

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 10, 2021 - 4:00 P.M. 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 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. **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.

5. MINUTES

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

6. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider Ordinance amending the Unified Development Code (UDC), Appiontment, Term, and Removal relating to Decision-Making and Advisory Bodies as set forth by UDC Article 13, Sections 13.402(B), 13.502(B), and 13.602(B).
- B. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Office Business Park uses to Auto Urban uses and the Rezoning Request from Commercial General (CG) District to Auto Urban (AU) District, being a tract containing 24.41 acres, more or less, being part or portion of Lots 1 & 2, Lomas y Lagos Subdivision, located at 420 State Highway 336, as requested by Joseph Holland
- C. 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 18.984 acres out of Lot 14, Section 238, Texas-Mexican Railway Company's Survey, located at 4701 West Schunior Street, as requested by Melden & Hunt
- D. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being a 0.48 of an acre tract, being the North 150 ft. of the South 558.70 ft. of the East 140 ft. of West 180 ft. of Lot 26, Kelly-Pharr Subdivision, located at 3712 South Sugar Road, as requested by Hiram Ortega Dominguez
- E. Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 9.3 acres out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey, located at 3117 North Roegiers Road, as requested by Javier Vento
- F. Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 44.44 acres, more or less, out of Lot 2, Block 1, John Closner, et al. Subdivision, and Lots 7 & 8, Swearengen Tract, located at 2710 Los Lagos Drive, as requested by Eduardo Lopez

7. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Azaleas Estates Subdivision, being a 30.0 acre tract consisting of all of Lots 20, 21, and 22, Caledonian Estates, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 3700 Curry Road, as requested by Salinas Engineering & Associates
- B. Consider the Preliminary Plat of Bellawood Phase III Subdivision, being a 10.43 acre tract and a portion of Lots 11 & 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision Unit No. 2, as per map or plat thereof recorded in Volume 8, Page 28, Map Records of Hidalgo County, Texas, located at 5001 Benito A. Ramirez Road, as requested by R.E. Garcia & Associates
- C. Consider the Preliminary Plat of Los Lagos Phase VII A Subdivision, being a 14.83 acre tract consisting of all of Lot 2, Block 1, John Closner et al. Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas, recorded in Volume 2, Page 26, Map Records of Hidalgo County, Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering
- D. Consider the Preliminary Plat of Los Lagos Phase VII B Subdivision, being a 29.60 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas recorded in Volume 2, page 26, Map Records of Hidalgo County, Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering
- E. Consider the Preliminary Plat of Solano Subdivision, being a 35.69 acre tract out of Lot 9, 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 900 West Rogers Road, as requested by Rio Delta Engineering & Associates
- F. Consider the Preliminary Plat of Tower Crossing Subdivision, being a 20.0 acre tract of land consisting of the north 20 Acres of Lots 11, Block, Alamo Land & Sugar Subdivision, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 4200 Block of Curry Road, as requested by Alfonso Quintanilla

8. **SUBDIVISION - VARIANCES**

A. Consider Variance Request to the City's Unified Development Code as follows: 1.) Section 7.404 (B) Blocks, Block Length, 2.) Section 7.405 (B) Lots, Required lot frontage, and 3.) Section 7.403 (C) Streets, Access Solano Subdivision, a single family residential development, being 35.69 acres out of Lot 9, Section 239 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 900 West Rogers Road as requested by Rio Delta Engineering

- B. Consider Variance Request to the City's Unified Development Code (UDC) as follows: 1) Section 8.204, Street Standards., and 2) Section 8.203, Functional Classification (Sidewalks), Tower Crossing Subdivision, a single family residential development, being 20.00 acres out of Lot 11, Block 53, Alamo Land & Sugar Company's Subdivision in Hidalgo County, Texas, located at the Southeast corner of South Tower Road and East Alberta Road, as requested by Quintanilla, Headley and Associates, Inc.
- C. Consider Variance Request to the City's Unified Development Code as follows: 1.) Section 3.303 Multi-Family, Lot Width and 2.) Section 3.303 Multi-Family, Lot Area. Sugar Mill Estates Subdivision, a multi-family residential development, being 19.64 acres out of Lots 7 & 8, Section 242, Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 1700 North Sugar Road, as requested by Melden and Hunt, Inc.
- D. Consider Variance Request to the City's Unified Development Code as follows: **1.**) Section 3.303 Multi-Family, Lot Width and **2.**) Section 3.303 Multi-Family, Lot Area. Woodlands 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 at 901 North McColl Road (FM 2061), as requested by Melden and Hunt Inc.

9. **DIRECTOR'S REPORT**

- A. City Council Actions: July 20, 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 5:00 P.M. on this 6th day of August, 2021.

Alejandra Gonzalez, Administrative Assistant Planning & Zoning Department

NOTICE

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

PLANNING AND ZONING COMMISSION REGULAR MEETING

JULY 13, 2021- 4:00 P.M.

EDINBURG CITY HALL – CITY COUNCIL CHAMBERS 415 WEST UNIVERSITY DRIVE EDINBURG, TEXAS 78541

MEMBERS PRESENT

Miki McCarthy, Commissioner Ruby Casas, Commissioner Carlos Jasso, Commissioner Becky Hesbrook-Garcia, Commissioner

MEMBERS ABSENT

Joe Ochoa, Chairperson Jorge Sotelo, Commissioner Hiren Govind, Vice Chairperson

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
Tilfred Farley, Planning Assistant

VISITORS

Samuel Garza Atanacio Hinojosa
Fabiola Cervantes Leonel Ibarra
Juan Lopez Ivan Garcia

Commission Members voted to have Commission Member Mrs. Miki McCarthy chair the meeting. Motion was made by Commission Member Mr. Carlos Jasso and seconded by Commission Member Mrs. Becky Hesbrook-Garcia to have Commission Member Mrs. Miki McCarthy chair the meeting.

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

The meeting was formally called to order by Commission Member Mrs. Miki McCarthy at 4:04 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

Commission Member Mrs. Miki McCarthy 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 July 9, 2021 at 4:45 P.M.

3. MEETING PROCEDURES

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

- A. All the items are generally considered as they appear on the agenda. As each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.

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- 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 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 June 8, 2021 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE MINUTES FOR THE JUNE 8, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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

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

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.

MOTION WAS MADE BY COMMISSION MEMBER MRS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA 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 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, located at 3331 North Jasman Road, as requested by Juan Lopez

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO 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.

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

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO 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.

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

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND DISAPPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

F. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (UR) District, being Lot 7, Block 156, Edinburg Original Townsite, located at 401 North 21st Avenue, as requested by RT Homes, LLC.

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND DISAPPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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

MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE RENEWAL. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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.

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- 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.

MOTION WAS MADE BY COMMISSION MEMBER MRS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE CONSENT AGENDA ITEMS 6A-6C. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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.

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE VARIANCE REQUEST NUMBER THREE AND TO TABLE VARIANCE REQUESTS NUMBER ONE AND NUMBER TWO. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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.

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE VARIANCE REQUEST NUMBER THREE AND TO TABLE VARIANCE REQUESTS NUMBER ONE AND NUMBER TWO. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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.

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MOTION WAS MADE BY COMMISSION MEMBER MRS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE PRELIMINARY PLAT. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

9. DIRECTOR'S REPORT

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

MRS KIMBERLY MENDOZA DISCUSSED THE CITY COUNCIL ACTIONS FOR THE MEETINGS THAT WERE HELD ON JUNE 15, 2021 AND JULY 6, 2021. MRS. MENDOZA ALSO DISCUSSED THE SIX STAKEHOLDER MEETINGS THAT OCCURRED IN JUNE REGARDING THE UPDATES ON THE UNIFIED DEVELOPMENT CODE. SHE ALSO MENTIONED THE CONSULTANT'S ARRIVAL AND UPCOMING MEETING DATES FOR THE MONTH OF JULY.

10. ADJOURNMENT

There being no further information to consider, the meeting was adjourned at 5:08 P.M.

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

Alejandra Gonzalez, Administrative Assistant

Planning & Zoning Department



CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date: 08/10/2021

Unified Development Code Amendment

AGENDA ITEM:

Consider Ordinance amending the Unified Development Code (UDC), Appointment, Term, and Removal relating to Decision-Making and Advisory Bodies as set forth by UDC Article 13, Sections 13.402(B), 13.502(B), and 13.602(B).

DESCRIPTION / SCOPE:

An amendment to the UDC is being proposed to eliminate conflicting provisions with the Edinburg Code of Ordinances. Specifically, there are discrepancies in appointment terms between the two. According to legal counsel, the City has applied the City Ordinance provisions for appointments and terms since at least 2015.

ESTIMATED TIMELINE:

The passage of this Ordinance is scheduled for consideration by the City Council on August 17, 2021.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Unified Development Code.

JUSTIFICATION:

This amendment will eliminate discrepancy between the Unified Development Code and Edinburg's Code of Ordinances.

D. Austin Colina

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

Planner I

Proposed UDC Update by Ordinance

UDC

Sec. 13.402 Membership; Appointment; Term; Removal; Qualifications; Vacancy; and Compensation

- A. **Membership.** The Planning and Zoning Commission shall consist of seven members.
- B. Appointment, Term, and Removal.
 - Appointments shall be made according to Section 32.02, City of Edinburg Code of Ordinances. The City Council shall, to the extent practicable, seek to ensure that Planning and Zoning Commission members are broadly representative, in that they reside in different areas of the City.
 - 2. Planning and Zoning Commission members shall serve for terms of five years or until their successors have been appointed. Members may serve an indefinite number of terms, subject to reappointment by the City Council. Terms expire upon the commencement of the regular meeting at which successors' terms begin.
 - 3. Members shall be removed from the Planning and Zoning Commission as provided by Section 32.04, City of Edinburg Code of Ordinances or State law.
- C. **Qualifications.** All members of the Planning and Zoning Commission:
 - 1. Shall be qualified by knowledge or experience to act in matters pertaining to the development and administration of the Comprehensive Plan; and
 - 2. Shall have such other qualifications as are required by Section 32.01, City of Edinburg Code of Ordinances.
- D. Vacancy. See Section 32.02, City of Edinburg Code of Ordinances.
- E. **Compensation.** All Planning and Zoning Commission members shall serve without compensation.

REVISED TO:

B. Appointment, Term, and Removal.

See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.

UDC

Sec. 13.502 Membership; Appointment; Term; Removal; Qualifications; Vacancy; and Compensation

A. **Membership.** The Architectural Design and Site Planning Board shall consist of five members and two alternates.

B. Appointment, Term, and Removal.

- Appointments shall be made according to Section 32.02, City of Edinburg Code of Ordinances. The City Council shall, to the extent practicable, seek to ensure that Architectural Design and Site Planning Board members are broadly representative, in that they reside in different areas of the City.
- Architectural Design and Site Planning Board members shall serve for terms of three years or until their successors have been appointed. Members may serve an indefinite number of terms, subject to reappointment by the City Council. Terms expire upon the commencement of the regular meeting at which successors' terms begin.
- 3. Members shall be removed from the Architectural Design and Site Planning Board as provided by Section 32.04, City of Edinburg Code of Ordinances or State law.
- C. Qualifications. All members of the Architectural Design and Site Planning Board:
 - 1. Shall be qualified by knowledge or experience with architectural design and/or site plan regulations.
 - 2. Shall not hold any elective office in the municipal or county government.
 - 3. Shall have such other qualifications as are required by Section 32.01, City of Edinburg Code of Ordinances.
- D. Vacancy. See Section 32.02, City of Edinburg Code of Ordinances.
- E. **Compensation.** All Architectural Design and Site Planning Board members shall serve without compensation.

REVISED TO:

B. Appointment, Term, and Removal.
See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.

UDC

Sec. 13.602 Membership; Appointment; Term; Removal; Qualifications; Vacancy; and Compensation

A. **Membership.** The Board of Adjustment shall consist of five members and four alternates.

B. Appointment, Term, and Removal.

- Appointments shall be made according to Section 32.02, City of Edinburg Code of Ordinances. The City Council shall, to the extent practicable, seek to ensure that Board of Adjustment members are broadly representative, in that they reside in different areas of the City.
- Board of Adjustment members shall serve for terms of two years or until their successors have been appointed. Members may serve an indefinite number of terms, subject to reappointment by the City Council. Terms expire upon the commencement of the regular meeting at which successors' terms begin.
- 3. Members shall be removed from the Board of Adjustment by the City Council for cause, upon written charges and after a public hearing.
- C. **Qualifications.** All members of the Board of Adjustment:
 - 1. Shall be qualified by knowledge or experience with the content and application of the Unified Development Code and Comprehensive Plan.
 - 2. Shall not hold any elective office in the municipal or county government.
 - 3. Shall have such other qualifications as are required by Section 32.01, City of Edinburg Code of Ordinances.
- D. Vacancy. See Section 32.02, City of Edinburg Code of Ordinances.
- E. Compensation. All Board of Adjustment members shall serve without compensation.

REVISED TO:

B. Appointment, Term, and Removal.

See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.

ORDINANCE	NO.	,
ORDINANCE	NO.	

ORDINANCE AMENDING THE UNIFIED DEVELOPMENT **CODE BY AMENDING SECTION 13.402 MEMBERSHIP;** APPOINTMENT; TERM; REMOVAL; QUALIFICATIONS; VACANCY; AND COMPENSATION; SECTION 13.502 MEMBERSHIP; APPOINTMENT; TERM; REMOVAL; QUALIFICATIONS; VACANCY; AND COMPENSATION; SECTION 13.602 MEMBERSHIP; APPOINTMENT; TERM; **QUALIFICATIONS**; **VACANCY**: COMPENSATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT MATTER HEREOF.

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

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

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

WHEREAS, the City Council in 2015 adopted an ordinance codified at Section 32.02 providing that all appointees to City boards, councils, commissions, and committees are limited to three continuous two-year terms; and

WHEREAS, the Unified Development Code provides for an indefinite number of five-year terms for members of the Planning and Zoning Commission (Sec. 13.402), an indefinite number of three-year terms for members of the Architectural Design and Site Planning Board (Sec. 13.502), and an indefinite number of two-year terms for members of the Board of Adjustment (Sec. 13.602); and

WHEREAS, the City has applied the number of terms and term years provided in Section 32.02 to the Planning and Zoning Commission, the Architectural Design and Site Planning Board, and Board of Adjustment since 2015 despite the conflicting provisions in the Unified Development Code; and

WHEREAS, the City Council has determined that it is in the best interests of the City to maintain the term limits and term years imposed in Section 32.02 and desires to remove the ambiguity created by the conflicting Unified Development Code provisions; and

WHEREAS, pursuant to Unified Development Code Section 14.402 (which requires that the Planning and Zoning Commission hold a public hearing on proposed amendments to the Unified Development Code and make a recommendation to the City Council), on August ___, 2021 the Planning and Zoning Commission considered these proposed amendments and recommend (approval/disapproval) by a to vote.

