Box 959 Edinburg, Texas				Mario Reyna, P.E., Project Engineer
AMENDED UNION SQUARE APARTMENTS				Consultant : Melden & Hunt, Inc.	
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				Date : December 4, 2020
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date:
Zoning : City Limits - Residential	✓				
Flood Zone	✓				Zone "X" (Shaded)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Hidalgo County Drainage District # 1
MPO Collector / Arterial Right-of-way Dedication	✓				Right-of-Way Dedication as per MPO requirements (0-Feet)
Minor / Major Collector Street pavement Section	✓				Street Section of 0-ft Back-Back
Variances Appeals Request:					Planning & Zoning Meeting Results City Council Meeting
			✓		
			✓		
			✓		

Construction Plans Review Submittals:
(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)

Cover Sheet	✓				
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				County of Hidalgo Offsite Septic System Facility
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				City of Edinburg Standard Policies
Water Distribution Detail Sheet	✓				City of Edinburg Standard Policies
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan	✓				
Erosion Control Plan Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	
Pre-Construction Meeting:							
Notice To Proceed		✓				Dated:	
Roadway Open-Cut or Bore Permit Application		✓				Dated:	
TX-Dot Water UIR Permit		✓				Dated:	
TX-Dot Sewer UIR Permit		✓				Dated:	
N.O.I. Submittal		✓				Dated:	
SWPP Booklet Submittal		✓				Dated:	
RFI #1 Request		✓				Dated:	
Change Orders		✓				Dated:	
Final Walk Though		✓				Dated:	
Punch List		✓				Dated:	
Punch List (Completed and Approved)		✓				Dated:	
Letter of Acceptance		✓				Dated:	
1-year Warranty (Water/Sewer/Paving/Drainage)		✓				Dated:	
Backfill Testing Results		✓				Dated:	
As-Builts (Revised Original Submittal)		✓				Dated:	
Recording Process:							
Public Improvements with (Letter of Credit)				✓		Dated: Expires:	
Recording Fees (Copy of Receipt)	\$ 106.00		✓			As required by County Clerks office	
Copy of H.C.D.D. #1 of PAID invoice	\$ 250.00		✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -			✓		Required: 0 EA. @ \$ -	
Fire Hydrant Escrow	\$ -			✓		Required: 0 EA. @ \$ -	
S/W Escrow	\$ -			✓		Required: 0 LF @ \$ -	
TOTAL OF ESCROWS: \$ -						Street Width : 0 0 Curb Radius	
Total Developer's Construction Cost: (Letter of Credit)						Date : Lender :	
Laboratory Testing Fee: 3%	\$ -			✓		\$ -	Estimated Construction Cost
Inspection Fee: 2%	\$ -			✓		\$ -	Final Construction Cost
Park Land Fees: Within City ETJ	\$ -			✓		0 Lots @ \$ -	
0 Residential \$ -	\$ -			✓		100% Development	0% Building Stage
0 Multi-Family \$ -	\$ -			✓		0% Development	0% Building Stage
Total Water Rights Fees : COE - CCN	\$ -			✓		0 Acre(s)	RGRWA 2020 Fees : \$ 2,896.81
Water 30-year Letter COE - CCN	\$ -			✓		0 Lots @ \$ -	Meter Fee: COE WATER-CCN
Sewer 30-year Letter OSSF System	\$ -			✓		0 Lots @ \$ -	Sewer Fee: COE SEWER - CCN
TOTAL OF FEES: \$ -							
Reimbursements:							
Developer Sewer Improvements	\$ -			✓		Off-Site System: 0.00 AC	\$ -
Developer Water Improvements	\$ -			✓		Off-Site System 0.00 AC	\$ -
Developer Drainage Improvements	\$ -			✓		Off-Site System 0.00 TOTAL	\$ -
TOTAL OF REINBURSEMENTS: \$ -							
Buyouts:							
North Alamo Water Supply Corporation				✓		Not Applicable	
Sharyland Water Supply Corporation				✓		Not Applicable	
Tax Certificates							
County of Hidalgo / School District			✓				
Water District			✓			Hidalgo County Irrigation District # 2	
Total of Escrows, Fees, Reimbursements and Buyouts:							
Escrows	\$ -	Street & Sidewalk Improvements for Russell Road					
Inspections other Fees	\$ -	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights					
Reimbursements	\$ -	Riembursement to the Developer of Subdivision					
City of Edinburg	\$ -	0% Payable to the City of Edinburg for Administrative Fee					
To the Developer of Record	\$ -	0% Payable to the Developer of Record Owner / Developer					
Buyouts	\$ -						
TOTAL : \$ -		Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts					

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Date: July 8, 2021
 Subdivision: AMENDED PLAT of UNION SQUARE APARTMENTS
 Checked by: A. BELTRAN
 Use: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Requirements	YES	NO	N/A	Remarks
Meets Minor Plat reqs.	<u>X</u>	___	___	
Meets Preliminary Plat reqs.	<u>X</u>	___	___	
Meets Final Plat reqs.	<u>X</u>	___	___	
Plat inside City	<u>X</u>	___	___	
Plat in ETJ	___	<u>X</u>	___	
Rezoning Required	___	<u>X</u>	___	
Requires Petition for Annexation	___	<u>X</u>	___	
Meets Lot Area Req.	<u>X</u>	___	___	
Meets Lot Width Req.	<u>X</u>	___	___	
Meets Max. Block Length	<u>X</u>	___	___	Max. Length 800 feet.
Meets Block Width Req.	<u>X</u>	___	___	Short end of blk. is parallel to collector st.
Lots front on public ROW	<u>X</u>	___	___	
Meets Min Reqs B.T.L.	___	___	<u>X</u>	
Meets Min setback Reqs (F.S.R.)	<u>X</u>	___	___	
Meet Min Floor Elevation	<u>X</u>	___	___	
Lots front on major roadway	___	___	<u>X</u>	
Double Frontage Lots	___	___	<u>X</u>	double frontage lots shall be avoided.
Meets Minimum Lot Dimensions	<u>X</u>	___	___	
Reserve Strips shown on plat	___	___	<u>X</u>	Reserve Strips are prohibited
Utility Easements shown on plat	<u>X</u>	___	___	
Owner's Certificate as per UDC	<u>X</u>	___	___	
P&Z Com. Cert..... as per UDC ...	<u>X</u>	___	___	
Surveyor Certificate as per UDC	<u>X</u>	___	___	
Engineer Certificate as per UDC	<u>X</u>	___	___	
Administrator Cert...as per UDC	<u>X</u>	___	___	
Street ROW Dedicated	<u>X</u>	___	___	
Perimeter Street paved	___	___	<u>X</u>	
Perimeter Street escrow	___	___	<u>X</u>	
Drainage Easements provided	___	___	<u>X</u>	
Parkland Dedication	___	<u>X</u>	___	
Parkland Dedication Fee per lot	<u>X</u>	___	___	Amt. City \$600.00/ETJ \$600.00
Water Rights Fee Required	<u>X</u>	___	___	Amount <u>0</u> (\$ <u>0.00</u> per lot)
NAWSC Transfer Fees	___	___	<u>X</u>	Amount <u>\$ 0.00</u>
Required Utilities Provided	<u>X</u>	___	___	Developer shall construct On- Site & Off-
Site utilities				
City Reimbursement for Oversizing	___	___	<u>X</u>	pipe sizes in excess of 12-inches
Reimbursement Policy for NAWSC	___	___	<u>X</u>	applies to water service buyouts
Reimbursement Agreement	___	___	<u>X</u>	
Is Property in Floodplains	___	<u>X</u>	___	
Topography map provided	<u>X</u>	___	___	requires topo lines at 1 foot intervals
Soils	___	___	<u>X</u>	delineate soils for septic tank use
Monuments provided	<u>X</u>	___	___	
Lot Corners Marked	<u>X</u>	___	___	
Intermediate monuments provided	<u>X</u>	___	___	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: AMENDED PLAT OF UNION SQUARE APARTMENTS

Page 2:

Requirements	Yes	No	NA	Remarks
Meets Street Right of Way reqs.	<u>X</u>	<u> </u>	<u> </u>	
Requires Traffic Calming Devices	<u> </u>	<u>X</u>	<u> </u>	required on minor & residential Collector streets serving 92 lots or more Residential units
Private Roads	<u>X</u>	<u> </u>	<u> </u>	
Meets Req. Access Pts	<u>X</u>	<u> </u>	<u> </u>	
Private road has breakaway entry gate(s)	<u> </u>	<u>X</u>	<u> </u>	
Entry Turnaround meets City Standards	<u> </u>	<u>X</u>	<u> </u>	
Guard Houses meets city standards	<u> </u>	<u> </u>	<u>X</u>	
Entry Access width meets city standards	<u> </u>	<u>X</u>	<u> </u>	
Plat Includes Certificates for Private Streets	<u> </u>	<u>X</u>	<u> </u>	
Cul-de-sacs meet City reqs.	<u>X</u>	<u> </u>	<u> </u>	cul-de-sacs shall serve max. 20 lots or be 600 ft. length which results in shorter segment.
Meets min. cul-de-sac radius	<u>X</u>	<u> </u>	<u> </u>	Min. radii 50 ft. to property line/40 ft. to b.o.c
Meets min. alley reqs.	<u> </u>	<u> </u>	<u>X</u>	applies to subds. inside City.
Meets min. intersection design reqs.	<u> </u>	<u> </u>	<u>X</u>	requires 90 degree angle but not less than 75 degree
Meets min. street offset	<u> </u>	<u> </u>	<u>X</u>	requires min. 150 ft centerline offset.
Meets min. median & entry ways reqs.	<u> </u>	<u>X</u>	<u> </u>	
Meets Sidewalk Reqs.	<u>X</u>	<u> </u>	<u> </u>	Sidewalk plan req. with plat application
Provides for maintenance of Sidewalks in ETJ	<u> </u>	<u> </u>	<u>X</u>	reqs. Property owners, Homeowners Assoc or other means to maintain sidewalks in ETJ.
Plat provides for trails and bikeways	<u> </u>	<u> </u>	<u>X</u>	reqs. trails and bikeways easements for trails.
Meets Sight Distance reqs.	<u> </u>	<u> </u>	<u>X</u>	min. sight distance triangle is 25 feet at street intersections
Street Names meet City. Reqs.	<u>X</u>	<u> </u>	<u> </u>	no duplication of street names allowed and st. names shall not duplicate subd. names
Plat meets City Street Lighting Standards	<u>X</u>	<u> </u>	<u> </u>	
Plat meets City Engineering Standards	<u>X</u>	<u> </u>	<u> </u>	
Plat meets City Drainage Standards	<u>X</u>	<u> </u>	<u> </u>	
Plat meets TCEQ Water Quality reqs.	<u>X</u>	<u> </u>	<u> </u>	development must meet storm-water reqs.
Plat meets surface drainage configurations	<u>X</u>	<u> </u>	<u> </u>	
Plat meets detention requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets sanitary sewer requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets water supply requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets fire flows and hydrant reqs.	<u>X</u>	<u> </u>	<u> </u>	
Plat meets water line requirements	<u>X</u>	<u> </u>	<u> </u>	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: AMENDED PLAT OF UNION SQUARE APARTMENTS

Page 3: _____

Requirements	Yes	No	NA	Remarks
Plat meets storm-water requirements	<u>X</u>	_____	_____	disturbed areas greater than 5 acres req. Phase I permit. NOI req. 7 days before construction begins. SWP3 req. & other reqs.
Plat meets storm-water requirements	_____	_____	<u>X</u>	disturbed areas less than 5 acres subject to Phase II permit unless waived by TCEQ.
Plat meets street tree reqs	_____	<u>X</u>	_____	street tree plan req. with preliminary or final plat as per Section 10.305
Plat meets tree preservation reqs.	_____	<u>X</u>	_____	
Plat meets tree survey reqs.	_____	_____	_____	
Plat meets limitation on clear cutting reqs.	_____	_____	<u>X</u>	
Bldg. Meets LSR	_____	<u>X</u>	_____	
Site Meets FAR	<u>X</u>	_____	_____	
Plat reflects N. arrow	<u>X</u>	_____	_____	
Plat reflects Scale	<u>X</u>	_____	_____	
Site Plan includes Landscape Plan	_____	<u>X</u>	_____	



CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: July 13, 2021

VARIANCE

Agenda Item No: 7A

Variance – Woodland Estates Subdivision

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code as follows: **1.)** Article 3-District and Bulk Standards, Division 3.300 – Bulk Regulations – Standard Development, Section 3.303 Multi-Family - Lot Width and Lot Area, and **2.)** Article 8 – Streets, Utilities, and Drainage, Division 8.200- Streets, Sidewalks and Trails, Section 8.204 – Street Standards. **Woodland Estates Subdivision**, a multi-family residential development, being 31.12 acres out of Lot 14, Section 237 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located on the northwest corner of North McColl Road (FM 2061), and West Schunior Street intersection, as requested by Melden and Hunt Inc.

2. Description/Scope: Woodland Estates Subdivision is located at the northwest corner of North McColl Road (FM 2061) and West Schunior Street. The 31.12 acre tract is currently vacant and is zoned Auto Urban Residential District. It is proposed for a multifamily residential development consisting of 90 lots.

Mr. Mario Reyna, P.E., of Melden & Hunt, Inc., on behalf of the developer is requesting variances to the City's Unified Development Code for a proposed multi-family residential development submitted under the name of Woodland Estates Subdivision. The proposed Auto Urban multi-family development consists of a 31.12 acre tract with 90 proposed lots. A subdivision plat by the name Woodland Estates received preliminary approval by the Planning and Zoning Commission at their meeting of May 11, 2021.