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

- <u>SECTION I.</u> INCORPORATION OF RECITALS. The City Council finds that the statements set forth in the Recitals are true and correct and the City Council hereby incorporates such Recitals as findings of fact.
- **SECTION II. AUTHORITY OF LAW.** All requirements of the law have been met in the passing of this Ordinance.
- **SECTION III.** Section 13.402, Part B of the Unified Development Code is amended to read in its entirety as follows:
- **B.** Appointment, Term, and Removal. See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.
- **SECTION IV.** Section 13.502, Part B of the Unified Development Code is amended to read in its entirety as follows:
- **B.** Appointment, Term, and Removal. See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.
- **SECTION V.** Section 13.602, Part B of the Unified Development Code is amended to read in its entirety as follows:
- **B.** Appointment, Term, and Removal. See Sections 32.02 and 32.04, City of Edinburg Code of Ordinances.
- **SECTION VI. REPEALER CLAUSE:** This Ordinance shall be cumulative of all other ordinances dealing with the same subject, and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.
- **SECTION VII. SAVINGS CLAUSE:** If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

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

SECTION IX. CODIFICATION: That this Ordinance shall be published in the Unified Development Code of the City of Edinburg, Texas.

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

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on ______, 2021.

CITY OF EDINBURG

ATTEST:	By: Richard M. Molina, Mayor
By: Ludivina Leal, City Secretary	
APPROVED AS TO FORM: OMAR OCHOA LAW FIRM, P.C.	
BY:Omar Ochoa, City Attorney	



CITY OF EDINBURG

Planning & Zoning Commission

Regular MeetingMeeting Date:
08/10/2021

Rezoning Request

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Office Business Park Uses to Auto Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto Urban (AU) District, being a tract containing 24.41 acres, more or less, being part or portion of Lots 1 & 2, Lomas y Lagos Subdivision, located at 420 State Highway 336, as requested by Joseph Holland.

DESCRIPTION / SCOPE:

The property is located approximately 482 ft. east of State Highway 336 (North 10th Street) and 975 ft. south of State Highway 107 (West University Drive). The 24.41 acre tract is currently vacant and is proposed to have access to State Highway 336 via an access road through a commercial zone. The requested zoning designation would allow for single-family, multi-family, and manufactured home parks and subdivisions uses on the subject property. The applicant is proposing the construction of a multifamily community at this location. The development will consist of approximately 150 to 200 units as reported by the project engineer.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial General (CG) District to the north and west, Auto Urban Residential (AU) District to the east, and a mix of Auto Urban (AU) and Urban Residential (UR) Districts to the south. The future land use designation for this location is Office Business Park.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 46 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 September 7, 2021. City Council's decision is the final step in the zoning process for this property. If denied, the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Commercial General District (CG) to Auto Urban Residential (AU) District based on the surrounding 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 Rezoning Request from Commercial General (CG) District to Auto Urban Residential (AU) District. The request is consistent with the surrounding land uses and zoning in the area, particularly with regard to the existing multifamily developments to the south and east of this location. The requested zoning does not conform to future land use and requires an amendment to the Comprehensive Plan.

D. Austin Colina Planner I

Kimberly A. Mendoza, MPA Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 08/10/2021 CITY COUNCIL – 09/07/2021 DATE PREPARED – 07/30/2021

STAFF REPORT

GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Office Business Park to Auto

Urban Uses and the Rezoning Request from Commercial General (CG)

District to Auto Urban Residential (AU) District

APPLICANT: Joseph Holland

AGENT: Rio Delta Engineering

LEGAL: being a tract containing 24.41 acres of land, more or less, out of Lots 1 &

2, Lomas y Lagos Subdivision

LOCATION: Located at 420 State Highway 336

LOT/TRACT SIZE: 24.41 acres

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Multifamily residential

EXISTING LAND USE: None

ADJACENT ZONING: North – Commercial General (CG) District

South – Urban Residential (UR) and Auto Urban Residential (AU)

East – Auto Urban Residential (AU) District West – Commercial General (CG) District

LAND USE PLAN DESIGNATION: Office Business Park

PUBLIC SERVICES: City of Edinburg Water / Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from

Office Business Park Uses to Auto Urban Uses and Rezoning Request from Commercial General (CG) District to Auto Urban Residential (AU)

District

COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST JOSEPH HOLLAND

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of multifamily developments, single family homes, and commercial developments.
- 2. The applicant is proposing a multifamily residential community development.

Staff recommends approval of the Rezoning Request from Commercial General (CG) District to Auto Urban Residential (AU) District based on the surrounding 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.

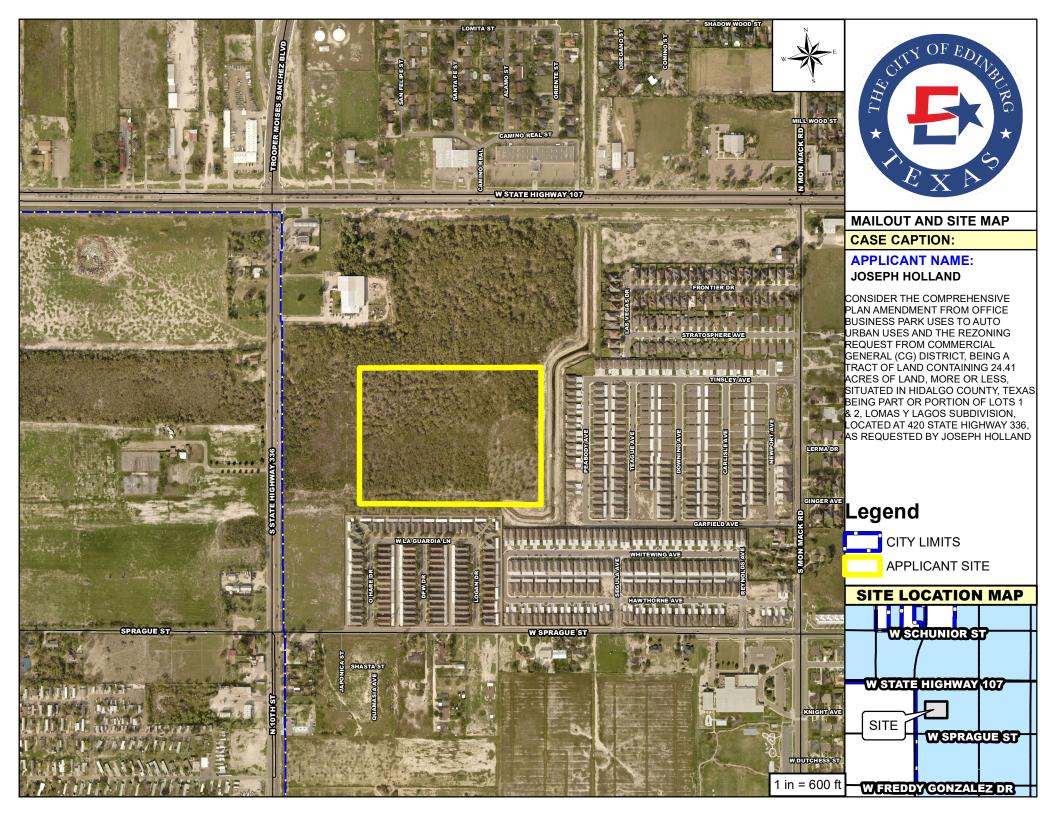
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 46 neighboring property owners and received no comments in favor or against this request at the time of the report.

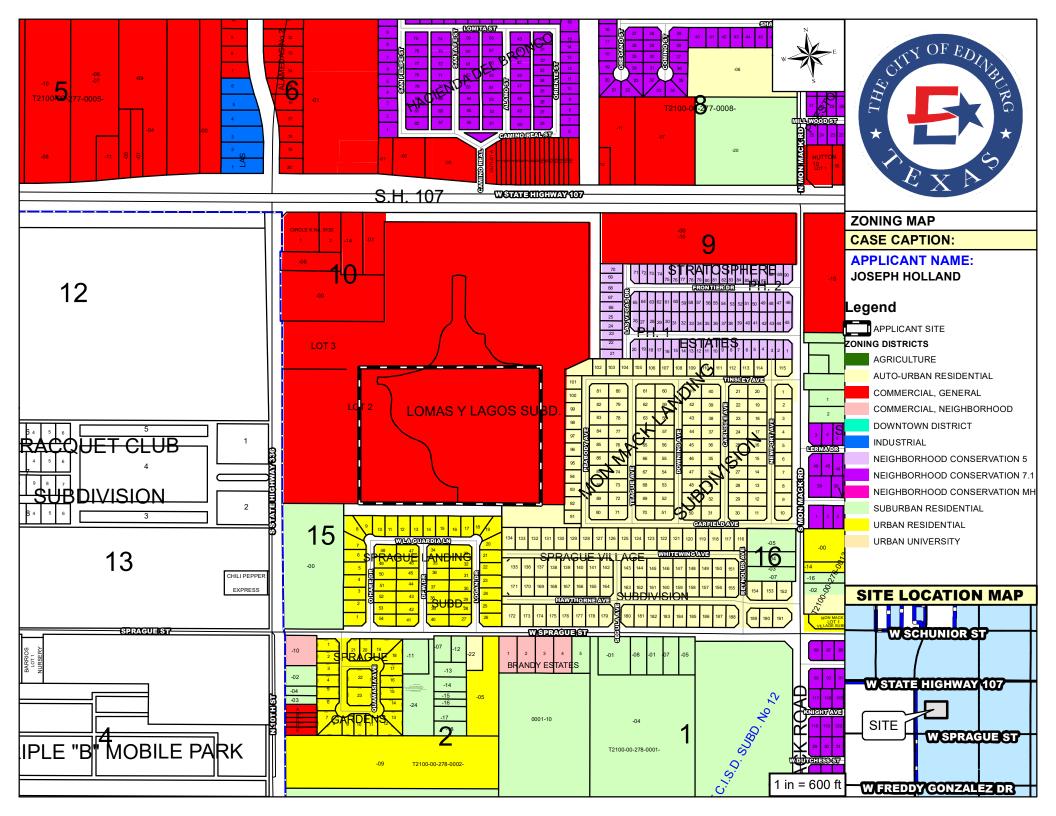
ATTACHMENTS: Aerial Photo

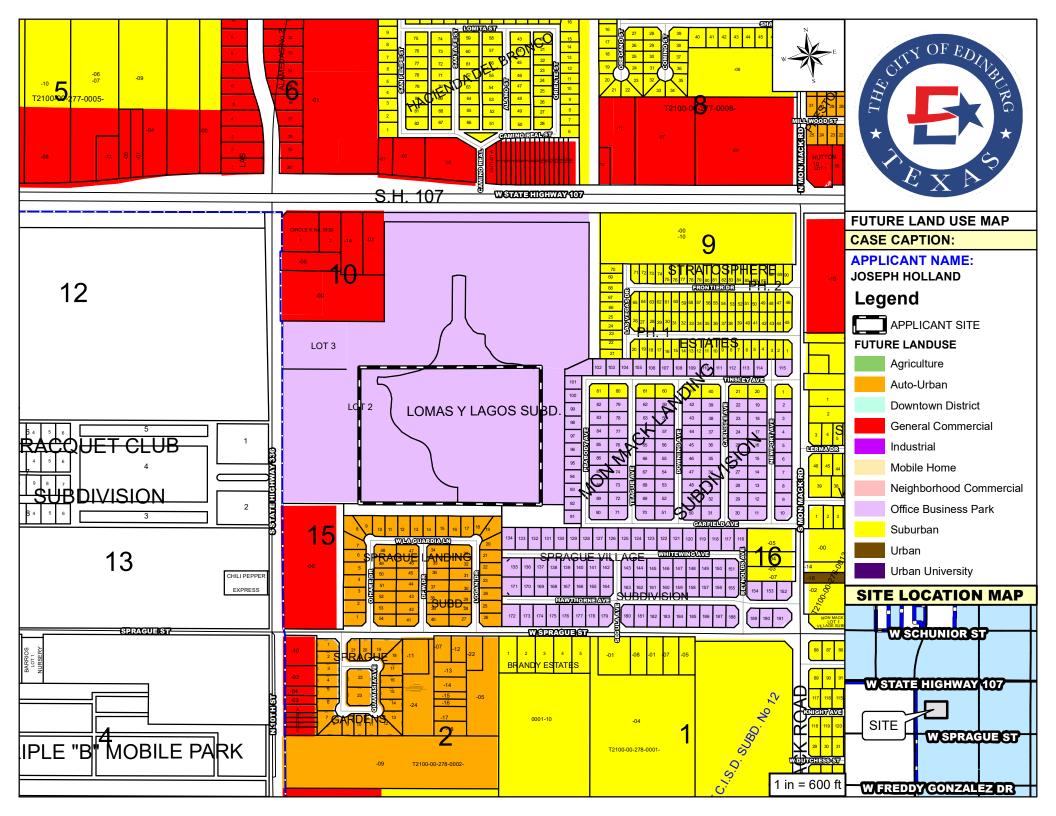
Zoning Map

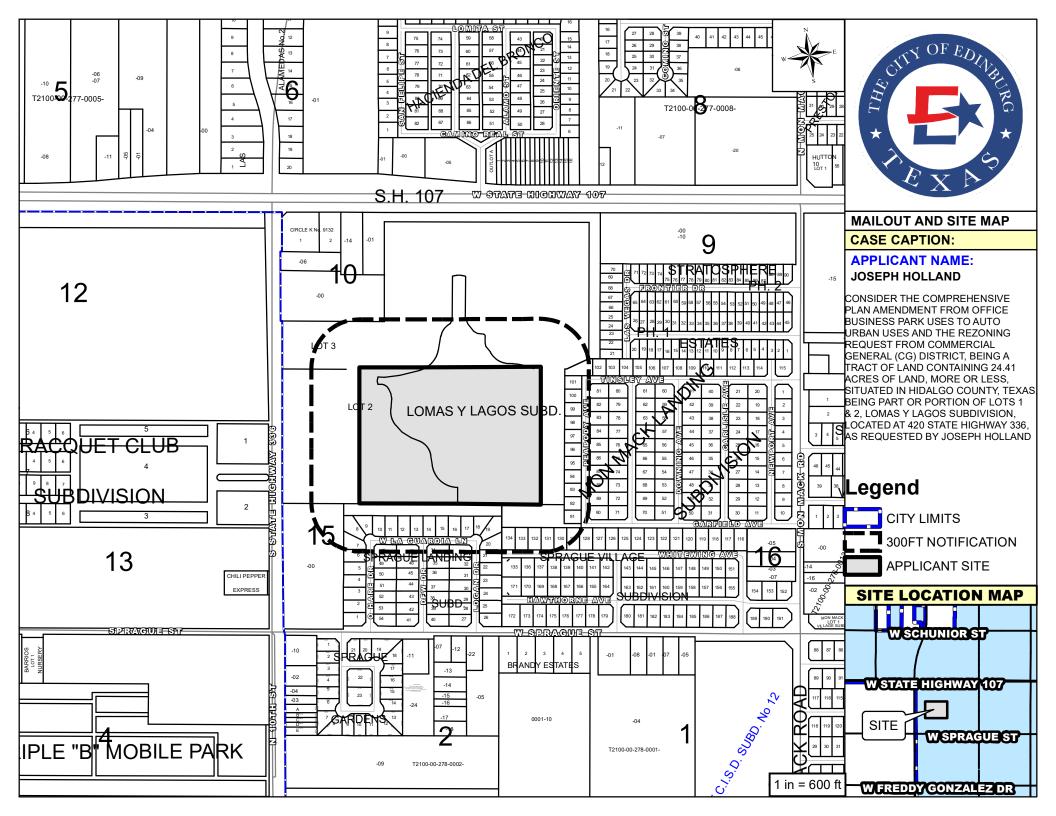
Future Land Use Map

Photo of site Exhibits











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

ZONE CHANGE APPLICATION

1.	Name: JC	SEPH HO	LAND - VERTURO DE	EVELOPMI	ENT LLC	_ Phone No.	
2.	Mailing Add	lress:	1308 E JASMINE A	VENUE			
	City: Mo	ALLEN		_ State: _	TX		Zip_78501
	Email Addre	ess:j	wholand@verturo.	com		Cell No	
3.	Agent: IVAN	I GARCIA I	P.E., R.P.L.S RIO D	ELTA ENG	INEERING	_ Phone No.	(956) 380-5152
4.	Agent's Mai	ling Addr	ess:921 S. 10TH A\	/E			
	City:EDIN	IBURG		_State: _	TX		Zip78539
5.	Email Addre	ss:RIOI	DELTA2004@YAHOO	.COM			
			g Rezoned: <u>AND STATI</u> A TRACT OF L roperty: <u>OF LOTS 1, 2,</u> EDINBURG, HI	E HIGHWAY AND CONTA AND 3, LOMA DALGO COU	107, ALONG THE INING AC AS Y LAGOS SU	E EAST SIDE OF RES OF LAND, BDIVISION, AN A	ON OF N 10TH STREET N 10TH STREET. BEING PART OR PORTION ADDITION TO THE CITY OF LUME 53, PAGE 123, MAP
8.	Zone Change	e: From:_	COMMERCIAL,	GENERAL	To:_	AUTO-URI	BAN RESIDENTIAL
9.	Present Land	Use:	VACANT				
			ge:				
- G	(Please Pi	rint Name	cl		///	Signature	
AMOU	JNT PAID \$_			RECEI	PT NUMBE	R	
PUBLI	C HEARING	DATE (C	LANNING & ZONIN ITY COUNCIL) – 6: RE HELD AT THE	00 P.M.: _			

ZONING CHANGE REQUIREMENTS

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

JUL 1 2 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 18.984 acres out of Lot 14, Section 238, Texas-Mexican Railway Company's Survey, located at 4701 West Schunior Road, as requested by Melden & Hunt [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the north side of West Schunior Road, approximately 600 ft. west of Trooper Moises Sanchez Blvd and is currently vacant. The tract has 658.34 ft. of frontage along West Schunior Road and 1316.35 ft. of depth for a tract size of 18.984 acres. The requested zoning designation allows for single family and multifamily residential uses on the subject property. The applicant is requesting the change of zone to construct a multifamily residential development. A subdivision plat submitted under the name of Atwood Village received preliminary plat approval by the Planning & Zoning Commission on August 11, 2020. The development consists of 117 single family residential lots ranging from 9,129 square feet to 14,022 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 Agriculture (AG) District to the east, Suburban Residential (S) District to the south, Urban Residential (UR) 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 26 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 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.

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 in the area.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

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

APPLICATION: Comprehensive Plan Amendment from Suburban Uses to Auto

Urban Uses and the Rezoning Request from Agriculture (AG)

District to Auto Urban Residential (AU) District

APPLICANT: Melden & Hunt

AGENT: N/A

LEGAL: being 18.984 acres out of Lot 14, Section 238, Texas-Mexican

Railway Company's Survey

LOCATION: Located at 4701 West Schunior Road

LOT/TRACT SIZE: 18.984 acres

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Multi Family Residential Development

EXISTING LAND USE Agriculture (AG) District

ADJACENT ZONING: North – Drainage Canal

South – Suburban Residential (S) District

East - Agriculture (AG) District West - Urban Residential (UR) District

LAND USE PLAN DESIGNATION: Suburban Uses

PUBLIC SERVICES: City of Edinburg Sewer / Sharyland Water Supply Water

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

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 multi-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.

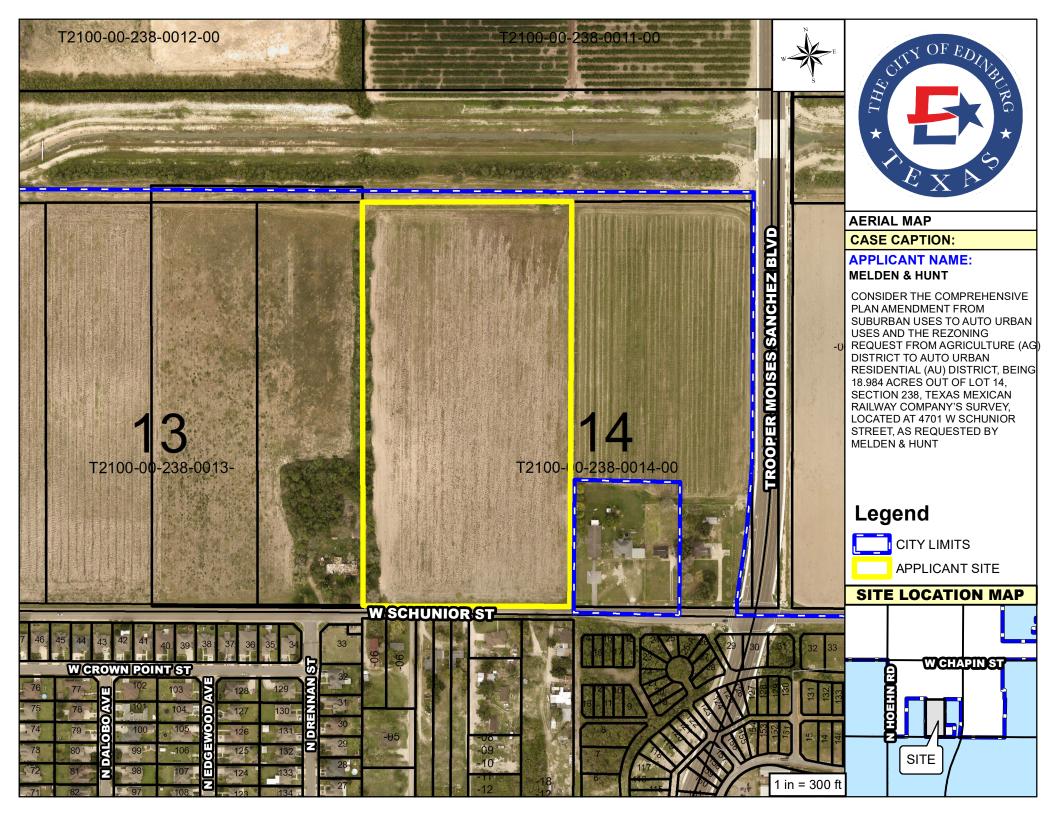
Staff mailed a notice of the public hearing before to 26 neighboring property owners and received no comments in favor or against this request at the time of the report.

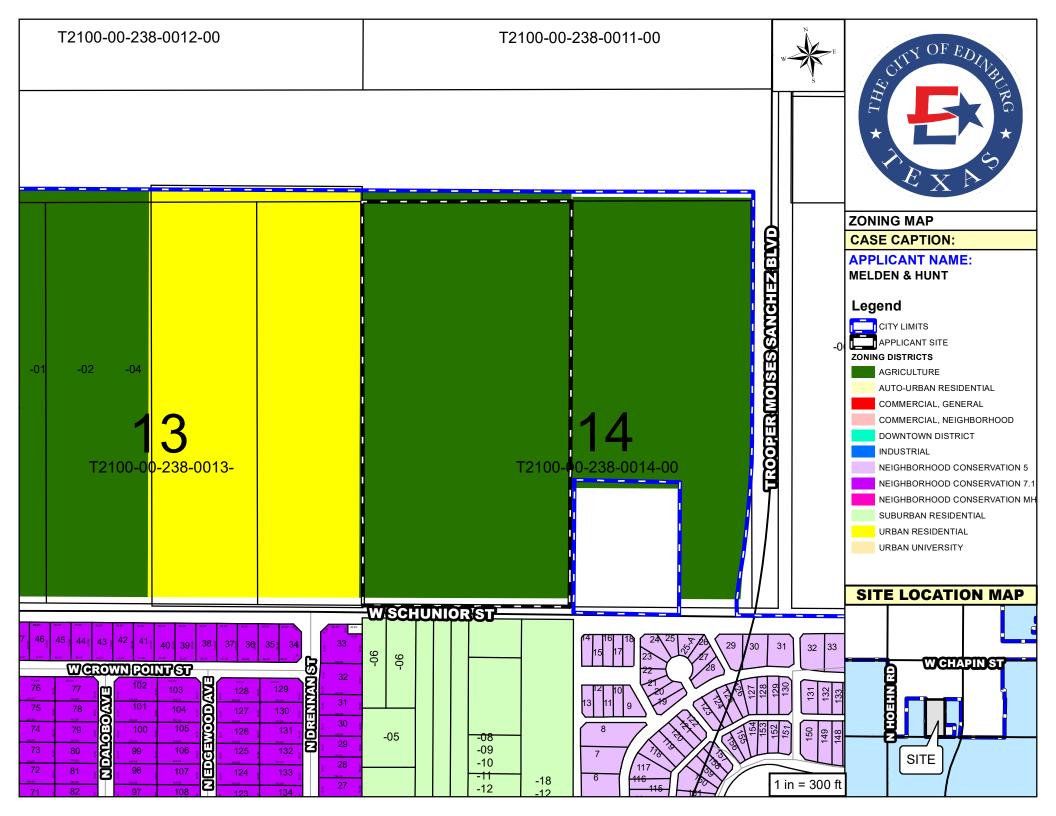
ATTACHMENTS: Aerial Photo

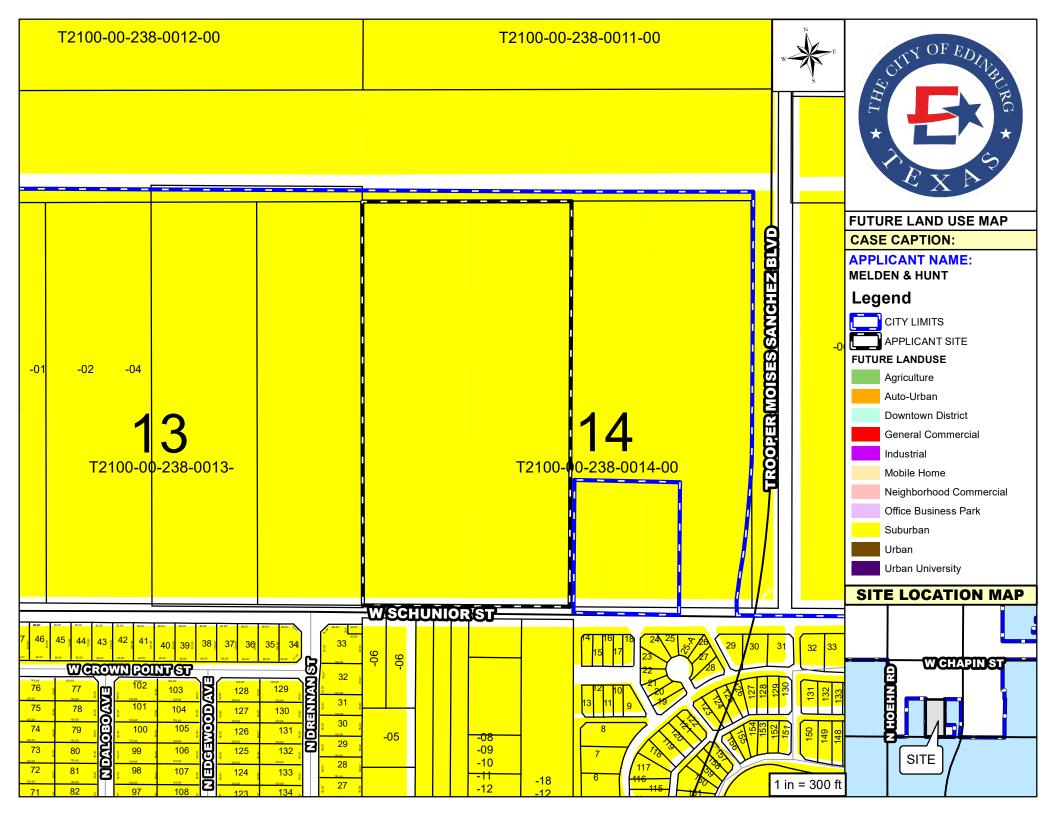
Zoning Map

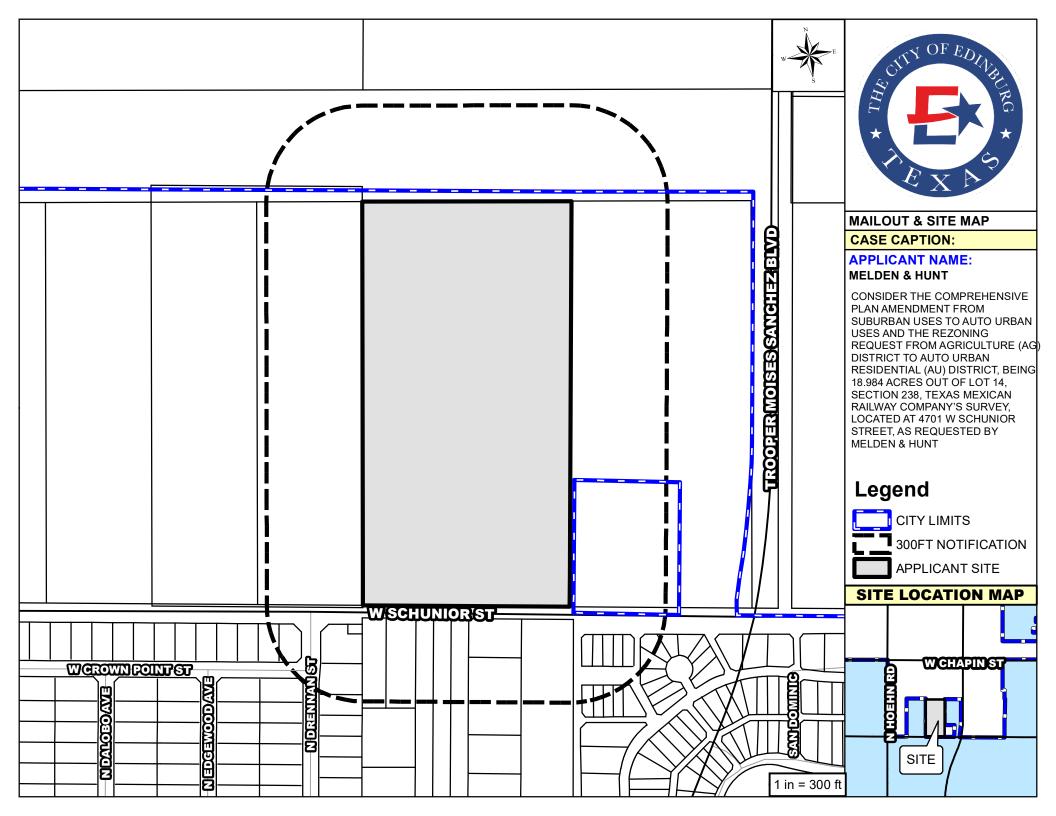
Future Land Use Map

Photo of site Exhibits











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

JUN 0 4 2021

Name: ____

ZONE CHANGE APPLICATION

1	. Name: <u>Domain Development</u>		Phone No. (956) 661-8888
2	. Mailing Address: 100 East Nolana	Loop, Suite 130	
	City: McAllen	State: Texas	Zip_ 78502
	Email Address: shavi@aurielinves	tments.com	Cell No
3	. Agent: Melden & Hunt, Inc.		Phone No. (956) 381-0981
4	. Agent's Mailing Address: 115 Wes	t McIntyre Street	
	City: <u>Edinburg</u>	State: Texas	Zip_ 78541
5	. Email Address: mario@meldenand	dhunt.com	
6	. Address/Location being Rezoned: Ap	prox. 1,350 ft east of the	e corner Shunior Rd and Hoehn R
7	. Legal Description of Property: Being	18.984 acres out of Lo	t 14, Section 238, Texas-Mexican
	Railway Company Survey, Vol 1, F	g 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		
1	0. Reason for Zone Change: Resident	ial development	
	Shavi-Mahtani-President (Please Print Name)		Signature
AMC	OUNT PAID \$	RECEIPT NUMB	BER
PUBI	LIC HEARING DATE (PLANNING & Z	CONING COMMISSION) -	- 4:00 P.M.:
	LIC HEARING DATE (CITY COUNCIL TE: BOTH MEETINGS ARE HELD AT		
(NO1		IANGE REQUIREME	
	ZUMING CI		