Variance #1 – Article 3, District and Bulk Standards - Section 3.303 Multi-Family Lot Width

Mario Reyna, P.E., on behalf of the developer has submitted a variance request to the lot frontage requirements for said development. The property is zoned Auto-Urban Residential District and requires a minimum of 100 ft. of frontage.

According to the adopted Unified Development Code Section 3.303 Multi-Family Lot and Building Standards, the minimum lot width is 100 ft. The lots within the proposed development range from 76 ft. to 79 ft. in width. These lot widths do not conform to the requirements of the Unified Development Code.

Staff's Recommendation: Staff recommends disapproval of the variance request and that the developer comply with the required minimum lot width requirements of 100 ft. in accordance with the property zoning.

Variance #2 – Article 3, District and Bulk Standards - Section 3.303 Multi-Family Lot Area

Request: Mario Reyna, P.E., has submitted a variance request, on behalf of the developer, to the minimum lot square footage requirement of 10,000 square feet for said development. The property is zoned Auto-Urban Residential District and requires a minimum of 10,000 sq. ft. per lot for multi-family residential.

According to the adopted Unified Development Code Section 3.303 the minimum square ft. requirement for multifamily lots is 10,000 square feet. Proposed lot square footage range from approximately 8,500 to 12,500 sq. ft.

Staff's Recommendation: Staff recommends disapproval and that the developer comply with the required amount of square footage of 10,000 sq. ft. in accordance with the property zoning.

Variance #3 – Article 8 – Streets Utilities, and Drainage - Section 8.204 Street Standards

Mario Reyna, P.E., has submitted a variance request, on behalf of the developer, to the minimum street standards. The development proposes street rights-of-way at 60 ft. in width and B-B streets at 40 ft. width for said development.

According to the Unified Development Code Section 8.204 Street Standards, the developer is required to dedicate 60 ft. of right-of-way with a pavement section of 43 ft. back-to-back. The developer is proposing a 60 ft. right-of-way dedication with a pavement section of 40 ft. back-to-back instead of the required 43 ft. back-to-back. The proposed street pavement section does not conform to the requirements of the Unified Development Code for a multi-family residential development.

The project engineer is proposing a 60 ft. right-of-way with 10 ft. utility easements on both sides of the street with a 40 ft. pavement section. The project engineer has submitted an exhibit with the 40 ft. pavement section, which has been review by city departments.

Staff's Recommendation: Based on the exhibit and information provided, city staff recommends approval of the request allowing a 60 ft. right-of-way with 10 ft. utility easements and a 40 ft. pavement section.

Reason for Request:

The developer has indicated that the basis for the request is due to property constraints for the proposed multi-family residential development.

Prepared By:

Approved By:

Abel Beltran,
Planner I

Kimberly Mendoza, MPA
Director of Planning and Zoning

APPROVED: _____

NOT APPROVED: _____

TABLED: _____

NO ACTION: _____

Attachments:
 Unified Development Code
 Aerial Photo
 Site Plan

Sec. 3.303 Multi-Family

The following bulk standards apply to multi-family buildings that are not part of a planned development:

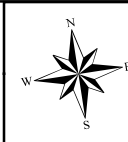
Table 3.303 Multi-Family Lot and Building Standards						
Zoning District	Minimum					Maximum
	Lot Area per Building (sf.)	Lot Width (ft.) ¹	Street Yard (ft.) ²	Side Yard total (ft.) ²	Rear Yard (ft.) ²	Height (ft.)
Auto-Urban Residential (AU)	10,000	100	20	12	20	40
Urban Residential (UR)	10,000	100	20	12	20	48
Urban University (UU)	15,000	100	20	12	20	60
Downtown (D)	10,000	100	20	12	20	72
¹ Along arterials, frontages in excess of the minimum lot width may be required. See Division 9.400, Access Management and Circulation.						
² If a larger buffer yard is required, the setback shall be the width of the buffer yard.						

Sec. 8.204 Street Standards

- A. **Streets.** The standards in Table 8.204, *Street Standards*, shall govern all street construction, except with regard to State highways, which shall meet Texas Department of Transportation (TxDOT) specifications.

Table 8.204 Street Standards ¹		
Right-of-way Width	Paving Width ²	Paving Sections Escrow
50 ft. (w/5 ft. U.E.) Minor (60 ft. with street trees)	32 ft. B-B	8-inch Caliche 2-inch HMA
60 ft. Residential Collector ³	43 ft. 2 lanes (+) 2 park (+) C&G ⁴	8-inch Caliche 2-inch HMA
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HMA
100 ft. Minor Arterial	65 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HMA
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HMA
¹ Source: City Standards Manual, Section II-3.		
² Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.		
³ Multi-family subdivisions shall be required to comply with residential collector street standards.		
⁴ C&G means 1.5 ft. wide curb and gutter on each side of the street.		

- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.
- C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.





AERIAL MAP

CASE CAPTION:

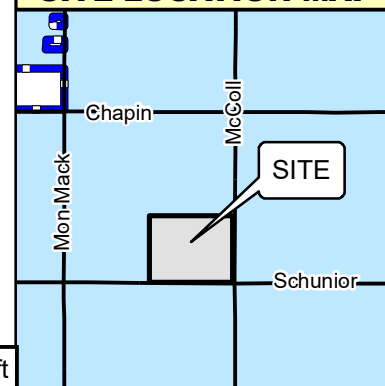
SUBDIVISION NAME: WOODLANDS ESTATES

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

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 250 ft

N McColl Rd

W Schunior St

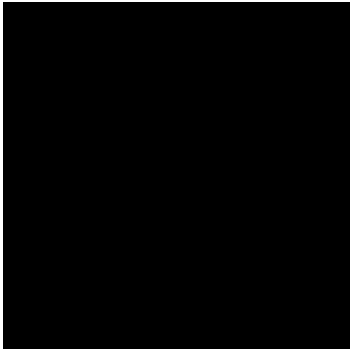
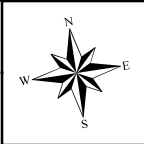
Temple Dr

Boston College Dr

Loyola Dr

Notre Dame Dr

Alteza Dr





SITE MAP

CASE CAPTION:

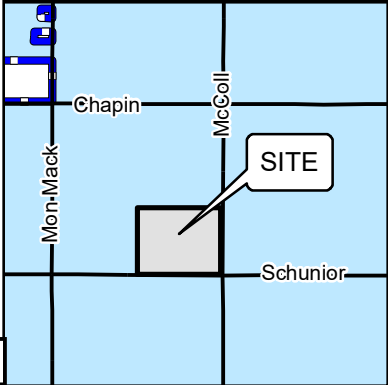
SUBDIVISION NAME:
WOODLANDS ESTATES

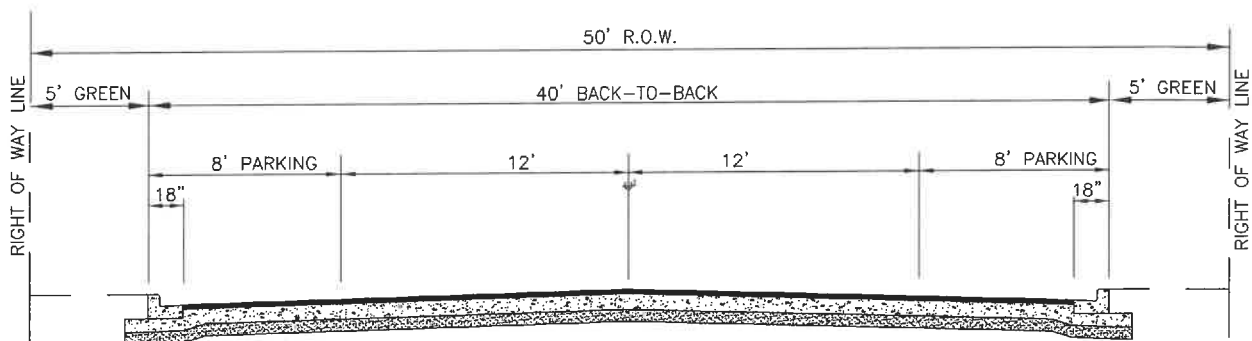
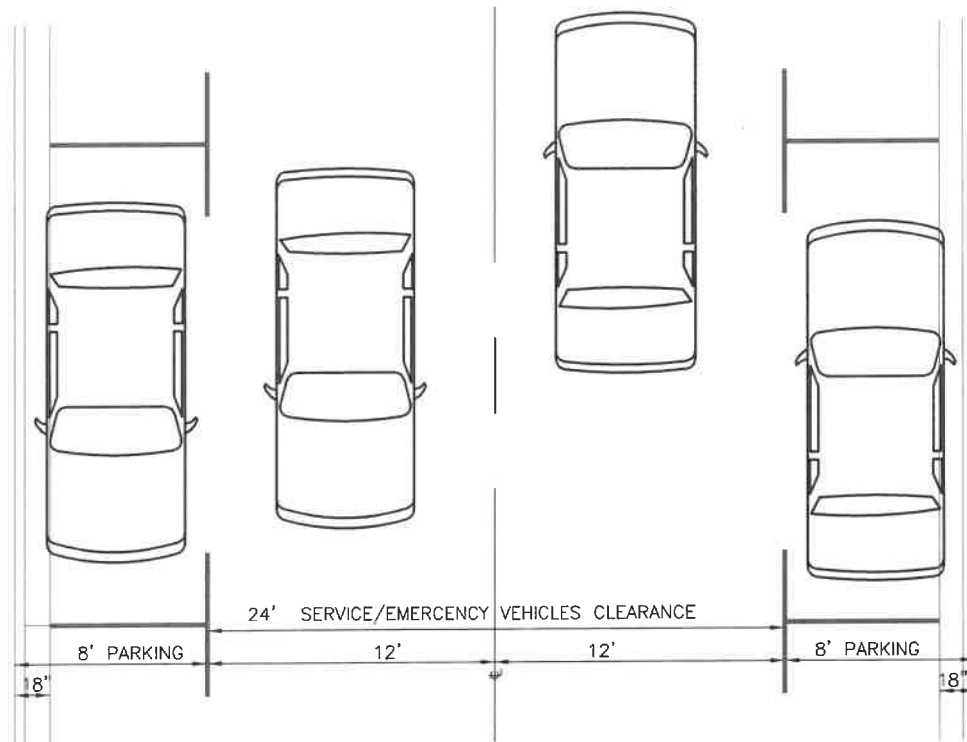
Consider the Preliminary plat of Woodlands Estates, being 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company Survey, located at 1001 North McColl Road, as by Melden and Hunt

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





STREET SECTION
WOODLANDS ESTATES
 N.T.S.



TBPLS No. 10096900

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 7/09/21
 JOB No. 21091
 FILE NAME: STREET EXHIBIT
 DRAWN BY: CIRO

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

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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed The Woodlands Being a 31.124 acre tract of land out of Lot 14, Section 237, Texas Mexican Railway
Company's Survey

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

Article 8 Streets, Utilities and Drainage Section 8.204 Street Standards City Street Ordinance Row of 50'
w/40' B-B street variance street width

Reason for Request:

Property constrains for proposed Multi-Family Development

Erickson Construction

Property Owner *(Print legibly or type)*

3520 Buddy Owens

Address

McAllen TX 78504

City, State, Zip

c/o (956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.

Applicant / Agent *(Print legibly or type)*

115 W McIntyre Street

Address

Edinburg TX 78541

City, State, Zip

(956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

\$450 Application Fee: _____

Received By: _____ **RECEIVED**

JUN 07 2021

Name: _____



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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed The Woodlands Being a 31.124 acre tract of land out of Lot 14, Section 237, Texas Mexican Railway
Company's Survey

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

Article 3 District and Bulk Standards- Section 3.301 Single Family Lot building standards variance on square
footage requirements

Reason for Request:

Property constrains for proposed Multi-Family Development

Erickson Construction

Property Owner *(Print legibly or type)*

3520 Buddy Owens

Address

McAllen TX 78504

City, State, Zip

c/o (956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.

Applicant / Agent *(Print legibly or type)*

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Received By: _____ **RECEIVED**

JUN 07 2021

Name: _____



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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed The Woodlands Being a 31.124 acre tract of land out of Lot 14, Section 237, Texas Mexican Railway
Company's Survey

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

Article 3 District and Bulk Standards- Section 3.303 Multi-Family Lot width per City ordinance 100 Ft width
variance on lot width

Reason for Request:

Property constrains for proposed Multi-Family Development

Erickson Construction

Property Owner *(Print legibly or type)*

3520 Buddy Owens

Address

McAllen TX 78504

City, State, Zip

c/o (956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.

Applicant / Agent *(Print legibly or type)*

115 W McIntyre Street

Address

Edinburg TX 78541

City, State, Zip

(956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

\$450 Application Fee: _____

Received By: _____ **RECEIVED**

JUN 07 2021

Name: _____



CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: July 13, 2021

VARIANCE

Agenda Item No: 7B

Variance – Sugar Mill Estates Subdivision

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code as follows: **1.)** Article 3-District and Bulk Standards, Division 3.300- Bulk Regulations – Standard Development, Section 3.303 Multi-Family - Lot Width and Lot Area, and **2.)** Article 8 – Streets, Utilities, and Drainage, Division 8.200- Streets, Sidewalks and Trails, Section 8.204 – Street Standards. **Sugar Mill Estates Subdivision**, a multi-family residential development, being a 19.64 acres out of Lots 7 & 8, Section 242 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at the east side of North Sugar Road, approximately 925 ft. north of West Chapin Street, as Requested by Melden and Hunt, Inc.

2. Description/Scope: Sugar Mills Estates Subdivision is located on the east side of North Sugar Road approximately 925 ft. north of West Chapin Street. The 19.64 acre tract is currently vacant and is zoned Urban Residential and is proposed for a multifamily residential development consisting of 56 lots.

Mr. Mario Reyna, P.E., on behalf of the developer is requesting variances to the City's Unified Development Code.

Variance #1 – Article 3, District and Bulk Standards - Section 3.303 Multi-Family Lot Width

Mario Reyna, P.E., on behalf of the developer has submitted a variance request to the lot width requirement for a multi-family development. The property is zoned Urban Residential District and requires a minimum of 100 ft. of lot frontage.

According to the adopted Unified Development Code Section 3.303 Multi-Family Lot and Building Standards, the minimum lot width is 100 ft. The lots within the proposed development range from approximately 60 ft. to 80 ft. in width. These lot widths do not conform to the requirements of the Unified Development Code.

Staff's Recommendation: Staff recommends disapproval and that the developer comply with the required minimum lot width requirements of 100 ft. in accordance with the requirements based on the zoning.

Variance #2 – Article 3, District and Bulk Standards - Section 3.303 Multi-Family Lot Area

Mario Reyna, P.E., has submitted a variance request, on behalf of the developer to the minimum lot square footage requirement of 10,000 square feet for said development. The property is zoned Urban Residential District and requires a minimum of 10,000 square-foot per lot.

The proposed lots' square footage ranges from 5,871.41 to 59,743.99 sq. ft. with most lots measuring just over 10,000 sq. ft.

Staff's Recommendation: Staff recommends disapproval and that the developer comply with the Unified Development Code, and provide the correct amount of square footage of 10,000 square feet for all lots in accordance with the property zoning.

Variance #3 – Article 8 – Streets Utilities, and Drainage - Section 8.204 Street Standards

Mario Reyna, P.E., has submitted a variance request, on behalf of the developer, to the minimum street standards. The development proposes streets rights-of-way at 50 ft. and street B-B width at 40 ft. with 10 and 15 ft. easements for said development.

According to the Unified Development Code Section 8.204 Street Standards, the developer is required to dedicate 60 ft. of right-of-way with a pavement section of 43 ft. back-to-back. The developer is proposing a 50 ft. right-of-way dedication with a pavement section of 40 ft. back-to-back. The proposed right-of-way and street pavement section does not conform to the requirements of the Unified Development Code for a multi-family residential development.

Staff's Recommendation: Based on the exhibits provided, City staff recommends approval of the request allowing a 50 ft. right-of-way with 10 ft. and 15 utility easements and a 40 ft. pavement section

Reason for Request:

The developer has indicated that the basis for the request is due to property constraints for the proposed multi-family residential development.

Prepared By:

Approved By:

Abel Beltran,
Planner I

Kimberly Mendoza, MPA
Director of Planning and Zoning

APPROVED: _____

NOT APPROVED: _____

TABLED: _____

NO ACTION: _____

Attachments:
 Unified Development Code
 Aerial Photo
 Site Plan

Sec. 3.303 Multi-Family

The following bulk standards apply to multi-family buildings that are not part of a planned development:

Table 3.303 Multi-Family Lot and Building Standards						
Zoning District	Minimum					Maximum
	Lot Area per Building (sf.)	Lot Width (ft.) ¹	Street Yard (ft.) ²	Side Yard total (ft.) ²	Rear Yard (ft.) ²	Height (ft.)
Auto-Urban Residential (AU)	10,000	100	20	12	20	40
Urban Residential (UR)	10,000	100	20	12	20	48
Urban University (UU)	15,000	100	20	12	20	60
Downtown (D)	10,000	100	20	12	20	72

¹ Along arterials, frontages in excess of the minimum lot width may be required. See Division 9.400, Access Management and Circulation.

² If a larger buffer yard is required, the setback shall be the width of the buffer yard.

Sec. 8.204 Street Standards

- A. **Streets.** The standards in Table 8.204, *Street Standards*, shall govern all street construction, except with regard to State highways, which shall meet Texas Department of Transportation (TxDOT) specifications.

Table 8.204 Street Standards ¹		
Right-of-way Width	Paving Width ²	Paving Sections Escrow
50 ft. (w/5 ft. U.E.) Minor (60 ft. with street trees)	32 ft. B-B	8-inch Caliche 2-inch HMA
60 ft. Residential Collector ³	43 ft. 2 lanes (+) 2 park (+) C&G ⁴	8-inch Caliche 2-inch HMA
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HMA
100 ft. Minor Arterial	65 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HMA
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HMA

¹ Source: City Standards Manual, Section II-3.

² Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.

³ Multi-family subdivisions shall be required to comply with residential collector street standards.

⁴ C&G means 1.5 ft. wide curb and gutter on each side of the street.

- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.
- C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.

Portales Dr

Carolina Ave

Greenfield

Carmen

N Sugar Rd

Prosperity Dr

W Chapin St

Crescent Ct

Jeni Rey Ln

Shavano Dr

Look Out Dr

Look
Out Dr



AERIAL MAP

CASE CAPTION:

SUBDIVISION NAME:

SUGAR MILL ESTATES
Consider the Preliminary plat of
Sugar Mill Estates Subdivision,
being a tract of land containing
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
and Jeni Rey Lane,
as requested by Melden and Hunt

Legend



CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP

Mile-17-1/2

SITE

Sugar

Chapin

1 in = 400 ft



Portales Dr

Carolina Ave

Greenfield

Carmen

N Sugar Rd

Jeni Rey Ln

Shavano Dr

Look Out Dr

Look Out Dr

Prosperity Dr

Crescent Ct

W Chapin St

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

SUGAR MILL ESTATES

Consider the Preliminary plat of Sugar Mill Estates Subdivision, being a tract of land containing 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 and Jeni Rey Lane, as requested by Melden and Hunt

Legend



CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP

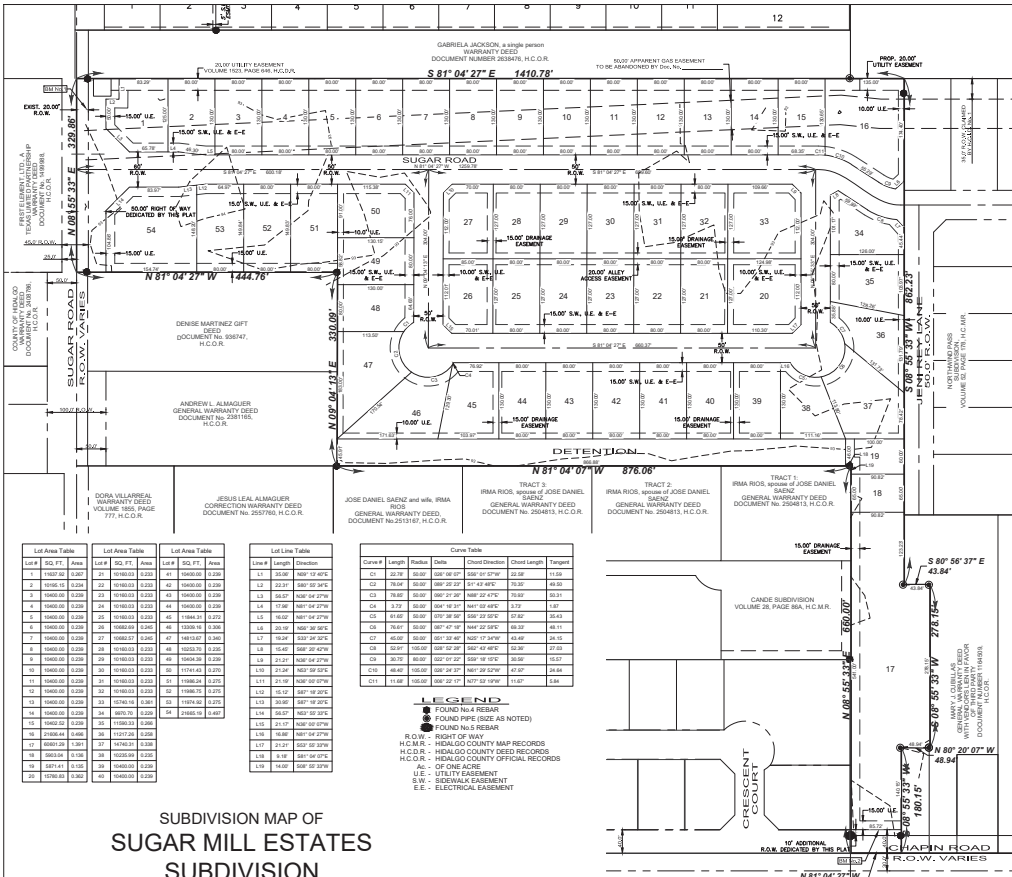
Mile-17-1/2

SITE

Sugar

Chapin

1 in = 400 ft



GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) AREAS ARE DETERMINED TO BE FLOOD ZONE "X" AREAS. THE UNSHADED AREAS ARE DETERMINED TO BE FLOOD ZONE "X" AREAS. THE UNSHADED AREAS ARE DETERMINED TO BE FLOOD ZONE "X" AREAS.

1. SETBACKS: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER. 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER. 20.00 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 ELEVATION. 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 83 (GEOID 2003) :

4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 120,000 CUBIC FEET (2,400 CUBIC FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPMENT SHALL BE REQUIRED TO DETAIN AND ACCUMULATE MORE THAN THE DETAILED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DEVELOPMENT TO DETAIN ARE GREATER THAT STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAT CHINER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

5. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. A 5 FOOT SIDEWALK WITH ADA RAMP IS REQUIRED ALONG N. SUGAR ROAD, CHAPIN ROAD AND KEY LANE. THE DEVELOPER DURING SUBDIVISION CONSTRUCTION LOT OWNERS WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMP AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.

ALL LOT GRADING TO BE AT 1% FROM REAR TO FRONT OF LOT.

LOT 1 & 54 SHALL NOT HAVE ACCESS FROM SUGAR ROAD, LOTS 18 & 19 SHALL HAVE ACCESS FROM JOAN KEY LANE & LOT 17 SHALL HAVE ACCESS FROM CHAPIN ROAD.

10. 50% OF PARK LAND FEE (\$300.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS 18 & 19.

50% OF PARK LAND FEE (\$400.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS 1-17 & 20-54.

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADAPTED UNDER TEXAS WATER CODE §46.211 (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 ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SEGUN, P.E., C.F.M.
GENERAL MANAGER

DATE

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, 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 HOCHI RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID.

PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUGAR MILL ESTATES SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG, TEXAS, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL, DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS AS REFLECTED ON THIS PLAT HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL, DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAME. THE CITY OF EDINBURG, TEXAS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAME. THE CITY OF EDINBURG, TEXAS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAME.

MOJIB A. PEREZ, MANAGING MEMBER
NOVELLUM LTD. A TEXAS LIMITED PARTNERSHIP
4001 E. SHART RD, STE 550
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MOJIB A. PEREZ, 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 THAT HE IS FULLY COMPETENT TO EXECUTE THE SAME, AND THAT HE IS FULLY COMPETENT TO EXECUTE THE SAME, AND THAT HE IS FULLY COMPETENT TO EXECUTE THE SAME.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARCO A. REYNAL, P.E. #117388
DATE SURVEYED: 04-05-2021
JOB NO. 21002-03

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KUTH, 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 GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND THERE ARE NO APPARENT ENCUMBRANCES OR INTERESTS OVERLAPPING OR IMPROVING, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATE THIS, THE _____ DAY OF _____, 20____.

FRED L. KUTH, P.L.S. #1 S. No. 4750
STATE OF TEXAS
DATE SURVEYED: 04-05-2021
SURVEY JOB #21344-08

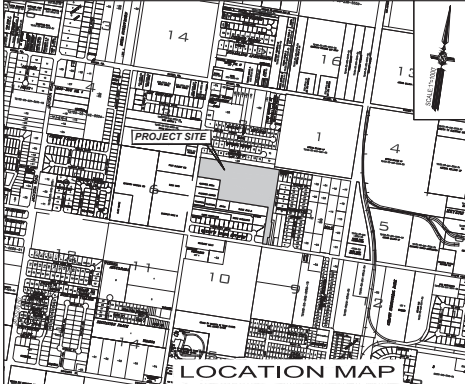
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN AS SUGAR MILL ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHENEN APPROVED, IS RECORDED AND HAS BEEN APPROVED FOR RECORDING ON THIS _____ DAY OF _____, 20____.