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

COMPANY'S SUBDIVISION VOLUME 1, PAGE 12, H.C.M.R. 119.16' 110.00' 12 119.16' _20' ALLEY _20' ALLEY _20' ALLEY 119.16' 119.16' 1" = 100' 119.16' 100 101 102 10' U.E. & S.W.E. ___10' U.E ___10' Ų.E. 10' U.E.___ 10' U.E.___ 10 U.E. & S.W.E. & S.W.E. 103 20' ALLEY 20' ALLEY 20' ALLEY STREET "Ä STREET "A" 10' U.E<u>.</u> & S.W.E. & S.W.E. 113/ 112 107 & S.W.E. & S.W.E. ADDITIONAL 20.0' RD. R.O.W. DEDICATED BY THIS PLAT - ADDITIONAL 20.0' RD. R.O.W. DEDICATED BY THIS PLAT — 20.0' R.O.W. VOLUME 1, SCHUNIOR ROAD R.Q.W. VARIES 40.0' R.O.W. VOLUME 1, PAGE 12, AMENDED PLAT OF WISTERIA HEIGHTS VOLUME 53, PAGE 146, H.CM.R. H.C.M.R. VOL. 53, PG. 146, T2100-00-238-0005-00 T2100-00-236-0006-00 CHAPIN RD. Line Table Direction Length T2100-00-238-0011-01 L-1 N 54° 02' 29" E 35.36' 1 🗆 L-2 S 35° 57' 31" E 21.21' LEGEND L-3 N 54° 02' 29" E 21.21' FOUND No.4 REBAR R.O.W. - RIGHT OF WAY

SUBDIVISION MAP OF

MULTI-FAMILY @ ATWOOD SUBDIVISION

BEING 36.188 ACRES OUT OF LOTS 11,12,13 & 14, SECTION 238 TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 1, PAGE 12 H.C.M.R. CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 36.188 ACRE SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11, 12, 13 AND 14, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 36,188 ACRES WERE CONVEYED TO DOMAIN DEVELOPMENT., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2962643, HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3091982, HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3091983, HIDALGO COUNTY OFFICIAL RECORDS, SAID 36.188 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE, N 09° 02' 28" E ALONG THE WEST LINE OF SAID LOT 13, WITHIN THE EXISTING RIGHT-OF-WAY OF HOEHN DRIVE, A DISTANCE OF 45.00 FEET;

THENCE, S 80° 57' 31" E A DISTANCE OF 820.00 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" W A DISTANCE OF 1,158.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS
- 2. THENCE, S 09° 02' 28" W AT A DISTANCE OF 45.00 FEET PASS THE SOUTH LINE OF SAID LOT 11, CONTINUING A TOTAL DISTANCE OF 1,361.35 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 3. THENCE, N 80° 54' 08" W ALONG THE SOUTH LINE OF SAID LOT 14. WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, A DISTANCE OF 658.33 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 4. THENCE, N 80° 57' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, WITHIN THE EXISTING RIGHT-OF-WAY OF
- SCHUNIOR ROAD, A DISTANCE OF 500.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS
- 5. THENCE, N 09° 02' 28" E AT A DISTANCE OF 1,315.70 FEET PASS THE SOUTH LINE OF SAID LOT 12, CONTINUING A TOTAL DISTANCE OF 1,360.70 FEET THE POINT OF BEGINNING AND CONTAINING 36.188 ACRES, OF WHICH 0.532 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, LEAVING A NET OF 35.656 ACRES OF LAND. MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- A. FRONT YARD SETBACK LINE SHALL BE TWENTY (25) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
- REAR YARD SETBACK LINE SHALL BE TEN (5) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- CORNER SIDE YARD SETBACK TEN (10) FEET E. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL
- 2. FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 E MAP REVISED: JUNE 6, 2000 .
- 3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS
- 4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL

Line Table

Line # | Direction | Length

L-22 N 35° 57' 31" W 21.21

L-23 N 54° 02' 29" E 21.21

L-24 N 35° 57' 31" W 21.21

L-25 N 54° 02' 29" E 21.21

L-26 S 54° 02' 29" W 21.21'

L-27 N 35° 57' 31" W 21.21'

L-28 N 35° 57' 31" W 21.21'

L-29 N 54° 02' 29" E 21.21

L-30 N 35° 55' 50" W 35.37'

L-31 | S 54° 04' 10" W | 35.34'

L-32 N 35° 57' 31" W 21.21

L-33 N 54° 02' 29" E 21.21

L-34 N 35° 57' 31" W 35.36'

L-35 N 80° 54' 08" W | 19.17

- 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
- 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:
- T.B.M. NO.2:
- 9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. 10. DRAINAGE NOTE:
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF XXX,XXX C.F (X.XXX 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 SIDEWALK ALONG THE EAST SIDE OF HOEHN DRIVE AND THE NORTH SIDE OF SCHUNIOR ROAD BY DEVELOPER DURING CONSTRUCTION. WITH A.D.A. RAMPS.

22 9129.98 0.210

23 9129.97

24 9129.98

25 9129.98

47 9130.00 0.210

48 9130.00 0.210

49 | 9130.00 | 0.210 |

50 | 9130.00 | 0.210 |

12. LOTS 35 THRU 52 SHALL HAVE NO ACCESS FROM HOEHN DRIVE. LOTS 1 THRU 5, AND LOTS 53 THRU 57, SHALL HAVE NO ACCESS FROM

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

- HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLANCE OUPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT	SECRETARY

Lot Area Table			Lot Area Table				Lot Area Table				Lot Area Table				Lot Area Table			
Lot#	SQ, FT,	Area	Ì	Lot #	SQ, FT,	Area		Lot#	SQ, FT,	Area		Lot#	SQ, FT,	Area	Ì	Lot #	SQ, FT,	Area
1	13239.71	0.304	Ì	26	9129.99	0.210		51	9130.00	0.210		76	9130.00	0.210	Ī	101	10307.37	0.237
2	10616.43	0.244	Ì	27	9565.00	0.220		52	9130.00	0.210		77	9130.00	0.210	Ī	102	10307.37	0.237
3	10248.69	0.235	ľ	28	9565.00	0.220		53	9565.00	0.220		78	9130.00	0.210	Ī	103	10307.38	0.237
4	10308.29	0.237	İ	29	9130.00	0.210		54	9565.00	0.220		79	9565.00	0.220	Ī	104	10247.80	0.235
5	10308.31	0.237	İ	30	9130.00	0.210		55	9130.00	0.210		80	9565.00	0.220	Ī	105	10615.52	0.244
6	10308.33	0.237	İ	31	9130.00	0.210		56	9130.00	0.210	İ	81	9130.00	0.210	Ī	106	14022.61	0.322
7	10308.34	0.237	Î	32	9130.00	0.210		57	9130.00	0.210	Ì	82	9130.00	0.210	ſ	107	10213.88	0.234
8	10308.36	0.237	Î	33	9130.00	0.210		58	9130.00	0.210		83	9130.00	0.210	Ī	108	10206.76	0.234
9	10308.38	0.237	İ	34	9130.00	0.210		59	9130.00	0.210		84	9130.00	0.210	Ī	109	13682.24	0.314
10	10308.39	0.237	Î	35	9130.00	0.210		60	9130.00	0.210		85	9130.00	0.210	Ī	110	10358.68	0.238
11	10308.41	0.237	ĺ	36	9130.00	0.210		61	9130.00	0.210		86	9130.00	0.210	Ī	111	10177.27	0.234
12	10308.43	0.237	ĺ	37	9130.00	0.210		62	9130.00	0.210]	87	9130.00	0.210	ſ	112	10172.29	0.234
13	10308.44	0.237	Ī	38	9130.00	0.210		63	9130.00	0.210		88	9130.00	0.210	Ī	113	10172.10	0.234
14	11917.30	0.274	Ī	39	9130.00	0.210		64	9130.00	0.210		89	9130.00	0.210		114	10172.09	0.234
15	9568.30	0.220	ĺ	40	9568.30	0.220		65	9130.00	0.210		90	9130.00	0.210	Ī	115	10345.45	0.237
16	9130.00	0.210	Ī	41	9568.30	0.220		66	9568.30	0.220		91	9130.00	0.210	Ī		-	
17	9129.99	0.210	ĺ	42	9130.00	0.210		67	9568.30	0.220		92	9568.30	0.220				
18	9129.99	0.210	Ī	43	9130.00	0.210		68	9130.00	0.210		93	11916.01	0.274				
19	9129.99	0.210		44	9130.00	0.210		69	9130.00	0.210		94	10307.35	0.237				
20	9129.98	0.210	Ī	45	9130.00	0.210		70	9130.00	0.210		95	10307.35	0.237				
21	9129.98	0.210	Ì	46	9130.00	0.210]	71	9130.00	0.210]	96	10307.35	0.237				

9130.00 0.210

9130.00 0.210

74 | 9130.00 | 0.210

75 | 9130.00 | 0.210 |

97 | 10307.36 | 0.237

98 | 10307.36 | 0.237

99 | 10307.36 | 0.237

100 | 10307.37 | 0.237

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MULTI-FAMILY @ ATWOOD 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 INGRESS AND EGRESS EASEMENT TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL DRAINS, EASEMENTS (INCLUDING DRAINAGE EASEMENTS), WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS, AND OTHER PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS 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.

DOMAIN DEVELOPMENT CORP SHAVI MAHTANI, PRESIDENT 100 E NOLANA AVE., SUITE #130 MCALLEN, TX 78504

CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI ABBOUD 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

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

MY COMMISSION EXPIRES:

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 THE DAY OF

MELDEN & HUNT INC. **TEXAS REGISTRATION F-1435**

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

DATE PREPARED: 07/01/2020 **ENGINEERING JOB # 18068**

MARIO A. REYNA 117368

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____DAY OF ___

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

DATE SURVEYED: 04/03/2018 T-1054. PG. 37-39 SURVEY JOB # 18068.08



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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS <u>MULTI-FAMILY @ ATWOOD APARTMENTS</u> CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF ____

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

MAYOR CITY OF EDINBURG

CITY SECRETARY

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

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

115 W. McINTYRE - EDINBURG, TX 78541 DRAWN BY: R. DE JESUS PH: (956) 381-0981 - FAX: (956) 381-1839

FOUND No.5 REBAR

SET No.4 REBAR WITH PLASTIC

CAP STAMPED MELDEN & HUNT

FOUND PIPE

T2100-00-233-0015-03 T2100-00-233-0015-04

T2100-00-233-0015-09

SCHUNIOA ROAD'

LOCATION MAP

WISTERIA HEIGHTS

SCALE:1"=1000'

FINAL CHECK ESTABLISHED 1947 - www.meldenandhunt.com

H.C.M.R. - HIDALGO COUNTY MAP RECORDS

H.C.D.R. - HIDALGO COUNTY DEED RECORDS

P.O.B. - POINT OF BEGINNING

N.W. COR. - NORTHWEST CORNER

S.E. COR. - SOUTHEAST CORNER

P.O.C. - POINT OF COMMENCING

SW.E. - SIDEWALK EASEMENT

H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT

DATE: <u>06-24-202</u>

L-13 S 35° 57' 31" E 21.21' L-14 N 35° 57' 31" W 21.21' L-15 N 54° 02' 29" E 21.21' L-16 S 35° 57' 31" E 21.21' L-17 N 54° 02' 29" E 21.21' L-18 N 54° 02' 29" E 21.21' L-19 N 35° 57' 31" W 21.21' L-20 S 54° 02' 29" W 21.21' L-21 S 35° 57' 31" E 21.21'

L-4 N 54° 02' 29" E 21.21'

L-5 S 35° 57' 31" E 21.21'

L-6 S 35° 57' 31" E 21.21'

L-7 N 54° 02' 29" E 21.21'

L-8 N 35° 57' 31" W 21.21'

L-9 N 54° 02' 29" E 21.21'

L-12 S 54° 02' 29" W 21.21'





CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date: 08/10/2021

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 Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being a 0.48 of an acre tract of land being the North 150 ft. of the South 558.70 ft. of the East 140 ft. of West 180 ft. of Lot 26, Kelly-Pharr Subdivision, located at 3712 South Sugar Road, as requested by Hiram Ortega Dominguez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the east side of South Sugar Road, approximately 150 ft. south of International Street and currently has a single family residence on the property. The tract has 150 ft. of frontage along South Sugar Road and a depth of 150 ft. for a tract size of 0.48 acres. The requested zoning designation allows for multi-family uses on the subject property. The applicant is proposing to construct 4 buildings with a total of 12 (one-bedroom units) on the property.

The property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning in the area is Urban Residential (UR) District to the north, Neighborhood Conservation 5 (NC 5) District to the east and west, and Commercial Neighborhood (CN) District to the south. The surrounding area consists of single family residential homes, multi-family, and commercial development. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 50 neighboring property owners and received no comments in favor or against this request at the time of the report.

ESTIMATED TIMELINE:4

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on September 7, 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 Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District based on the surrounding land uses and adjacent zoning to the north. 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 Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District. The request is consistent with the surrounding land uses and zoning in the area. A multifamily residential development is a permitted use in the requested zoning designation.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 08/10/2021 CITY COUNCIL – 09/07/2021 DATE PREPARED – 07/26/2021

STAFF REPORT GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto Urban Uses to Urban

Uses and the Rezoning Request from Neighborhood Conservation

7.1 (NC 7.1) District to Urban Residential (UR) District

APPLICANT: Hiram Ortega Dominguez

AGENT:

LEGAL: being a 0.48 of an acre tract of land being the North 150 ft. of the

South 558.70 ft. of the East 140 ft. of west 180 ft. of Lot 26, Kelly-

Pharr Subdivision

LOCATION: Located at 3712 South Sugar Road

LOT/TRACT SIZE: 0.48 of an acre

CURRENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Multi-Family Residential Development

EXISTING LAND USE Auto Urban Uses

ADJACENT ZONING: North – Urban Residential (UR) District

South – Commercial Neighborhood (CN) District East - Neighborhood Conservation 5 (NC 5) West - Neighborhood Conservation 5 (NC 5)

LAND USE PLAN DESIGNATION: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Water / Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment

from Auto Urban Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban

Residential (UR) District

COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST HIRAM ORTEGA DOMINGUEZ

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, multifamily, and commercial development.
- 2. The applicant is proposing a multifamily residential development.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District based on the surrounding land uses and zoning in the area. A multifamily residential development is a permitted use ion the requested zoning designation/ If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

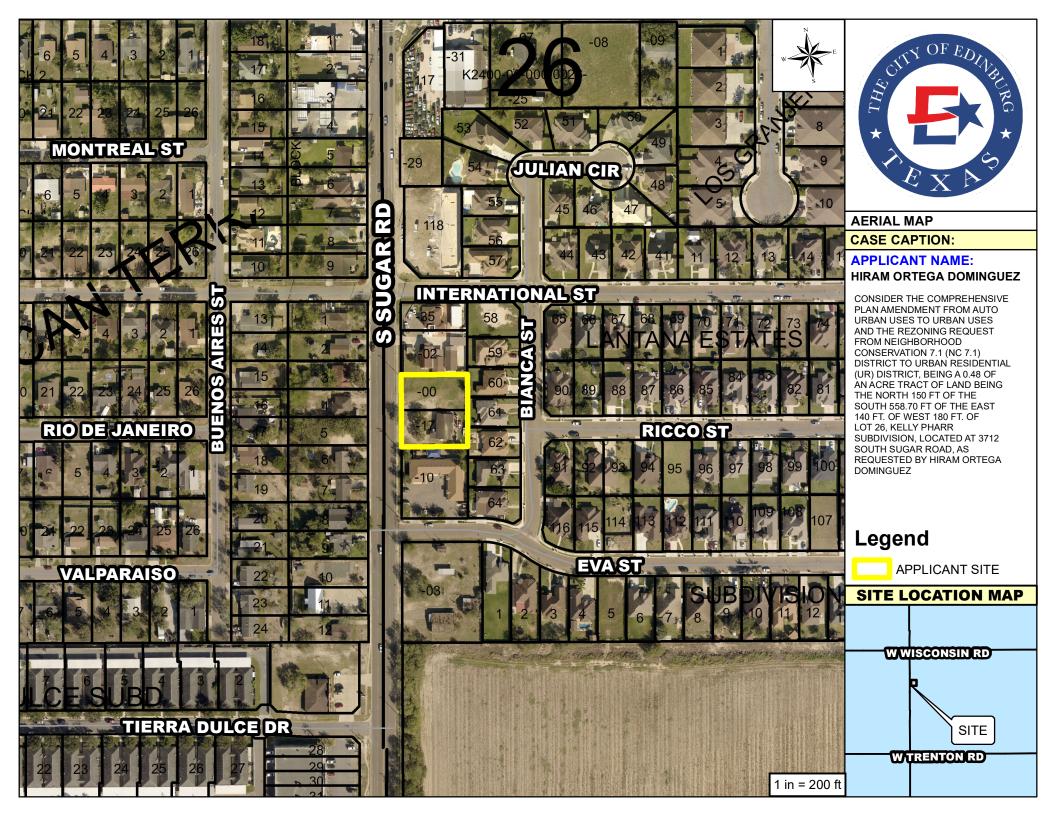
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 50 neighboring property owners and received no comments in favor or against this request at the time of the report.

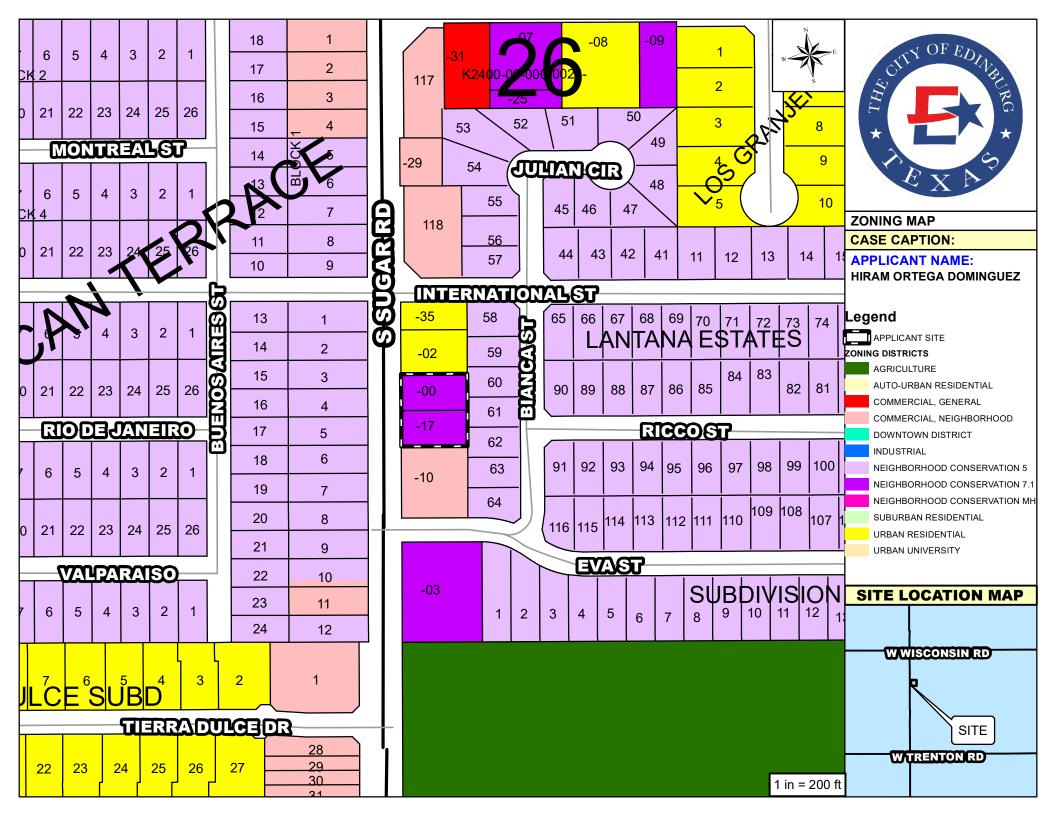
ATTACHMENTS: Aerial Photo

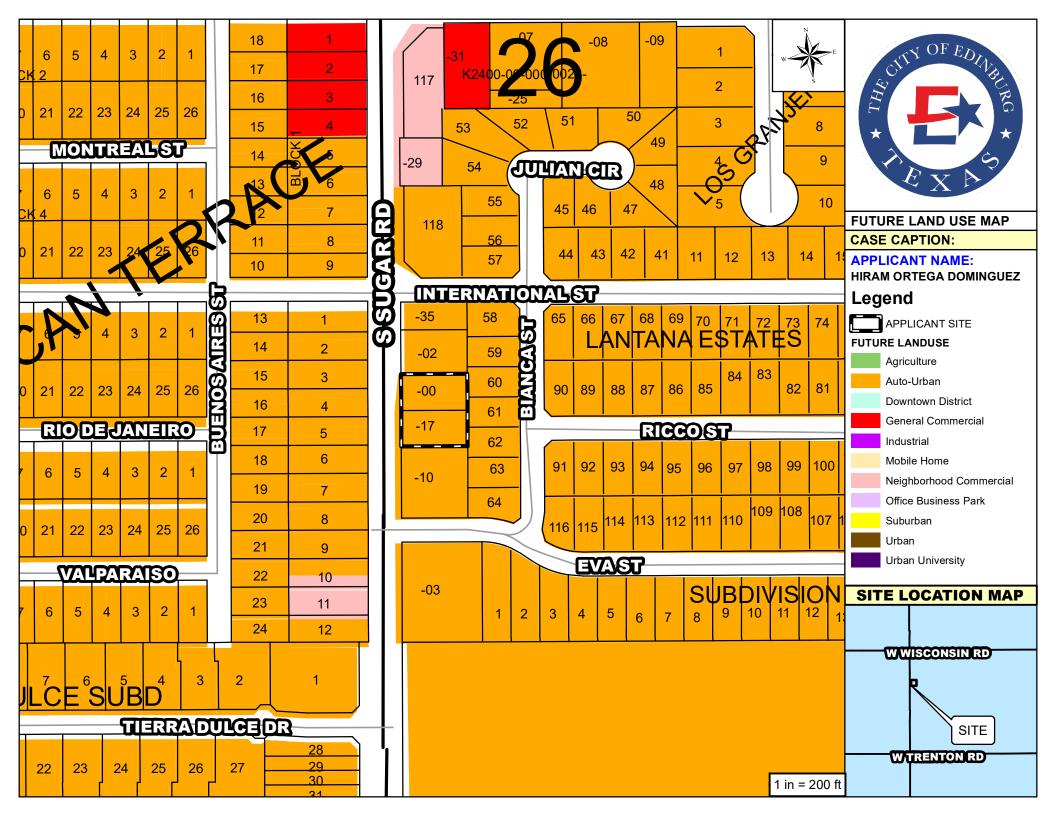
Zoning Map

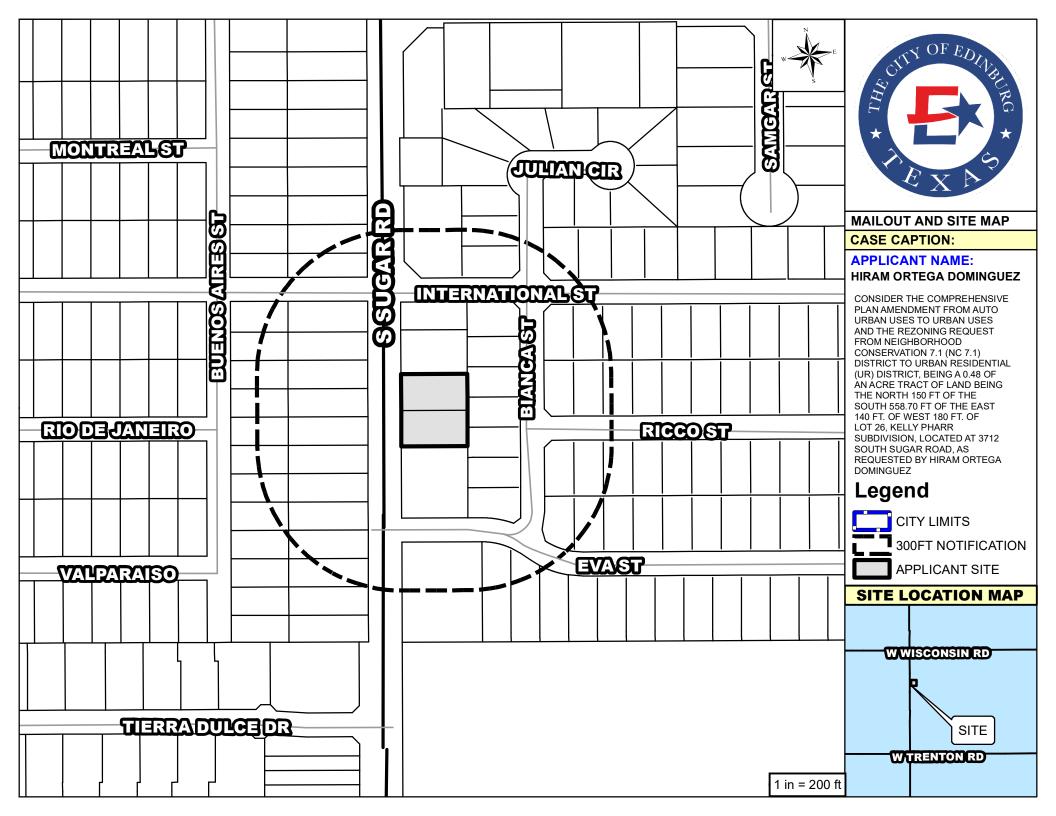
Future Land Use Map

Photo of site Exhibits











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

JUL 1 2 2021

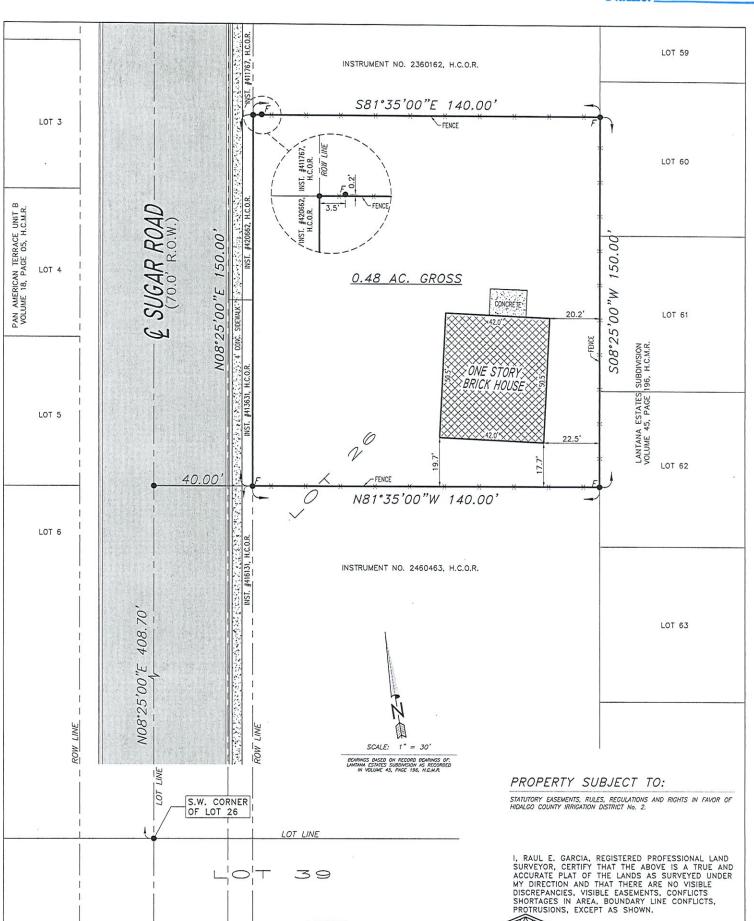
Name:

ZONE CHANGE APPLICATION

1.	Name: Hiram Ortega Dominguez Phone No. 956 5330101 Mailing Address: 1308 E. Camelly Ave Apt "A"						
2.	Mailing Address: 1308 E. Pamelling Ave Apt "A"						
	City: Me Allen State: +x zip 78501						
	Email Address: hiramod@hotmail.com Cell No. 9565330101						
3.	Agent: Phone No						
4.	Agent's Mailing Address:						
	City: State: Zip						
5.	Email Address:						
6.	Address/Location being Rezoned: 3712 S. Sugar Rd Edinbusty						
7.	Legal Description of Property:						
8.	Zone Change: From: Residential To: MultiFamily						
	9. Present Land Use: Residentia						
10. Reason for Zone Change:							
	(Please Print Name) Jominguez Signature						
AMOUNT PAID \$ 400. RECEIPT NUMBER 1229							
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)							

JUL 1 2 2021

Name: QX



PLAT SHOWING

A 0.48 OF AN ACRE TRACT OF LAND BEING THE NORTH 150.00 FEET OF THE SOUTH 558.70 FEET OF THE EAST 140.00 FEET OF WEST 180.00 FEET OF LOT 26, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #986742, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 2408, PAGE 775, DEED RECORDS, HIDALGO COUNTY, TEXAS.