CHAIRPERSON PLANNING AND ZONING COMMISSION

SUBDIVISION MAP OF
SUGAR MILL ESTATES
SUBDIVISION

BEING A SUBDIVISION OF 19.641 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 7 AND 8, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS



METES AND BOUNDS DESCRIPTION:

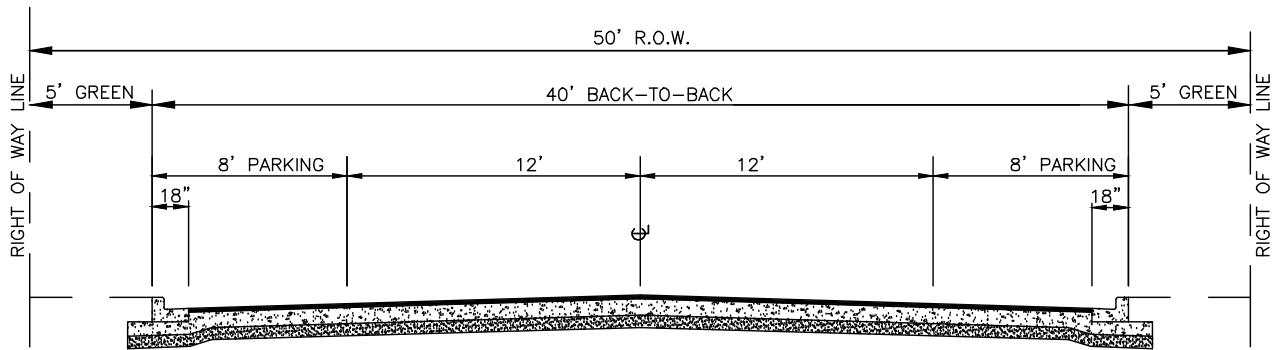
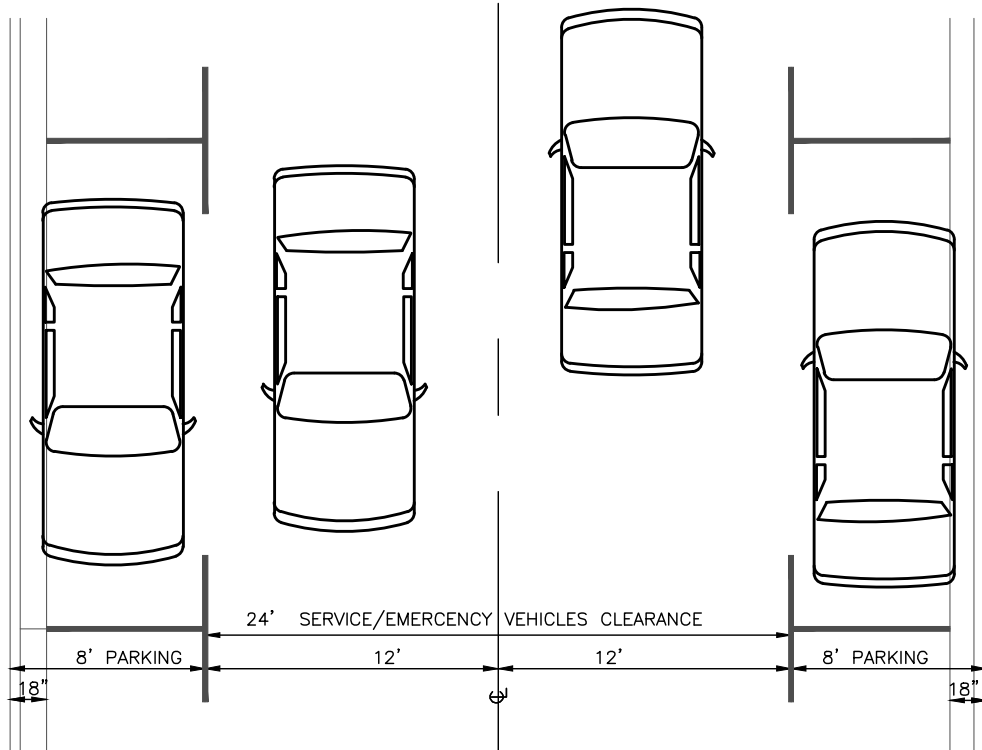
A TRACT OF LAND CONTAINING 19.641 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 7 AND 8, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 19.641 ACRES OUT OF A CERTAIN TRACT OF LAND CONVEYED TO NOVELLUM, LTD., BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 288848, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.641 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 89° 05' 00" E ALONG THE NORTH LINE OF SAID LOT 7 FOR THE NORTHWEST CORNER OF THIS TRACT DESCRIBED TRACT;
2. THENCE, S 89° 05' 00" E ALONG THE NORTH LINE OF SAID LOT 7 AND LOT 8 AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE NORTH RIGHT-OF-WAY LINE OF SUGAR ROAD, AT A DISTANCE OF 15.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 7 AND NORTHWEST CORNER OF SAID LOT 8, CONTAINING A TOTAL DISTANCE OF 1,410.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 89° 05' 00" W A DISTANCE OF 862.23 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 89° 05' 00" W A DISTANCE OF 43.84 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 89° 05' 00" W A DISTANCE OF 276.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 89° 05' 00" W A DISTANCE OF 48.84 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 89° 05' 00" W A DISTANCE OF 100.15 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF CHAPIN ROAD, CONTAINING A TOTAL DISTANCE OF 44.74 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 89° 05' 00" W A DISTANCE OF 86.72 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 09° 05' 00" E A DISTANCE OF 86.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 09° 05' 00" E A DISTANCE OF 876.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 89° 05' 00" E A DISTANCE OF 339.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 89° 05' 00" E A DISTANCE OF 424.74 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF SUGAR ROAD, CONTAINING A TOTAL DISTANCE OF 44.74 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
13. THENCE, N 89° 05' 00" E A DISTANCE OF 329.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.9441 ACRES OF WHICH 0.151 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SUGAR ROAD AND 0.699 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CHAPIN ROAD, LEAVING A NET OF 16.431 ACRES OF LAND MORE OR LESS;

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MONTVIBE • EDINBURG, TX 78541
PH: (281) 381-0961 • FAX: (281) 381-1539
ESTABLISHED 1947 • www.meldenandhunt.com

DRAWN BY: _____ DATE: 4/05/21
SURVEYED, CHECKED, DATE: _____
FINAL CHECK, DATE: _____



STREET SECTION

SUGAR MILL ESTATES SUBDIVISION

N.T.S.



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 7/09/21
JOB No. 21092
FILE NAME: STREET EXHIBIT
DRAWN BY: CESAR

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

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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed Sugar Mill Estates Subdivision -19.641 Acres out of Lots 7& 8 Texas Mexican Railway Company's
Survey Volume 1, Page 12 Hidalgo County Map Records

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

Article 3 District and Bulk Standards- Section 3.301 Single-Family Lot building standards- Variance on square
footage requirements

Reason for Request:

Property constrains for proposed Multi-Family Development

Novellini Ltd
Property Owner *(Print legibly or type)*

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.
Applicant / Agent *(Print legibly or type)*

4001 S Shary Rd Ste 550
Address

Mission TX 78572
City, State, Zip

c/o (956) 381-0981
Telephone

mario@meldenandhunt.com
e-mail address

Signature

115 W McIntyre Street
Address

Edinburg TX 78541
City, State, Zip

(956) 381-0981
Telephone

mario@meldenandhunt.com
e-mail address


Signature

\$450 Application Fee: _____

Received By: _____ **RECEIVED**

JUN 07 2021

Name: _____



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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed Sugar Mill Estates Subdivision -19.641 Acres out of Lots 7& 8 Texas Mexican Railway Company's
Survey Volume 1, Page 12 Hidalgo County Map Records

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

Article 8 Streets, Utilities, and Drainage- Section 8.204 Street Standards- City Street Ordinance ROW of 50'
w/40' B-B Street- Variance Street Width

Reason for Request:

Property constrains for proposed Multi-Family Development

Novellini Ltd
Property Owner *(Print legibly or type)*

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.
Applicant / Agent *(Print legibly or type)*

4001 S Shary Rd Ste 550
Address

Mission TX 78572
City, State, Zip

c/o (956) 381-0981
Telephone

mario@meldenandhunt.com
e-mail address

Signature

115 W McIntyre Street
Address

Edinburg TX 78541
City, State, Zip

(956) 381-0981
Telephone

mario@meldenandhunt.com
e-mail address


Signature

\$450 Application Fee: _____

Received By: _____

RECEIVED

JUN 07 2021

Name: _____



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

Subdivision Appeals / Variance Application

Submittal Date: 6/7/21

Legal Description:

Proposed Sugar Mill Estates Subdivision -19.641 Acres out of Lots 7& 8 Texas Mexican Railway Company's

Survey Volume 1, Page 12 Hidalgo County Map Records

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

Article 3 District and Bulk Standards- Section 3.303 Multi-Family Lot width per City ordinance 100 Ft width

variance on lot width

Reason for Request:

Property constrains for proposed Multi-Family Development

Novellini Ltd

Property Owner *(Print legibly or type)*

Melden & Hunt, Inc c/o Mario A. Reyna, P.E.

Applicant / Agent *(Print legibly or type)*

4001 S Shary Rd Ste 550

Address

Mission TX 78572

City, State, Zip

c/o (956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

115 W McIntyre Street

Address

Edinburg TX 78541

City, State, Zip

(956) 381-0981

Telephone

mario@meldenandhunt.com

e-mail address

Signature

\$450 Application Fee: _____

Received By: _____

RECEIVED

JUN 07 2021

Name: _____

STAFF REPORT: DEVON ESTATES SUBDIVISION

Date Prepared: July 7, 2021
Planning and Zoning Meeting: July 13, 2021
Agenda Item 8A: Preliminary Plat

Subject: Consider Preliminary Plat for Devon Estates Subdivision, an approximate 21.63 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, as per map or plat thereof recorded in Volume 1, Page 598, Deed Records of Hidalgo County, Texas, as requested by Quintanilla, Headley and Associates, Inc.

Location: The property is located on the west side of S. Jackson Road, approximately 600 ft. north of W. Wisconsin Road and consists of 21.63 acres.

Zoning: The property is located within the City Limits and is currently zoned Auto Urban Residential. The project engineer is to clarify the proposed use to determine if rezoning of the property is needed prior to final plat.

Analysis The Preliminary plat consists of 63 lots and is proposed for a private, gated single family residential development. The lots range in size from 9,000 sq. ft. to 19,900 sq. ft. The configuration of this development must comply with the City of Edinburg Unified Development Code.

Utilities: Water Distribution will be provided by the City of Edinburg and the Sanitary Sewer Collection System will be serviced by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Staff Recommendations:

City of Edinburg Planning & Zoning Department

Recommends approval of the preliminary plat subject to compliance with the Unified Development Code, general notes, flood zone, setbacks, gate details, finish floor elevation, SWP3 requirements, detention, sidewalks, and other notes as required based on the development.



City of Edinburg Engineering / Utilities Department

Preliminary Phase Submittal comments for this subdivision are included in the packet. Per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department

The following are the preliminary phase submittal comments as noted by the Fire Department:

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

City of Edinburg Storm Water

The following are the preliminary phase submittal comments as noted by Storm Water

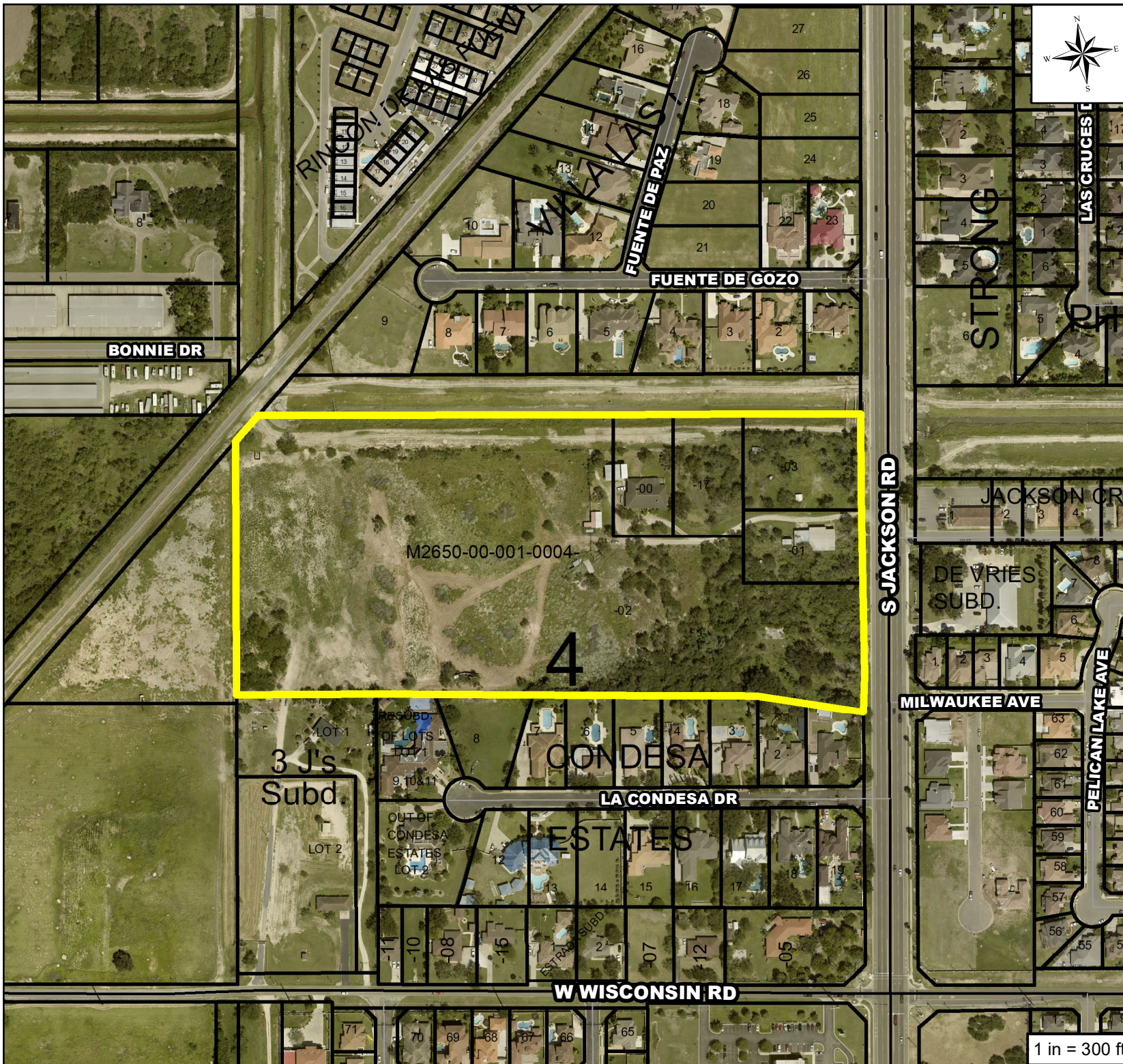
1. **SW3P** (Stormwater Pollution Prevention Plan)
2. **NOI** (Notice of Intent, Per TCEQ)
3. **Large Construction Notice** (Per TCEQ Inventory)
4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% 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.
8. **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 of Edinburg Solid Waste

Not applicable for Single Family Residential Development.