ADDRESS: 3712 S. SUGAR ROAD EDINBURG, TX 78539

LEGEND: F - FOUND 1/2"ø IRON ROD

RAUL E. GARCIA PARONE SURVEY

REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (5) months time period.

NOTE: OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY—PANEL NUMBER
480338 0030 E
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"



R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS ENGINEER (F-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE. EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGAASSOC@AOL.COM

TITLE: IMPROVEMENT SURVEY

DATE:	JULY	7,	2021		REV:
JOB #	202	21-	-140	воок	T-152/PG.32
SCALE:	1"	=	30'		
DRAWN	RY:	F	5		



A 0.48 of an acre tract of land being the north 150.00 feet of the south 558.70 feet of the east 140.00 feet of west 180.00 feet of Lot 26, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, being all that certain tract described in Gift Deed recorded in Document #986742, Official Records, Hidalgo County, Texas, also being all that certain tract described in Quitclaim Deed recorded in Volume 2408, Page 775, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod on the East Right-of-Way line of Sugar Road as established by Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears N 08° 25' 00" E 408.70 feet and S 81° 35' 00"E 40.00 feet from the southwest corner of said Lot 26.

THENCE N 08° 35' 00" E 150.00 feet along said east Right-of-Way line of Sugar Road as established by said Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, also as established by Warranty Deed recorded in Document #420662, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 26, to a point being the southwest corner of that certain tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 35' 00" E 140.00 feet along the south line of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to a found one-half inch iron rod on the west line of Lantana Estates Subdivision as recorded in Volume 45, Page 196, Map Records, Hidalgo County, Texas, being the southeast corner of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 25' 00" W 150.00 feet along said west line of Lantana Estates Subdivision being parallel to the west line of said Lot 26 to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 35′ 00″ W 140.00 feet along the north line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to the point of beginning and containing 0.48 of an acre (21,000 square feet) of land, more or less.

A 0.48 of an acre tract of land being the north 150.00 feet of the south 558.70 feet of the east 140.00 feet of west 180.00 feet of Lot 26, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, being all that certain tract described in Gift Deed recorded in Document #986742, Official Records, Hidalgo County, Texas, also being all that certain tract described in Quitclaim Deed recorded in Volume 2408, Page 775, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

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BEGINNING at a found one-half inch iron rod on the East Right-of-Way line of Sugar Road as established by Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears N 08° 25' 00" E 408.70 feet and S 81° 35' 00" E 40.00 feet from the southwest corner of said Lot 26.

THENCE N 08° 35′ 00″ E 150.00 feet along said east Right-of-Way line of Sugar Road as established by said Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, also as established by Warranty Deed recorded in Document #420662, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 26, to a point being the southwest corner of that certain tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 35' 00" E 140.00 feet along the south line of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to a found one-half inch iron rod on the west line of Lantana Estates Subdivision as recorded in Volume 45, Page 196, Map Records, Hidalgo County, Texas, being the southeast corner of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 25' 00" W 150.00 feet along said west line of Lantana Estates Subdivision being parallel to the west line of said Lot 26 to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 35' 00" W 140.00 feet along the north line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to the point of beginning and containing 0.48 of an acre (21,000 square feet) of land, more or less.

A 0.48 of an acre tract of land being the north 150.00 feet of the south 558.70 feet of the east 140.00 feet of west 180.00 feet of Lot 26, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, being all that certain tract described in Gift Deed recorded in Document #986742, Official Records, Hidalgo County, Texas, also being all that certain tract described in Quitclaim Deed recorded in Volume 2408, Page 775, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod on the East Right-of-Way line of Sugar Road as established by Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears N 08° 25' 00" E 408.70 feet and S 81° 35' 00" E 40.00 feet from the southwest corner of said Lot 26.

THENCE N 08° 35' 00" E 150.00 feet along said east Right-of-Way line of Sugar Road as established by said Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, also as established by Warranty Deed recorded in Document #420662, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 26, to a point being the southwest corner of that certain tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 35' 00" E 140.00 feet along the south line of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to a found one-half inch iron rod on the west line of Lantana Estates Subdivision as recorded in Volume 45, Page 196, Map Records, Hidalgo County, Texas, being the southeast corner of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 25' 00" W 150.00 feet along said west line of Lantana Estates Subdivision being parallel to the west line of said Lot 26 to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 35′ 00″ W 140.00 feet along the north line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to the point of beginning and containing 0.48 of an acre (21,000 square feet) of land, more or less.

A 0.48 of an acre tract of land being the north 150.00 feet of the south 558.70 feet of the east 140.00 feet of west 180.00 feet of Lot 26, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, being all that certain tract described in Gift Deed recorded in Document #986742, Official Records, Hidalgo County, Texas, also being all that certain tract described in Quitclaim Deed recorded in Volume 2408, Page 775, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

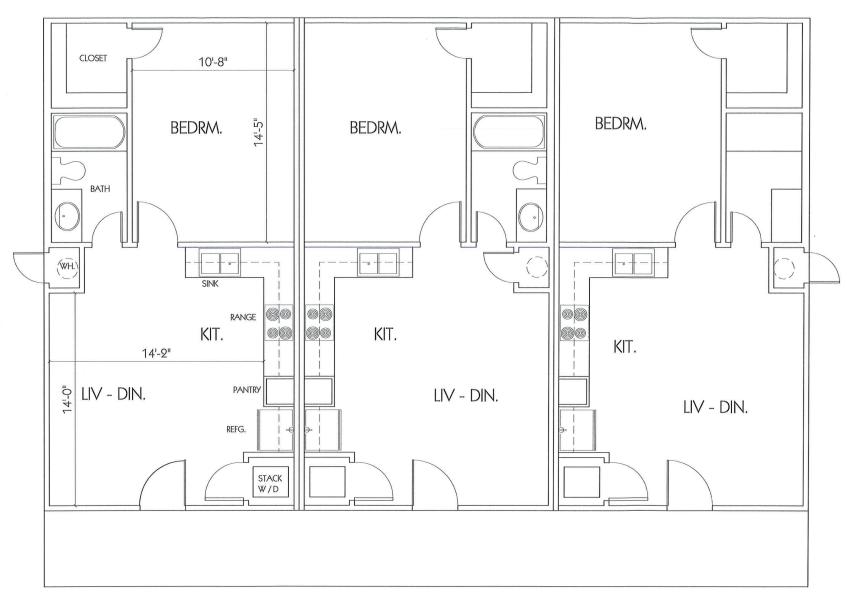
BEGINNING at a found one-half inch iron rod on the East Right-of-Way line of Sugar Road as established by Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears N 08° 25' 00" E 408.70 feet and S 81° 35' 00" E 40.00 feet from the southwest corner of said Lot 26.

THENCE N 08° 35' 00" E 150.00 feet along said east Right-of-Way line of Sugar Road as established by said Warranty Deed recorded in Document #413631, Official Records, Hidalgo County, Texas, also as established by Warranty Deed recorded in Document #420662, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 26, to a point being the southwest corner of that certain tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 35' 00" E 140.00 feet along the south line of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to a found one-half inch iron rod on the west line of Lantana Estates Subdivision as recorded in Volume 45, Page 196, Map Records, Hidalgo County, Texas, being the southeast corner of said tract described in Gift Deed recorded in Document #2360162, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

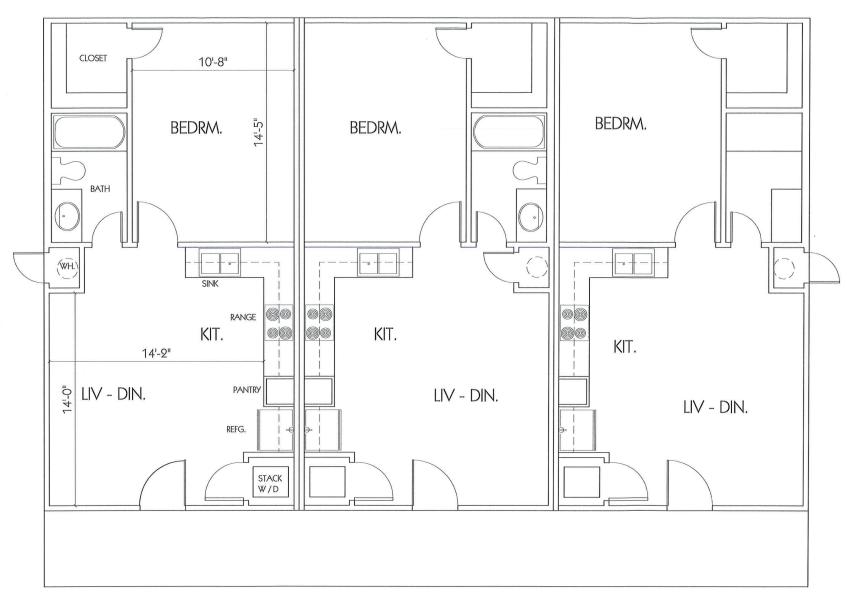
THENCE S 08° 25' 00" W 150.00 feet along said west line of Lantana Estates Subdivision being parallel to the west line of said Lot 26 to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 35' 00" W 140.00 feet along the north line of said tract described in Warranty Deed with Vendor's Lien recorded in Document #2460463, Official Records, Hidalgo County, Texas, being parallel to the south line of said Lot 26, to the point of beginning and containing 0.48 of an acre (21,000 square feet) of land, more or less.



RECEIVED





RECEIVED





CITY OF EDINBURG

Planning & Zoning Commission

Regular MeetingMeeting Date:
08/10/2021

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being 9.3 acres out of Lot 8, Section 244, Texas-Mexican Railway Company Survey, located at 3117 North Roegiers Road, as requested by Javier Vento [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the west side of North Roegiers Road, approximately 960 ft. south of East Rogers Road and is currently vacant. The tract has 309.87 ft. of frontage along North Roegiers Road and a depth of 1,320 ft. for a tract size of 9.3 acres. The requested zoning designation allows for single family and multi-family uses on the subject property. The applicant is proposing to develop a single family residential development consisting of 45 lots ranging in size from 5,270.20 square feet to 11,543.83 square feet. A subdivision by the name of Crestwood Estates Subdivision has been submitted to the City of Edinburg for review and is scheduled for preliminary plat consideration by the Planning & Zoning Commission on September 14, 2021.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning in the area is Commercial General (CG) District and Agriculture (AG) District to the north, and Suburban Residential (S) District to the east, and south and Commercial General (CG) District to the west. The surrounding land uses consists 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 the Planning & Zoning Commission to 19 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 September 7, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District based on the surrounding 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 Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District. The request is consistent with the surrounding land uses in the area and is conformance with a future land use map.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 08/10/2021 CITY COUNCIL – 09/07/2021 DATE PREPARED – 07/26/2021

STAFF REPORT GENERAL INFORMATION

APPLICATION: Rezoning Request from Suburban Residential (S) District to Auto

Urban Residential (AU) District

APPLICANT: Javier Vento

AGENT:

LEGAL: being 9.3 acres out of Lot 8, Section 244, Texas-Mexican Railway

Company Survey

LOCATION: located at 3117 N Roegiers Road

LOT/TRACT SIZE: 9.3 acres

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Single Family Residential Development

EXISTING LAND USE Auto Urban Uses

ADJACENT ZONING: North – Commercial General (CG) District and Agriculture (AG)

District

South – Suburban Residential (S) District East - Suburban Residential (S) District West - Commercial General (CG) District

LAND USE PLAN DESIGNATION: Auto Urban Uses

PUBLIC SERVICES: North Alamo Water / City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Suburban

Residential (S) District to Auto Urban Residential (AU) District

REZONING REQUEST JAVIER VENTO

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential homes and vacant land.
- 2. The applicant is proposing a single family residential development.

Staff recommends approval of the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District based on the surrounding land uses in the area and is on conformance with the future land use map. 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.

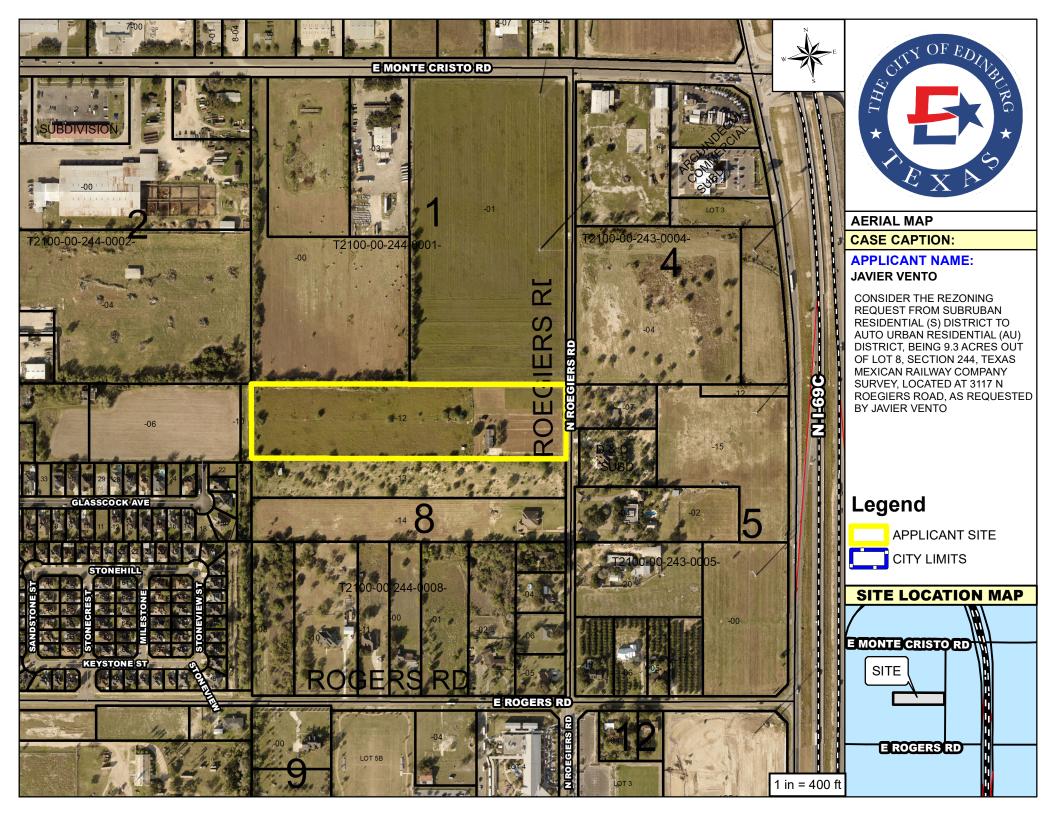
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 19 neighboring property owners and received no comments in favor or against this request at the time of the report.