AERIAL MAP



CASE CAPTION:

SUBDIVISION NAME:

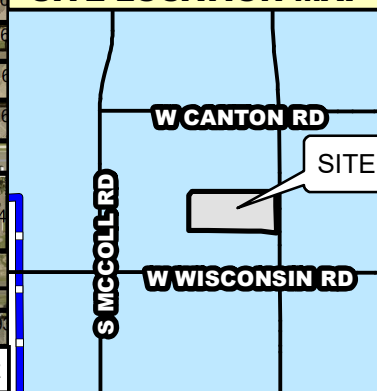
DEVON ESTATES

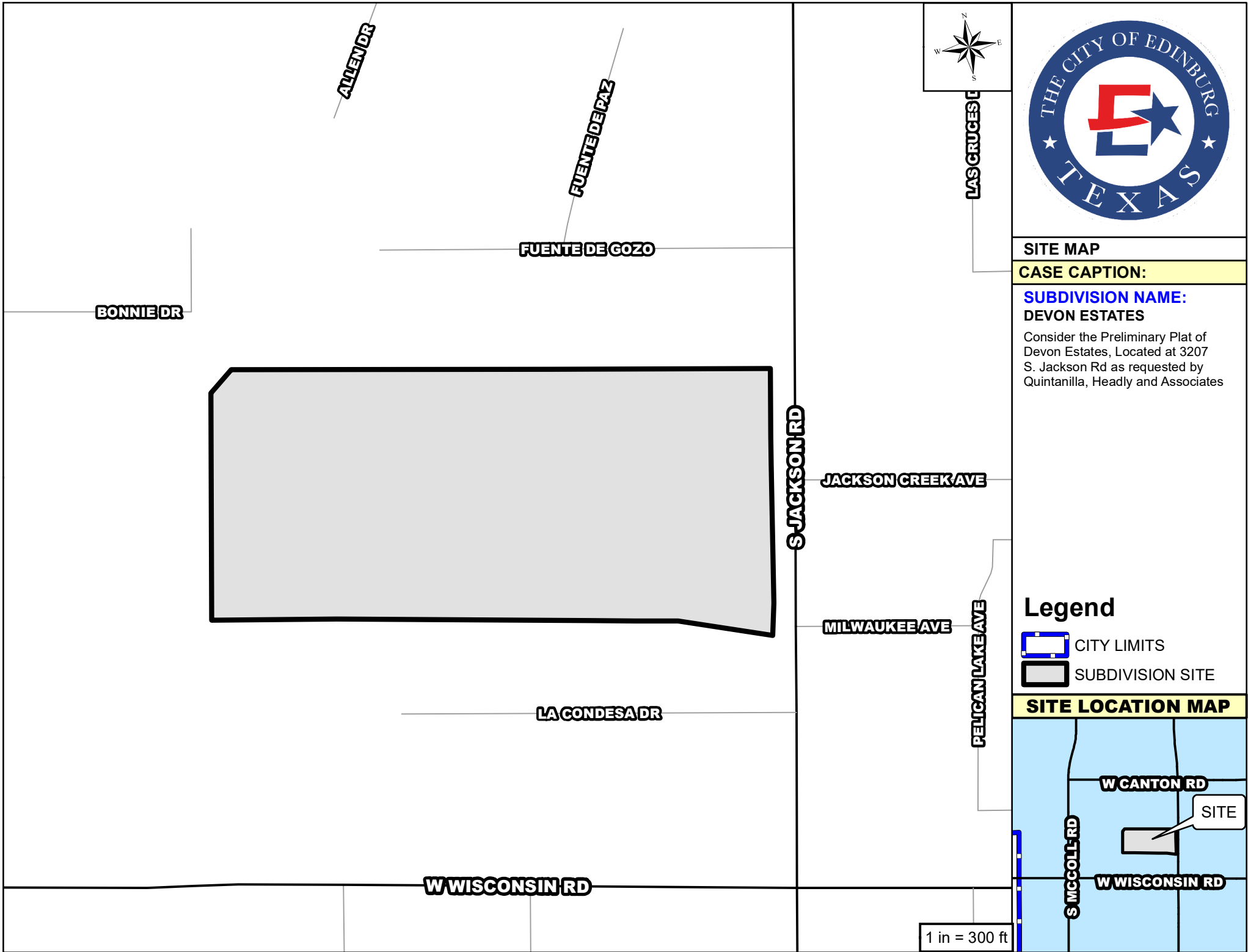
Consider the Preliminary Plat of Devon Estates, Located at 3207 S. Jackson Rd as requested by Quintanilla, Headly and Associates

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





SITE MAP



CASE CAPTION:

SUBDIVISION NAME:

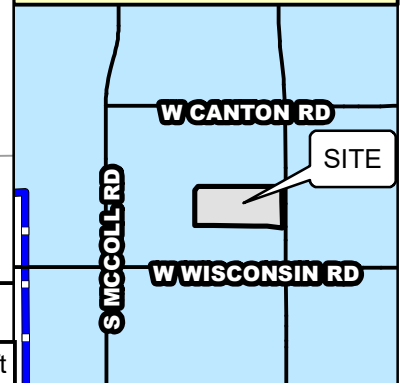
DEVON ESTATES

Consider the Preliminary Plat of Devon Estates, Located at 3207 S. Jackson Rd as requested by Quintanilla, Headly and Associates

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP

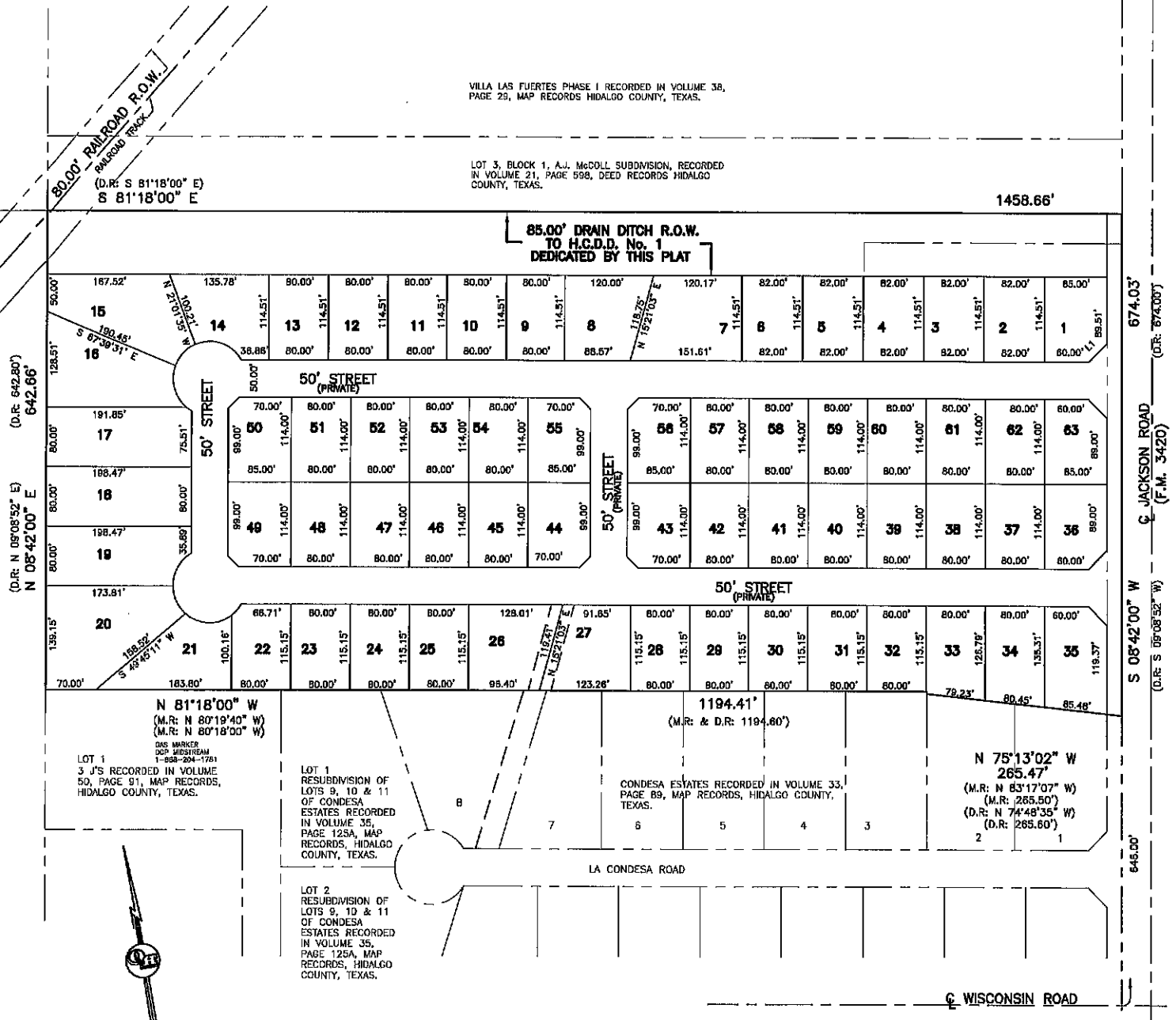


DEVON ESTATES

A 21.63 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204505, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VILLA LAS FUERTES PHASE I RECORDED IN VOLUME 38, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS.

LOT 3, BLOCK 1, A.J. McCOLL SUBDIVISION, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHA-ENG.COM



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 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: Devon Estates

3. Legal Description: A 21.63 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision
Hidalgo County, Texas

4. Zoning: Present: Auto Urban Residetial 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: Quintanilla, Headley & Associates, Inc

Email: alfonsoq@qha-eng.com

Phone: 956-381-6480 Address: 124 E. Stubbs, Edinburg, Texas 78539

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: 65

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:

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

RECEIVED

JUN 11 2021

Name: _____

**SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS**
PRELIMINARY STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : July 6, 2021

 Date Filed: June 11, 2021

 P&Z Preliminary: July 13, 2021

P&Z Final: _____

City Council: _____

 Reviewed By: Abel Beltran, Planner I
abeltran@cityofedinburg.com

 Staff Review : June 17, 2021
 Staff / Engineer : June 24, 2021

 Time Line : 365 Days
 1st Extension : 0 Days
 2nd Extension : 0 Days

 Expires : June 11, 2022
 Expires 1: _____
 Expires 2: _____

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #:	(956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@cityofedinburg.com	City Office #:	(956) 388-8212
Director of Public Works	Vincent Romero	Email : layala@cityofedinburg.com	City Office #:	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email : mhinojosa@cityofedinburg.com	City Office #:	(956) 388-8211

Owner:	G & R CONSTRUCTION	2018 Cummings Avenue, Mission, TX 78572			Alfonso Quintanilla, P.E. Project Engineer
DEVON ESTATES SUBDIVISION				Consultant : Quintanilla, Headley & Associates, Inc.	
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - Commercial General	✓				
Flood Zone	✓				Zone "X" (Shaded)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
MPO Collector / Arterial Right-of-way Dedication	✓				Proposed Private Streets
Minor / Major Collector Street pavement Section	✓				In Accordance to Standard Street Policy
Variances Appeals Request:		✓			Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements					
Street 5-ft Sidewalk Improvements					
Drainage Improvements					

Construction Plans Review Submittals: (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)

Cover Sheet	✓				
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				City of Edinburg Water Supply Standard Policy's
Water Distribution Detail Sheet	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan	✓				
Erosion Control Plan Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
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Pre-Construction Meeting:

Notice To Proceed		✓			Dated:
Roadway Open-Cut or Bore Permit Application		✓			Dated:
TX-Dot Water UIR Permit (Connection onto an Existing 16" WL)		✓			Dated:
TX-Dot Sewer UIR Permit (Connection onto an Existing 12" SSL)		✓			Dated:
N.O.I. Submittal		✓			Dated:
SWPP Booklet Submittal		✓			Dated:
RFI #1 Request		✓			Dated:
Change Orders		✓			Dated:
Final Walk Though		✓			Dated:
Punch List		✓			Dated:
Punch List (Completed and Approved)		✓			Dated:
Letter of Acceptance		✓			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		✓			Dated:
Backfill Testing Results		✓			Dated:
As-Builts (Revised Original Submittal)		✓			Dated:

Recording Process:

Public Improvements with (Letter of Credit)		✓			Dated:	Expires:
Recording Fees	\$ 106.00	✓			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Fire Hydrant Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Street/Sidewalk Escrow (Jackson Road)	\$ -	✓			Required: 0	LF @ \$ 25.00
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter of Credit)					Date :	Lender :
Laboratory Testing Fee: 3%	\$ -	✓			\$ -	Estimated Construction Cost
Inspection Fee: 2%	\$ -	✓			\$ -	Final Construction Cost
Park Land Fees: ETJ \$ - Per Unit 0			✓			
63 Residential \$ 300.00	\$ 18,900.00	✓			50% Development	50% Building Stage
0 Multi-Family \$ -	\$ -				0% Development	0% Building Stage
Water Rights: COE - CCN	\$ 53,619.95	✓			18.510 Acres	(-3.117-AC) \$ 2,896.81
Water 30-year Letter (Residential)	\$ 20,475.00	✓			63 Lots @ \$ 325.00	COE WATER-CCN
Water 30-year Letter (Multi-Family)	\$ -				0 Lots @ \$ -	COE WATER-CCN
Sewer 30-year Letter COE - CCN	\$ 4,095.00	✓			63 Lots @ \$ 65.00	COE SEWER-CCN
TOTAL OF FEES:	\$ 97,089.95					

Reimbursements:

Developer Sewer Improvements	\$ -		✓		Off-Site System: 0.00	AC	\$ -
Developer Water Improvements	\$ -		✓		Off-Site System 0.00	AC	\$ -
TOTAL OF REIMBURSEMENTS:	\$ -						

Buyouts:

North Alamo Water Supply Corporation	\$ -		✓		Required Buyout 0.00	AC.	\$ -
Sharyland Water Supply Corporation			✓		Not Applicable		

Tax Certificates

County of Hidalgo / School District		✓					
Water District		✓			Hidalgo County Irrigation District # 2		

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	\$ -	Street & Sidewalk Improvements for Mon Mack Road					
Inspections other Fees	\$ 97,089.95	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights					
Reimbursements	\$ -	Reimbursement to the Developer of Subdivision (No Reimbursement on Record)					
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee					
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer					
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from Broad)					
TOTAL :	\$ 97,089.95	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts					

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Date: July 8, 2021
 Subdivision: DEVON ESTATES SUBDIVISION
 Checked by: A. BELTRAN
 Use: RESIDENTIAL DEVELOPMENT

Requirements	YES	NO	N/A	Remarks
Meets Minor Plat reqs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Meets Preliminary Plat reqs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meets Final Plat reqs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plat inside City	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plat in ETJ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rezoning Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Requires Petition for Annexation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Meets Lot Area Req.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meets Lot Width Req.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meets Max. Block Length	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Max. Length 800 feet.
Meets Block Width Req.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Short end of blk. is parallel to collector st.
Lots front on public ROW	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meets Min Reqs B.T.L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Meets Min setback Reqs (F.S.R.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Meet Min Floor Elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lots front on major roadway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Double Frontage Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	double frontage lots shall be avoided.
Meets Minimum Lot Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Reserve Strips shown on plat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reserve Strips are prohibited
Utility Easements shown on plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Owner's Certificate as per UDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P&Z Com. Cert..... as per UDC ...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyor Certificate as per UDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Engineer Certificate as per UDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Administrator Cert...as per UDC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street ROW Dedicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Perimeter Street paved	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Perimeter Street escrow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drainage Easements provided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parkland Dedication	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Parkland Dedication Fee per lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amt. City \$300.00/ETJ \$600.00
Water Rights Fee Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amount _63_ (\$ _300.00_ per lot)
NAWSC Transfer Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Amount _\$18,900.00_
Required Utilities Provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Developer shall construct On- Site & Off-
Site utilities				
City Reimbursement for Oversizing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	pipe sizes in excess of 12-inches
Reimbursement Policy for NAWSC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	applies to water service buyouts
Reimbursement Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is Property in Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topography map provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	requires topo lines at 1 foot intervals
Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	delineate soils for septic tank use
Monuments provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lot Corners Marked	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Intermediate monuments provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: DEVON ESTATES SUBDIVISION

Page 2:

Requirements	Yes	No	NA	Remarks
Meets Street Right of Way reqs.	<u>X</u>	<u> </u>	<u> </u>	
Requires Traffic Calming Devices	<u> </u>	<u>X</u>	<u> </u>	required on minor & residential collector streets serving 92 lots or more residential units
Private Roads	<u>X</u>	<u> </u>	<u> </u>	
Meets Req. Access Pts	<u>X</u>	<u> </u>	<u> </u>	
Private road has breakaway entry gate(s)	<u>X</u>	<u> </u>	<u> </u>	
Entry Turnaround meets City Standards	<u> </u>	<u>X</u>	<u> </u>	
Guard Houses meets city standards	<u> </u>	<u> </u>	<u>X</u>	
Entry Access width meets city standards	<u> </u>	<u>X</u>	<u> </u>	
Plat Includes Certificates for Private Streets	<u> </u>	<u> </u>	<u>X</u>	
Cul-de-sacs meet City reqs.	<u>X</u>	<u> </u>	<u> </u>	cul-de-sacs shall serve max. 20 lots or be 600 ft. length which results in shorter segment.
Meets min. cul-de-sac radius	<u>X</u>	<u> </u>	<u> </u>	Min. radii 50 ft. to property line/40 ft. to b.o.c applies to subds. inside City.
Meets min. alley reqs.	<u> </u>	<u> </u>	<u>X</u>	
Meets min. intersection design reqs.	<u> </u>	<u> </u>	<u>X</u>	requires 90 degree angle but not less than 75 degree
Meets min. street offset	<u> </u>	<u> </u>	<u>X</u>	requires min. 150 ft centerline offset.
Meets min. median & entry ways reqs.	<u> </u>	<u>X</u>	<u> </u>	
Meets Sidewalk Reqs.	<u>X</u>	<u> </u>	<u> </u>	Sidewalk plan req. with plat application reqs. Property owners, Homeowners Assoc or other means to maintain sidewalks in ETJ.
Provides for maintenance of Sidewalks in ETJ	<u> </u>	<u> </u>	<u>X</u>	
Plat provides for trails and bikeways	<u> </u>	<u> </u>	<u>X</u>	reqs. trails and bikeways easements for trails. min. sight distance triangle is 25 feet at street intersections
Meets Sight Distance reqs.	<u> </u>	<u> </u>	<u>X</u>	
Street Names meet City. Reqs.	<u>X</u>	<u> </u>	<u> </u>	no duplication of street names allowed and street names shall not duplicate subd. names
Plat meets City Street Lighting Standards	<u> </u>	<u>X</u>	<u> </u>	
Plat meets City Engineering Standards	<u> </u>	<u>X</u>	<u> </u>	
Plat meets City Drainage Standards	<u> </u>	<u>X</u>	<u> </u>	
Plat meets TCEQ Water Quality reqs.	<u> </u>	<u>X</u>	<u> </u>	development must meet stormwater reqs.
Plat meets surface drainage configurations	<u> </u>	<u>X</u>	<u> </u>	
Plat meets detention requirements	<u> </u>	<u>X</u>	<u> </u>	
Plat meets sanitary sewer requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets water supply requirements	<u>X</u>	<u> </u>	<u> </u>	
Plat meets fire flows and hydrant reqs.	<u> </u>	<u>X</u>	<u> </u>	
Plat meets water line requirements	<u>X</u>	<u> </u>	<u> </u>	

Unified Development Code Zoning, Annexation, Plat, Site Plan, Streets, Utility and Drainage Reqs. Checklist (check one)

Subdivision: DEVON ESTATES SUBDIVISION

Page 3

Requirements	Yes	No	NA	Remarks
Plat meets stormwater requirements	<u> X </u>	<u> </u>	<u> </u>	disturbed areas greater than 5 acres req. Phase I permit. NOI req. 7 days before construction begins. SWP3 req. & other reqs.
Plat meets stormwater requirements	<u> </u>	<u> </u>	<u> X </u>	disturbed areas less than 5 acres subject to Phase II permit unless waived by TCEQ.
Plat meets street tree reqs	<u> </u>	<u> X </u>	<u> </u>	street tree plan req. with preliminary or final plat as per Section 10.305
Plat meets tree preservation reqs.	<u> </u>	<u> X </u>	<u> </u>	
Plat meets tree suvey reqs.	<u> </u>	<u> </u>	<u> </u>	
Plat meets limitation on clear cutting reqs.	<u> </u>	<u> </u>	<u> X </u>	
Bldg. Meets LSR	<u> </u>	<u> X </u>	<u> </u>	
Site Meets FAR	<u> X </u>	<u> </u>	<u> </u>	
Plat reflects N. arrow	<u> X </u>	<u> </u>	<u> </u>	
Plat reflects Scale	<u> X </u>	<u> </u>	<u> </u>	
Site Plan includes Landscape Plan	<u> </u>	<u> X </u>	<u> </u>	



ENGINEERING DEPARTMENT

Preliminary Staff Review

June 24, 2021

Alfonso Quintanilla P.E., R.P.L.S.

Quintanilla Headley & Associates
124 E. Stubbs
Edinburg, TX 78539
(956) 381-6480

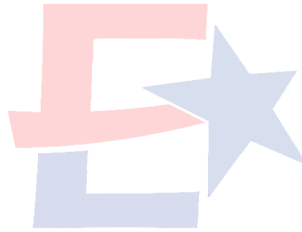
RE: DEVON ESTATES – PRELIMINARY REVIEW

Mr. Quintanilla,

Attached are the Preliminary Phase Submittal comments for Devon 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: 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.

DEVON ESTATES

A 21.63 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204505, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 21.63 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 1, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2204505, 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 POINT WITHIN THE RIGHT OF WAY OF JACKSON ROAD (F.M. 3420) FOR THE NORTHEAST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°42'00" W (DEED RECORD: S 09°08'52" W), ALONG THE EAST LINE OF LOT 4 AND WITHIN THE RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A DISTANCE OF 674.03 FEET (DEED RECORD: 674.00 FEET) TO A POINT FOR THE NORTHEAST CORNER OF CONDESA ESTATES (RECORDED IN VOLUME 33, PAGE 89, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 75°13'02" W (MAP RECORD: N 83°17'07" W; DEED RECORD: N 74°48'35" W), PASSING A 1/2" IRON ROD FOUND AT 20.11 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A TOTAL DISTANCE OF 285.47 FEET (MAP RECORD: 285.50 FEET; DEED RECORD: 285.60 FEET) TO A P.N. NAIL FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 03°48'22" E (MAP RECORD: NORTH; DEED RECORD: N 08°28'32" E), ALONG THE NORTH LINE OF CONDESA ESTATES, A DISTANCE OF 3.25 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°18'00" W (MAP RECORD: N 89°19'40" W AND N 81°18'00" W), ALONG THE NORTH LINE OF CONDESA ESTATES AND THE NORTH LINE OF 3 J'S SUBDIVISION (RECORDED IN VOLUME 50, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,194.41 FEET (MAP RECORD AND DEED RECORD: 1,194.60 FEET) TO A POINT FOR THE NORTHEAST CORNER OF CONDESA ESTATES (RECORDED IN VOLUME 33, PAGE 89, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 81°18'00" E (DEED RECORD: S 81°18'00" E), ALONG THE NORTH LINE OF LOT 4, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,438.66 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 3420), A TOTAL DISTANCE OF 1,438.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.63 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH 3 J'S SUBDIVISION, RECORDED IN VOLUME 50, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

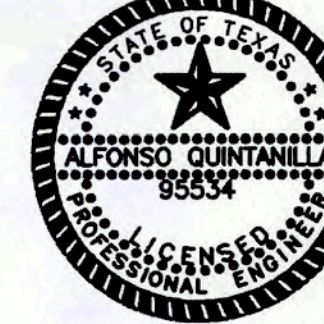
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA
R.P.L.S. No. 4836
DATE 02-13-21