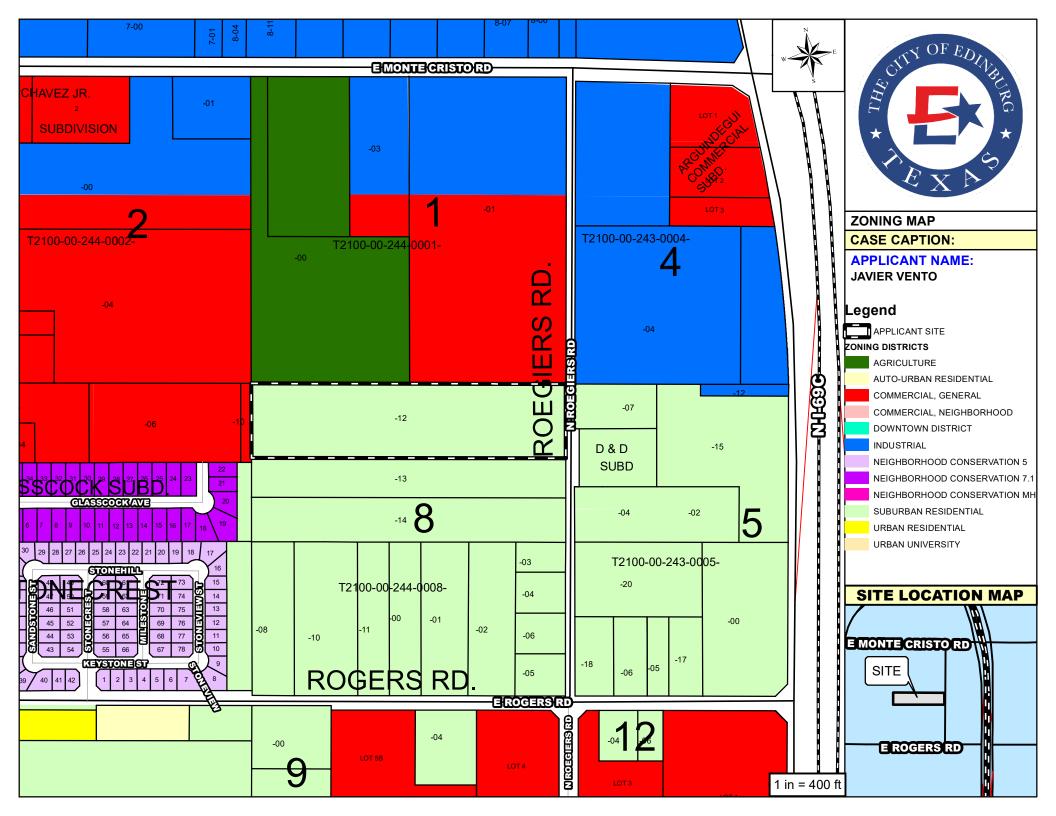
ATTACHMENTS: Aerial Photo

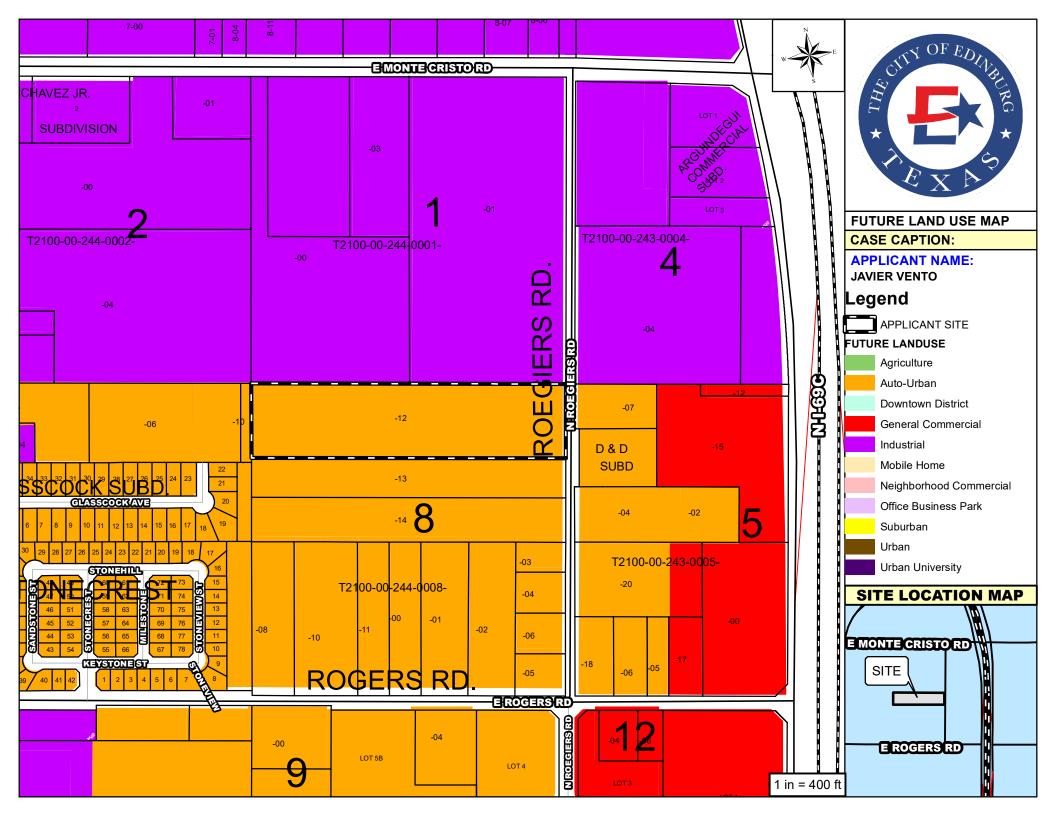
Zoning Map

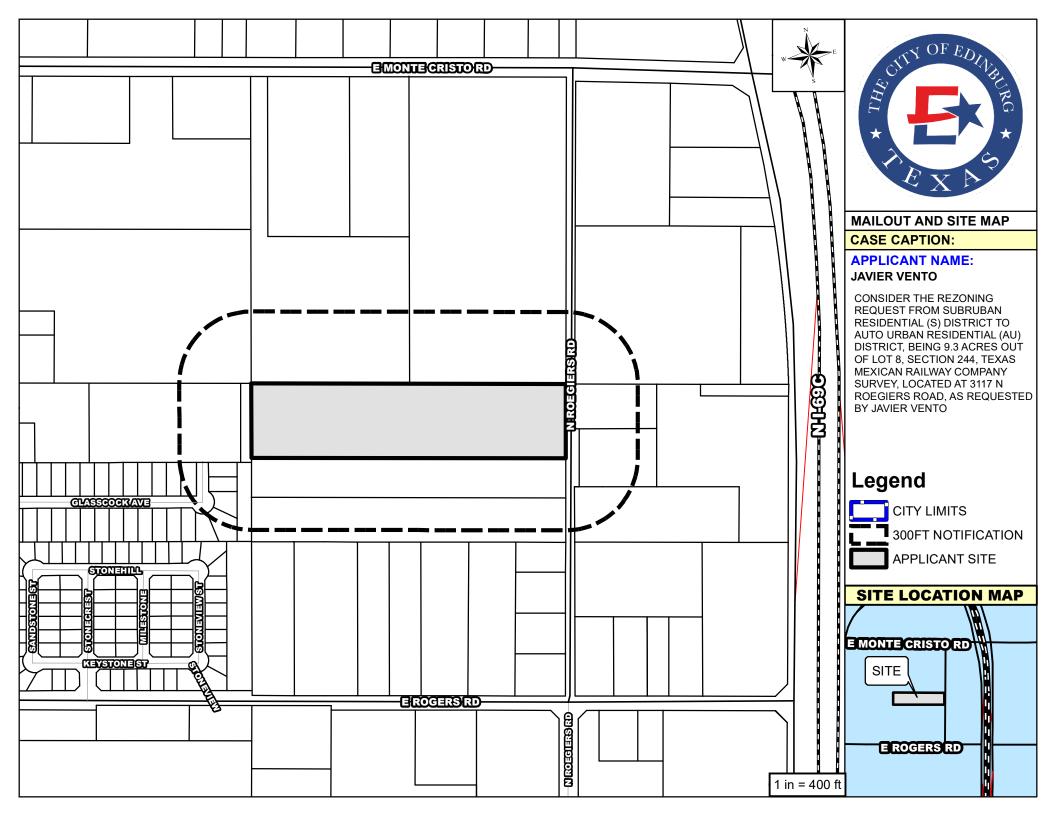
Future Land Use Map

Photo of site Exhibits











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

JUN 0 4 2021

Name: ____

ZONE CHANGE APPLICATION

1	. Name: <u>Domain Development</u>		Phone No. (956) 661-8888				
2	. Mailing Address: 100 East Nolana	Loop, Suite 130					
	City: McAllen	State: Texas	Zip_ 78502				
	Email Address: shavi@aurielinves	tments.com	Cell No				
3	. Agent: Melden & Hunt, Inc.		Phone No. (956) 381-0981				
4	. Agent's Mailing Address: 115 Wes	t McIntyre Street					
	City: <u>Edinburg</u>	State: Texas	Zip_ 78541				
5	. Email Address: mario@meldenand	dhunt.com					
6	6. Address/Location being Rezoned: Approx. 1,350 ft east of the corner Shunior Rd and Hoehn						
7	. Legal Description of Property: Being	18.984 acres out of Lo	t 14, Section 238, Texas-Mexican				
	Railway Company Survey, Vol 1, F	g 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						
1	0. Reason for Zone Change: Resident	ial development					
	Shavi-Mahtani-President (Please Print Name)		Signature				
AMC	OUNT PAID \$	RECEIPT NUMB	BER				
PUBI	LIC HEARING DATE (PLANNING & Z	CONING COMMISSION) -	- 4:00 P.M.:				
	LIC HEARING DATE (CITY COUNCIL TE: BOTH MEETINGS ARE HELD AT						
(NO1		IANGE REQUIREME					
	ZUMING CI						

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

METES AND BOUNDS DESCRIPTION 9.39 ACRES OUT OF LOT 8, SECTION 244 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEING THE NORTH 9.39 ACRES [409,028.40 SQ. FT.] OF LAND OUT OF THE NORTH 19.39 ACRES OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO ADAN & TRINA RENDON BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 25, 2002 AND FILED FOR RECORD ON NOVEMBER 14, 2002 IN DOCUMENT NUMBER 1140507, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 9.39 ACRE TRACT OF LAND BEING MORE PCO ARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point [N: 16646313.6839, E: 1099291.8358] for the Northeast corner of said Lot 8, Section 244, the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, South 08 degrees 53 minutes 18 seconds West (record ~ S 09° 05' 00" W), with the East line of said Lot 8, Section 244, a distance of 309.87 feet to a point for the Southeast corner of this tract of land;

THENCE, North 81 degrees 06 minutes 42 seconds West (record ~ N 80° 55' 00" W), parallel to the North line of said Lot 8, Section 244, at a distance of 20.00 feet pass a half-inch iron rod set with a pink cap for the West Right-of-Way line of said Roegiers Road, continuing a total distance of a 1,3200.00 feet to a half-inch iron rod set with a pink cap on the West line of said Lot 8, Section 244 for the Southwest corner of this tract of land;

THENCE, North 08 degrees 53 minutes 18 seconds East (record ~ S 09° 05' 00" W), with the West line of said Lot 8, Section 244, a distance of 309.87 feet to a half-inch iron rod set with a pink cap for the Northwest corner of said Lot 8, Section 244, and the Northwest corner of this tract of land;

THENCE, South 81 degrees 06 minutes 42 seconds East (record ~ S 80° 55' 00" E), with the North line of said Lot 8, Section 244, at a distance of 1,300.00 feet pass a half-inch iron rod set with a pink cap for the West Right-of-Way line of said Roegiers Road, continuing a total distance of a 1,3200.00 feet to the POINT OF BEGINNING containing 9.39 acres [409,028.40 SQ. FT.] of land more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in grid coordinates and reference the Texas State Plane Coordinate System South Zone 4205.

A survey plat of even date accompanies this metes and bounds description.