STATE OF TEXAS COUNTY OF HIDALGO

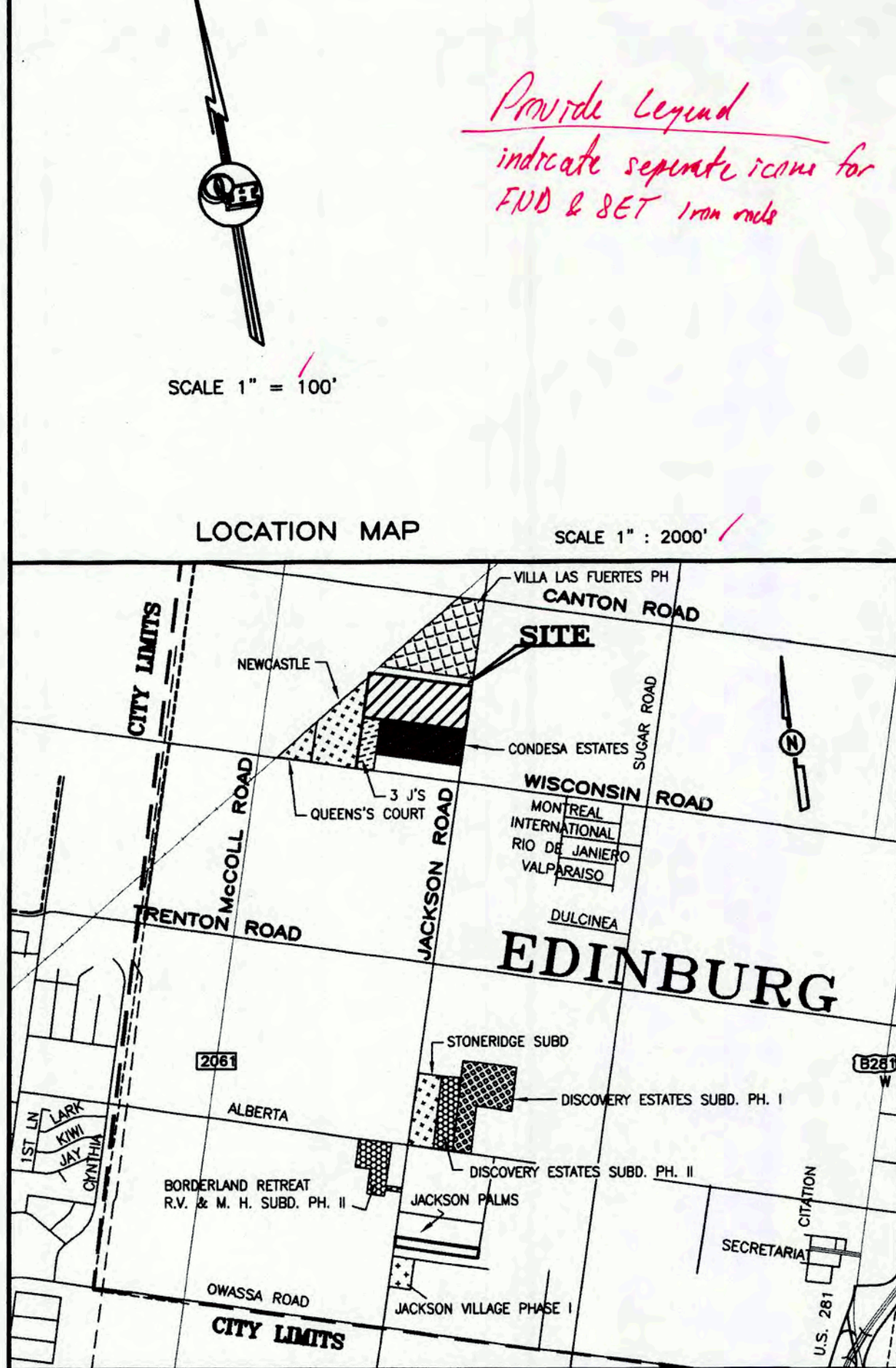
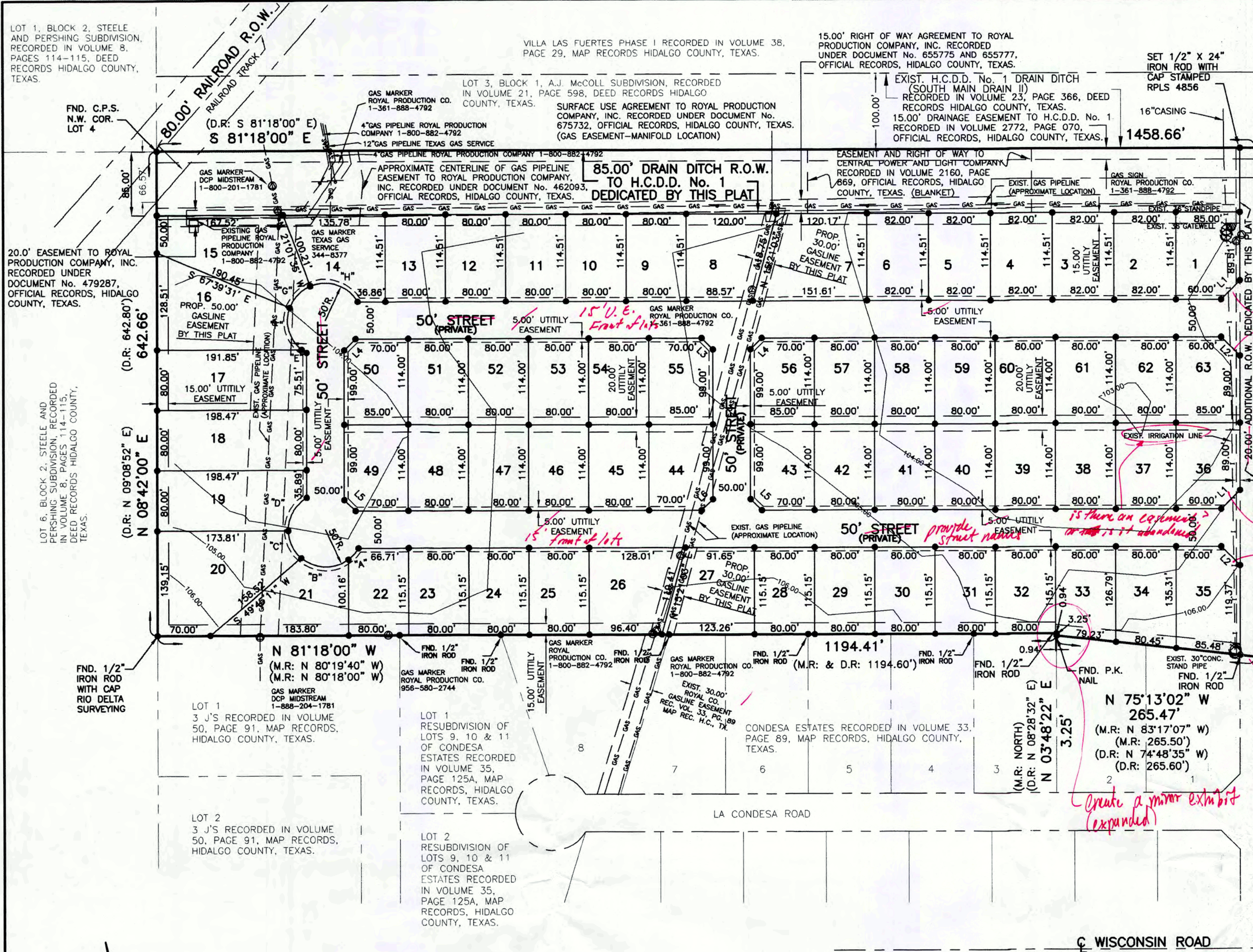
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ALFONSO QUINTANILLA
P.E. No. 95534
DATE 6-10-21

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) DEFINED 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." COMMUNITY-PANEL NUMBER: 480338 0030 E MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001
- LEGEND: ● - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT - 20.00 FEET
REAR - 20.00 FEET
SIDE - 6.00 FEET
CORNER SIDE - 10.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- PROPERTY ZONING IS SUBURBAN RESIDENTIAL.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER.
- BENCHMARK NOTE: B.M. ELEV. = 105.00 FOOT OF STORM MAIN HOLE LOCATED 15.5 FEET WEST AND 24 FEET SOUTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.D. 88 DATUM.
- TOTAL DRAINAGE DETENTION IS: _____ C.F. *Provide Drainage Detention Volumes*
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS.
- 50% OF PARK LAND FEE (\$300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- A FIVE (5.0) FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. ADA RAMPS WITHIN THE SUBDIVISION ARE TO BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION STAGE.
- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- NO ACCESS TO JACKSON ROAD FROM LOTS 1, 35, 36 AND 63.
- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT.
- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG JACKSON ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 CITY OF EDINBURG STANDARDS.
- U.E. DENOTES UTILITY EASEMENT.
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG. THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS, ELECTRICAL BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
- A 6' BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN RESIDENTIAL AND MULTI-FAMILY LOTS.

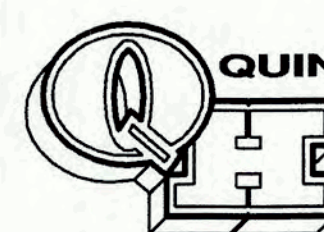


LOT	AREA (S.F.)
1	9420.80
2-6	9369.77
7	15560.62
8	11941.70
9-13	9160.76
14	11878.58
15	16342.05
16	16330.43
17	15861.77
18	15877.50
19	15099.43
20	19948.89
21	12080.86
22	9098.92
23-25	9212.15
26	12920.35
27	12373.90
28-32	9212.15
33	9798.40
34	10483.82
35	11573.84
36	9377.50
37-42	9120.00
43-44	9577.50
45-48	9120.00
49-50	9577.50
51-54	9120.00
55-56	9577.50
57-62	9120.00
63	9577.50

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	23°07'05"	50.00'	20.17'	20.04'
"B"	77°52'57"	50.00'	67.97'	62.85'
"C"	47°51'12"	50.00'	41.76'	40.56'
"D"	60°42'22"	50.00'	52.98'	50.53'
"E"	09°10'38"	50.00'	8.01'	8.00'
"F"	71°16'34"	50.00'	62.20'	58.27'
"G"	46°48'35"	50.00'	40.86'	39.74'
"H"	83°09'30"	50.00'	72.57'	66.37'

DATA	BEARING	LENGTH
L1	S 53°42' W	35.36'
L2	S 36°18' E	35.36'
L3	S 36°18' E	21.21'
L4	N 53°42' E	21.21'
L5	N 36°18' W	21.21'
L6	S 53°42' W	21.21'

Provide an approved Drainage Report.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DEVON ESTATES DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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

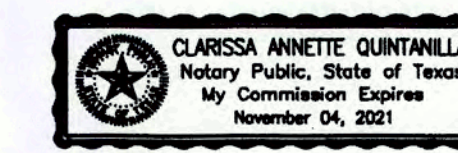
THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY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

G & R CONSTRUCTION LLC
HECTOR GUERRA SR., MEMBER
2018 CUMMINGS AVENUE
MISSION, TX 78572
PH. (956) 638-5580

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared HECTOR GUERRA SR. MEMBER OF G & R CONSTRUCTION LLC proved to me through his his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as DEVON 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____."

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

MAYOR-CITY OF EDINBURG

DATE

ATTEST: CITY SECRETARY

DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____, 20____.

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

ATTEST:

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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



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

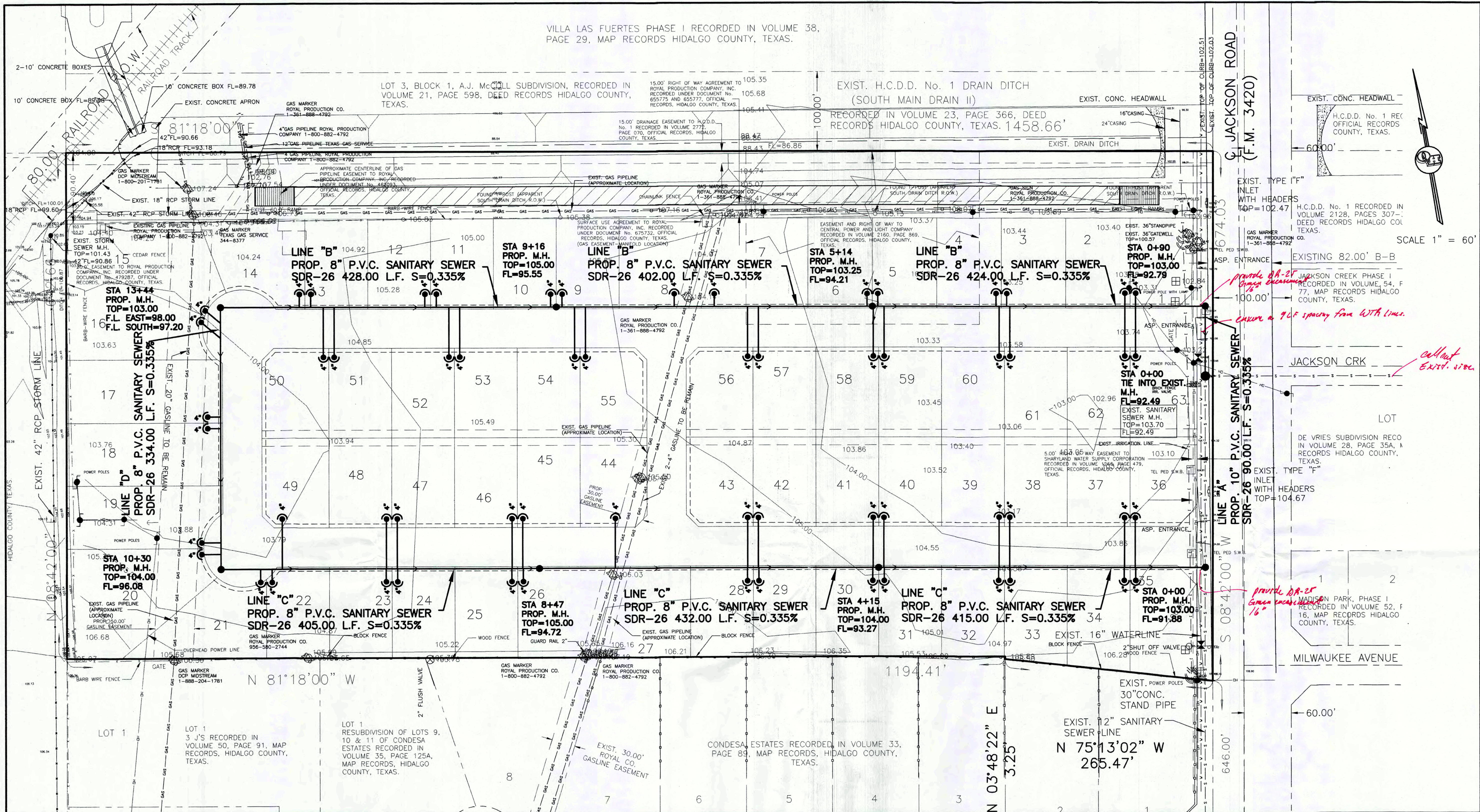
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\EDINBURG\DEVON PLAT				
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	

DATE OF PREPARATION: MAY 13, 2021

VILLA LAS FUERTES PHASE I RECORDED IN VOLUME 38,
PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS.



















NOTE:
1.-ALL UTILITIES WITHIN ROW'S REQUIRES
AND MUST PASS DENSITY TESTING.
2.- ALL TRENCH BACKFILL SHALL HAVE A MIN.
95% COMPACTION.

NOTES:

- 1.- 30-YEAR SERVICE AGREEMENT WILL BE ADMINISTERED.
- 2.- MINIMUM REQUIRED SEWER LINE COVER OF NO LESS THAN 4- FEET FROM TOP OF PIPE.
- 3.- ALL MANHOLE COVERS SHALL BE 32-INCH LIDS AND SHALL BE DOMESTIC.
- 4.- MUST COMPLY WITH CITY STANDARDS FOR TESTING PROCEDURES

LEGEND

-  = FIRE HYDRANT
-  = GUY WIRE
-  = POWER POLE
-  = MAILBOX
-  = WATER METER
-  = WATER VALVE
-  = SIGN
-  = SERVICE POLE
-  = TEL BOX
-  = ELECT BOX
-  = GAS METER
-  = GAS MARKER
-  = GAS VALVE
-  = TRANSMISSION POLE
-  = TRAFFIC CONTROL BOX
-  = GAS SERVICE

F:\DATA\SUBDIVIS\EDINBURG\NEWCASTLE\UTILITY			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JULY 30, 2019	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
11-12-20	M. GONZALEZ		

DEVON ESTATES SANITARY SEWER COLLECTION SYSTEM



ACQUINTANILLA, HEADLEY AND ASSOCIATES, INC.

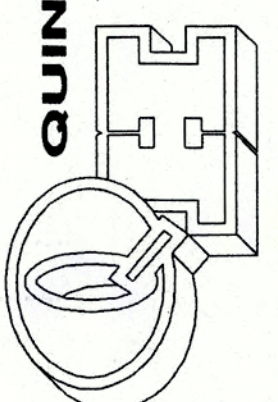
CONSULTING ENGINEERS • **LAND SURVEYORS**

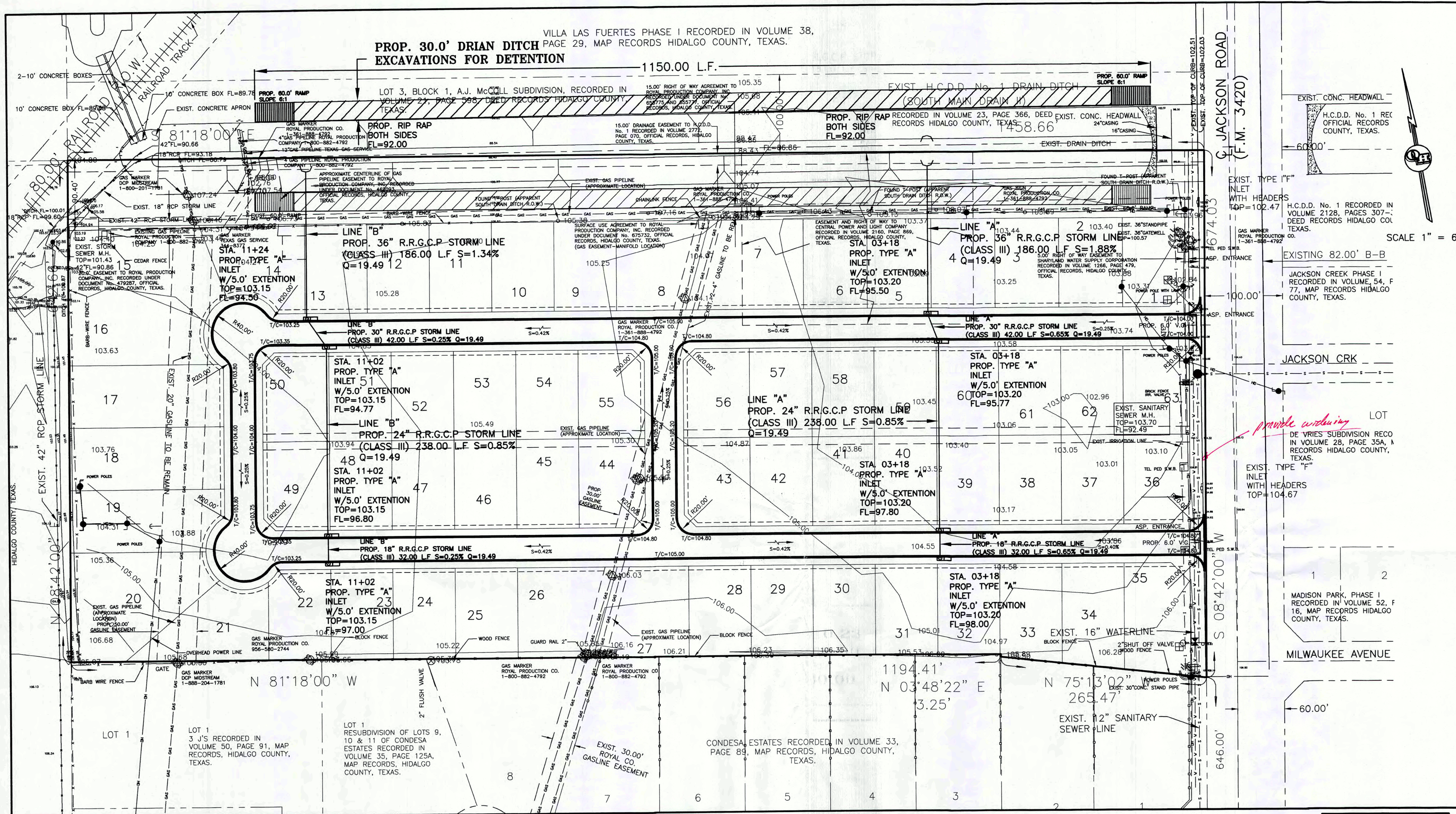
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

PHONE 956-381-6480
FAX 956-381-0527

STATIONING: 151.3
SURVEYING REGISTRATION NUMBER 100411--00

ALFONSO@QHA-ENG.COM





VILLA LAS FUERTES PHASE I RECORDED IN VOLUME 38, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS.
PROP. 30.0' DRAIN DITCH EXCAVATIONS FOR DETENTION

NOTES:
1.-DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER. ALL LOTS TO HAVE POSITIVE GRADE TO THE STREETS.
2.-ALL MATERIALS SHALL BE DOMESTIC.
3.-ALL PIPES WITHIN ROW MUST PASS DENSITY TESTING AND HAVE MIN. 3.0' OF COVER. CEMENT STABILIZED BACKFILL WILL BE REQUIRED IN AREAS LESS THAN 3.0' OF COVER
4.-ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

GENERAL NOTE:
HOT MIX BID PRICE INCLUDES THE COST OF PRIME COAT WITH MC 30. NO SEPERATE BID ITEM FOR PRIME COAT.

NOTE:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION CONSTRUCTION.

LEGEND	
TOTAL DETENTION REQUIRED	- 95,210.23 C.F.
TOTAL DETENTION PROVIDED	- 110,160.00 C.F. (600 L.F. X 183.6 S.F.)
TOTAL DITCH EXCAVATION	- 187,560.00 C.F. (600 L.F. X 312.6 S.F.)

Calculated 117,458 CF of total Detention for this project. Ensure these numbers are correct.

LEGEND	
	= FIRE HYDRANT
	= GUY WIRE
	= POWER POLE
	= MAILBOX
	= WATER METER
	= WATER VALVE
	= SIGN
	= SERVICE POLE
	= TEL BOX
	= ELECT BOX
	= GAS METER
	= GAS MARKER
	= GAS VALVE
	= TRANSMISSION POLE
	= TRAFFIC CONTROL BOX
	= GAS SERVICE

DATE PREPARED			
JULY 30, 2019	PREPARED BY	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
11-12-20	M. GONZALEZ		

DATE MAY 30, 2021
REVISION
SCALE 1"=60'
DRAWN BY JG
SHEET

**DEVON ESTATES
PAVING AND DRAINAGE
LAYOUT**

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-361-6480
FAX 956-361-0527
EDINBURG, TEXAS 78839
ECSURV@QUINTANILLAHEADLEY.COM
SURVEYING REGISTRATION NUMBER 100411-00



City Council Actions
Meeting Date: June 15, 2021

COMPREHENSIVE PLAN AMENDMENT & REZONING:

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 & Associates.

- Planning & Zoning Commission recommended approval on June 8, 2021
- City Council **approved** on June 15, 2021

VARIANCE:

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.

- Planning & Zoning Commission recommended approval on June 8, 2021
- City Council **approved** on June 15, 2021



City Council Actions
Meeting Date: July 6, 2021

COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses 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 Commission recommended approval on June 8, 2021
- City Council **approved** on July 6, 2021

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 West Chapin Road, as requested by Mitzi Hernandez

- Planning & Zoning Commission recommended approval on June 8, 2021
- City Council **approved** on July 6, 2021

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 Commission recommended approval on June 8, 2021
- City Council **approved** on July 6, 2021

REZONING:

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 Commission recommended approval on June 8, 2021
- City Council **approved** on July 6, 2021

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 Commission recommended approval on June 8, 2021
- City Council ***approved*** on July 6, 2021

PETITION FOR VOLUNTARY ANNEXATION:

Consider the Accepting the Petition for the Voluntary Annexation for a 5.00 acre tract of land out of the North 29.9 acres out of Lot 1, Block 36, Santa Cruz Gardens Subdivision Unit No.2, located at 6701 San Francisco Road, as requested by Telesforo Acuna

- City Council ***approved*** on July 6, 2021

INTERLOCAL AGREEMENT:

Consider Authorizing the City Manager to Execute an Interlocal Agreement with the Lower Rio Grande Valley Development Council (LRGVDC) in the amount of \$92,888 for the operation of the Valley Metro Urban Transit System within the City of Edinburg.

- City Council ***approved*** on July 6, 2021

Planning & Zoning Department
Unified Development Code
— NEWSLETTER —

Consultant Visit Scheduled

David Baird, Principal-in-Charge and Legal Advisor of the Kendig Keast Collaborative (KKC), will be traveling to Edinburg to conduct a site visit and hold an in-person meeting at the Edinburg City Hall on July 28, 2021. KKC is the consulting firm retained by the City of Edinburg to lead the ongoing update to Edinburg's Unified Development Code (UDC), a single document that contains all of the City's development-related regulations.

Baird expressed excitement and enthusiasm about his upcoming visit. "Through a series of meetings with city staff and stakeholders, where we at KKC attended virtually, it has become clear to us that a priority for this project is to simplify the existing regulations such that applicants have a clear understanding of what is required of them to have a project approved. It is with this lens that we are evaluating the City's existing UDC. My upcoming site visit will allow for me to see first-hand the issues discussed during our initial stakeholder meetings. I am looking forward to the trip and meeting with you in-person!" said Baird.

The next UDC Steering Committee meeting will be held from **9:00 to 10:00 a.m on Wednesday, July 28, 2021, in the Edinburg City Council Chambers at Edinburg City Hall, 415 W. University Drive, Edinburg, Texas 78539.** For any interested parties unable to attend this public meeting, comments and suggestions may also be submitted in writing to the attention of the Edinburg Planning & Zoning Department through the City Hall address listed above.

A stylized illustration of a bright yellow sun setting behind dark blue mountain silhouettes.

Urban Farming Grows

One of the biggest and most welcomed surprises from UDC stakeholder meetings held in June was the number and enthusiasm of individuals who attended the Urban Farming session held on June 10, 2021. Urban farming, or urban agriculture, is the practice of cultivating, processing, and distributing food in or around urban areas. The concept is not new, but has experienced a resurgence and new popularity in recent years, and it appears that this trend has caught on in Edinburg as well.

Attendees for this meeting represented a wide cross section of the community, suggesting that that the appeal of urban farming is not just limited to a particular group.



Society 204 Hosts Meeting with Style

The people at Society 204 believe that there is no such thing as a boring work area, and this was evident at the meeting they hosted for Edinburg's downtown property owners on June 9, 2021. Society 204 bills itself as a "coworking community," a business that provides work spaces and virtual meetings for its members.

Their building is located at 204 E. Cano Street at the historic location of what used to be a J. C. Penney Company store. They have preserved decorative ceilings and a portion of mosaic tiled flooring, adding a touch of classic elegance to their otherwise modern décor.

UDC: What Comes Next?

As the end of the community outreach and information-gathering phase of the UDC update draws near, many stakeholders are wondering where things will go from here. It will take some time to sort and analyze all the data collected so far. After that, the next step is to begin a draft update. The first draft should be completed by the consultants some time in the fourth quarter of this year. Stakeholders will be notified when the draft is ready, and additional meetings will be scheduled to solicit feedback at that time.

Many excellent comments and observations were made at the six UDC-related meetings that were held during the month of June. The most workable of these ideas will be crafted into permanent changes to Edinburg's development code.

In-Person Meeting with UDC Consultant

July 28, 2021

9:00 to 10:00 a.m.

City Council Chambers
Edinburg City Hall
415 W. University Dr.

FOR MORE INFORMATION

Kimberly Mendoza

Director of Planning & Zoning

kmendoza@cityofedinburg.com

(956) 388-8202