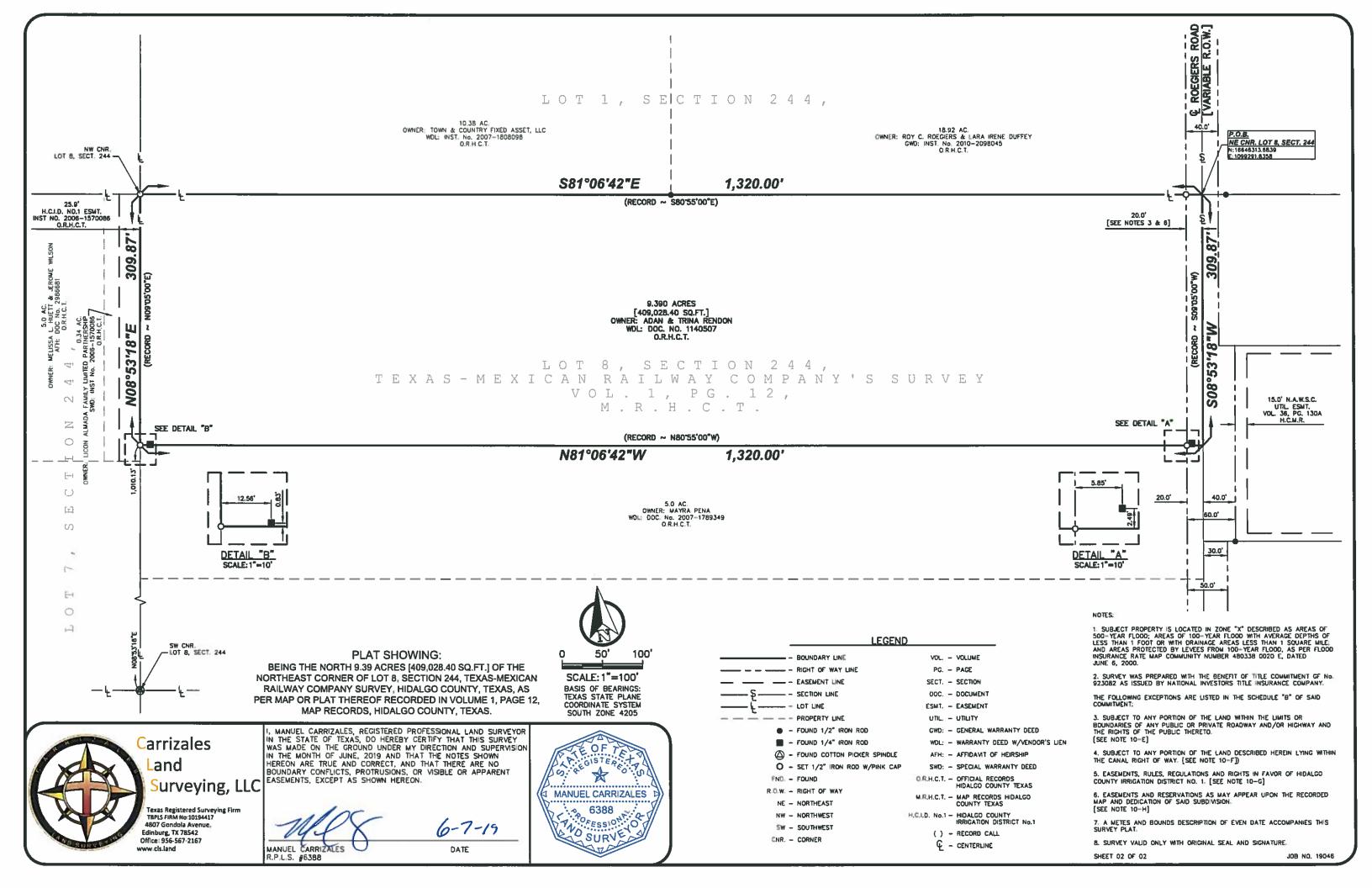
Manuel Carrizates

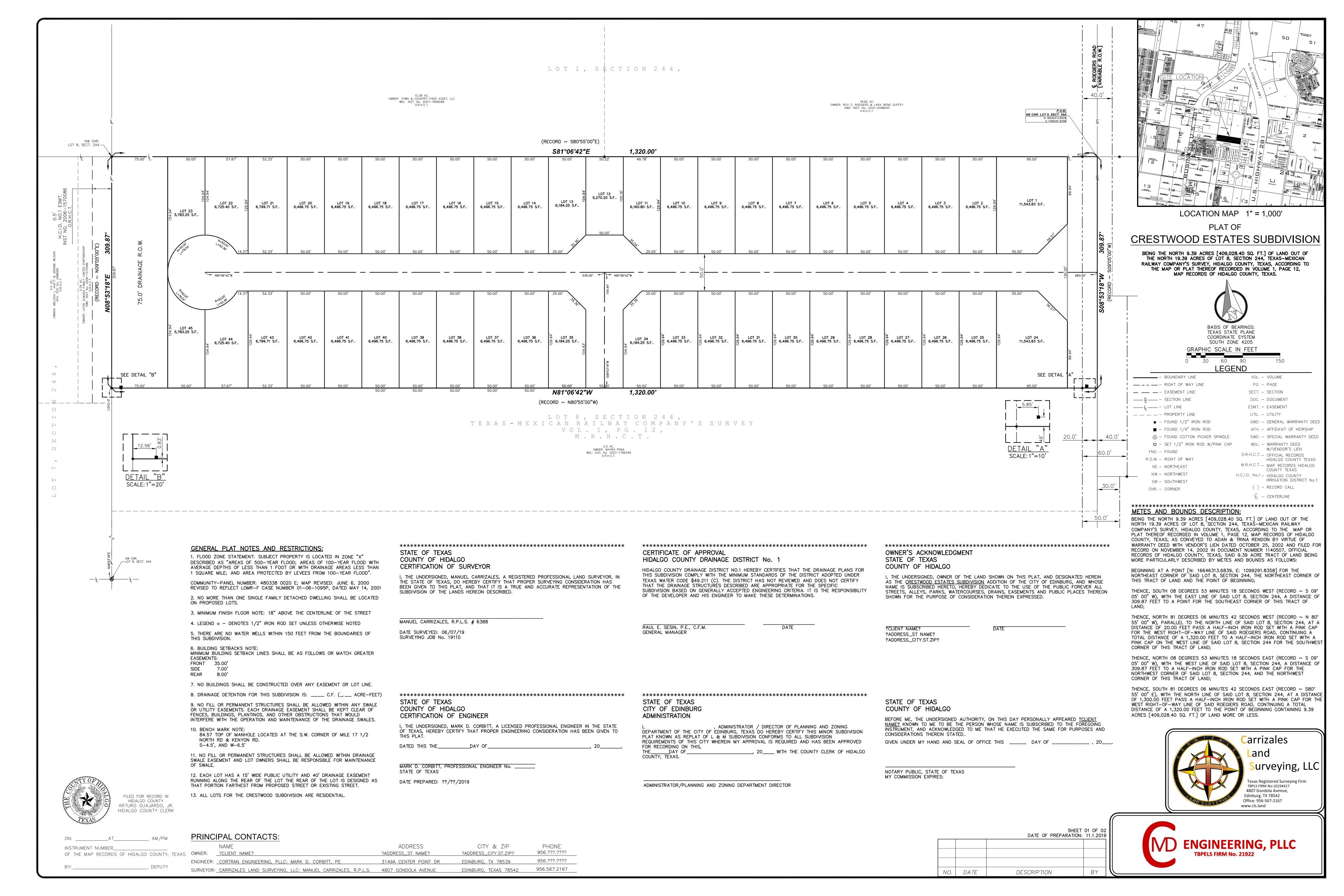
Date

Registered Professional Land Surveyor

Texas Registration Number 6388











CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date: 08/10/2021

Rezoning Request

AGENDA ITEM:

Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being a 44.44 acre tract of land more or less out of Lot 2, Block 1, John Closner ET AL Subdivision, and Lots 7 & 8, Sweargen Tract, located at 2710 Los Lagos Drive, as requested by Eduardo Lopez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:

The property is located on the south side of Los Lagos Drive, approximately 400 ft. east of South Raul Longoria Road and is currently vacant. The tract has 1,369.43 ft. of frontage along Los Lagos Drive and totals a tract size of 44.44 acres. The requested zoning designation allows for single family uses on the subject property. The applicant is proposing to expand the Los Lagos Development. A subdivision by the name of Los Lagos Phase 7 A & 7B has been submitted to the City of Edinburg and is scheduled for consideration by the Planning & Zoning Commission for preliminary plat approval on August 10, 2021. The subdivision consists of 170 lots ranging in size from 5,473 square feet to 13,895 square feet.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning in the area is Neighborhood Conservation 7.1 (NC 7.1) District to the north, Urban Residential (UR) District and Suburban Residential (S) District to the south. The property to the east and west are part of Los Lagos Golf Course. The surrounding area consists of single family residential homes and fairway. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 27 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 September 7, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District based on the surrounding 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 Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District. The request is consistent with the surrounding land uses and zoning in the area. The requested zoning conforms with the future land use and allows for single family uses on the property.

Rita Lee Guerrero Urban Planner Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 08/10/2021 CITY COUNCIL – 09/07/2021 DATE PREPARED – 07/26/2021

STAFF REPORT GENERAL INFORMATION

APPLICATION: Rezoning Request from Suburban Residential (S) District to Auto

Urban Residential (AU) District

APPLICANT: Eduardo Lopez

AGENT: Rio Delta Engineering

LEGAL: being a 44.44 acre tract of land more or less out of Lot 2, Block 1,

John Closner ET AL Subdivision, and Lots 7 & 8, Sweargen Tract

LOCATION: Located at 2710 Los Lagos Drive

LOT/TRACT SIZE: 44.44 acres

CURRENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Single Family Residential Development

EXISTING LAND USE Auto Urban Uses

ADJACENT ZONING: North – Neighborhood Conservation 7.1 (NC 7.1) District

South – Urban Residential (UR) District East - Suburban Residential (S) District West - Suburban Residential (S) District

LAND USE PLAN DESIGNATION: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Water / Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Suburban

Residential (S) District to Auto Urban Residential (AU) District

REZONING REQUEST EDUARDO LOPEZ

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 uses and fairway.
- 2. The applicant is proposing a single family residential development.

Staff recommends approval of the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District based on the surrounding land and zoning uses in the area. The requested zoning conforms with the future land uses and allows for single family uses on the property. 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 the Planning & Zoning Commission to 27 neighboring property owners and received no comments in favor or against this request at the time of the report.

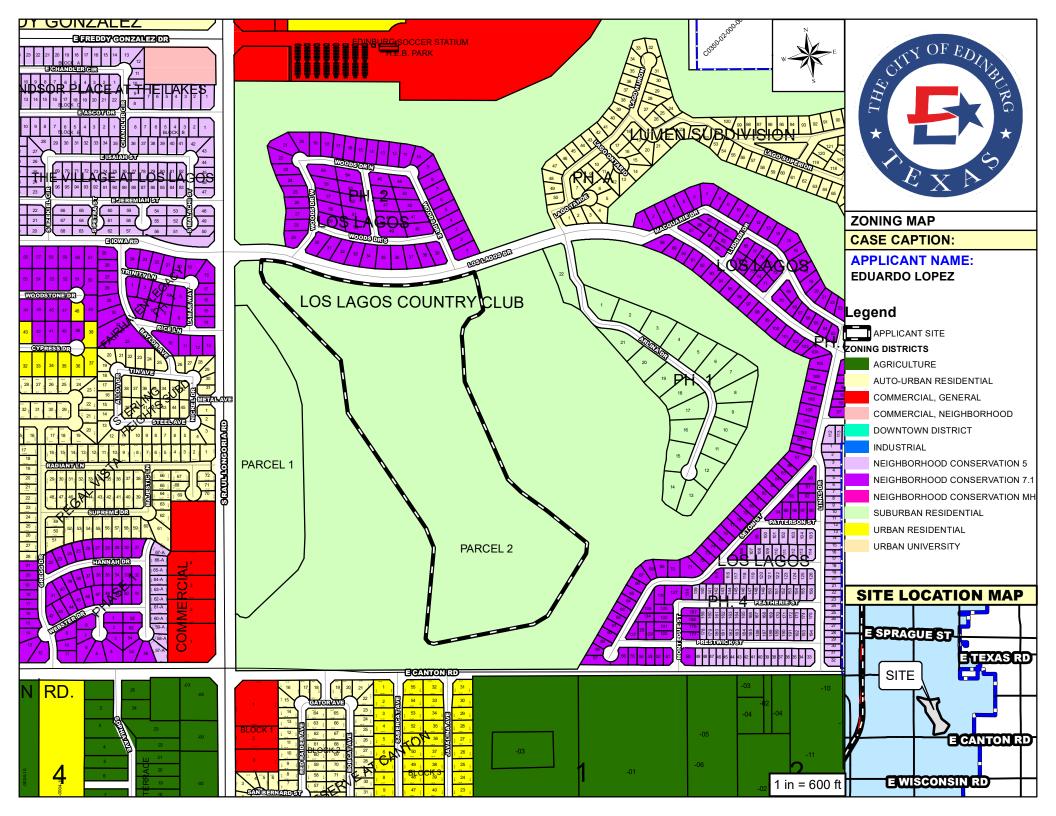
ATTACHMENTS: Aerial Photo

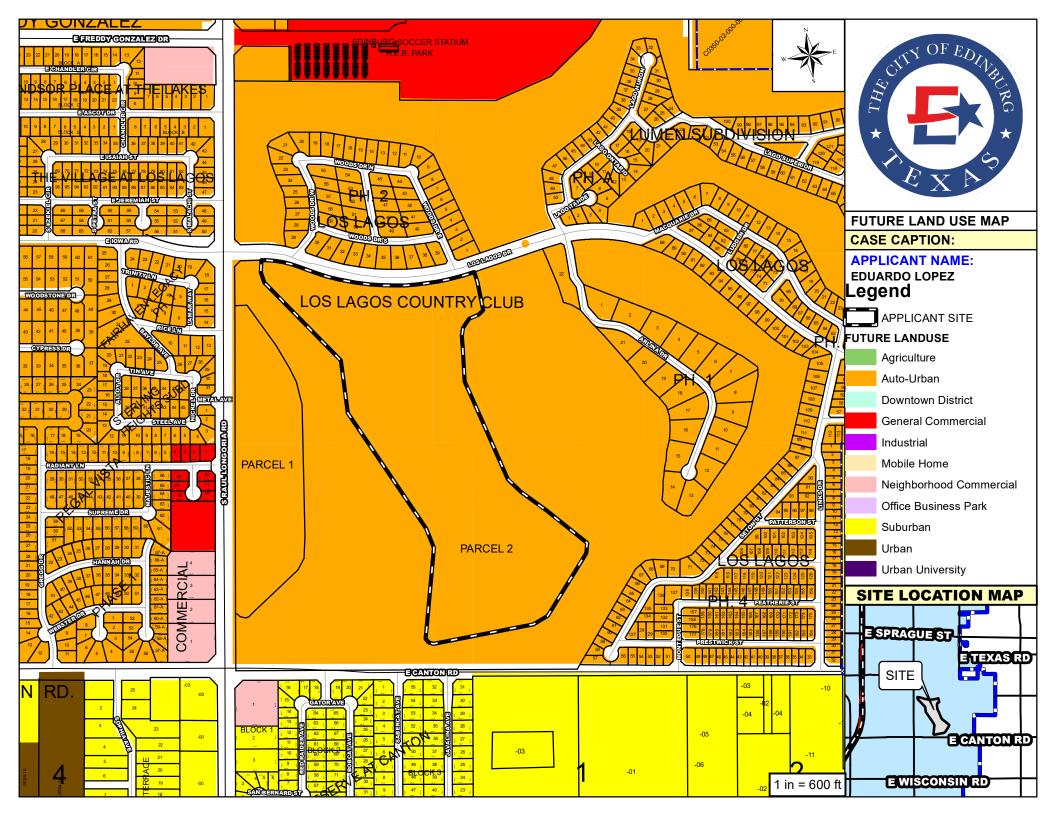
Zoning Map

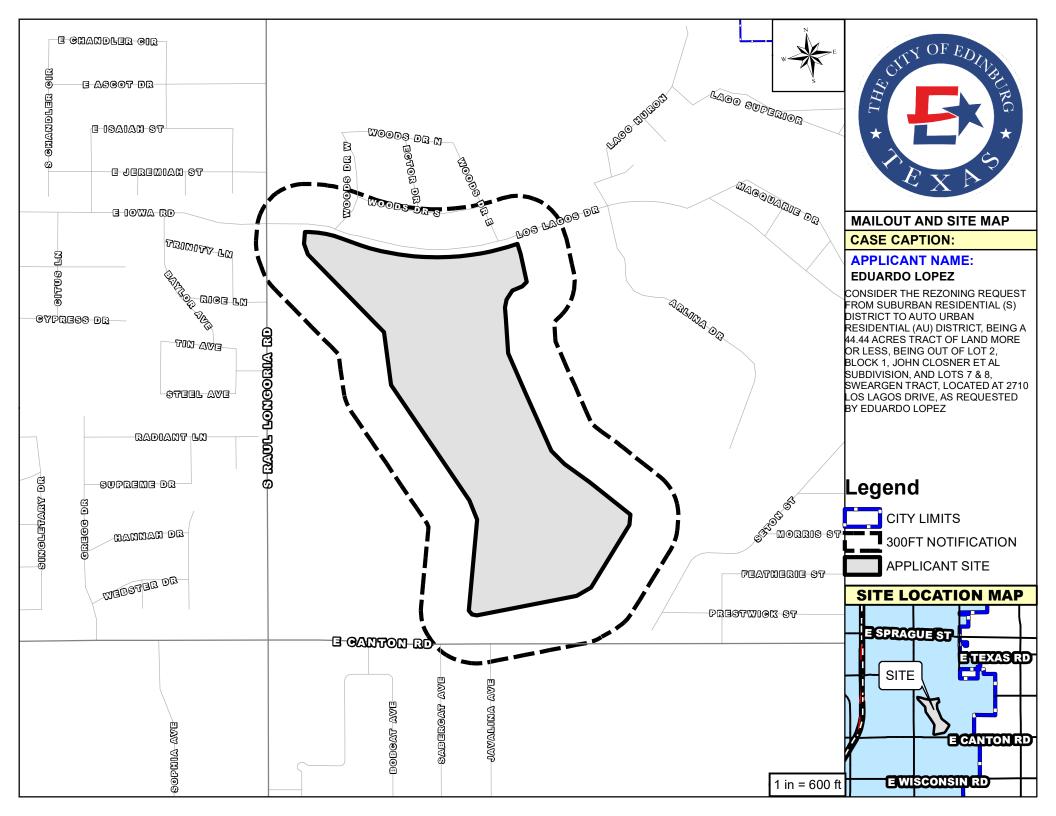
Future Land Use Map

Photo of site Exhibits









Case



Edinburg

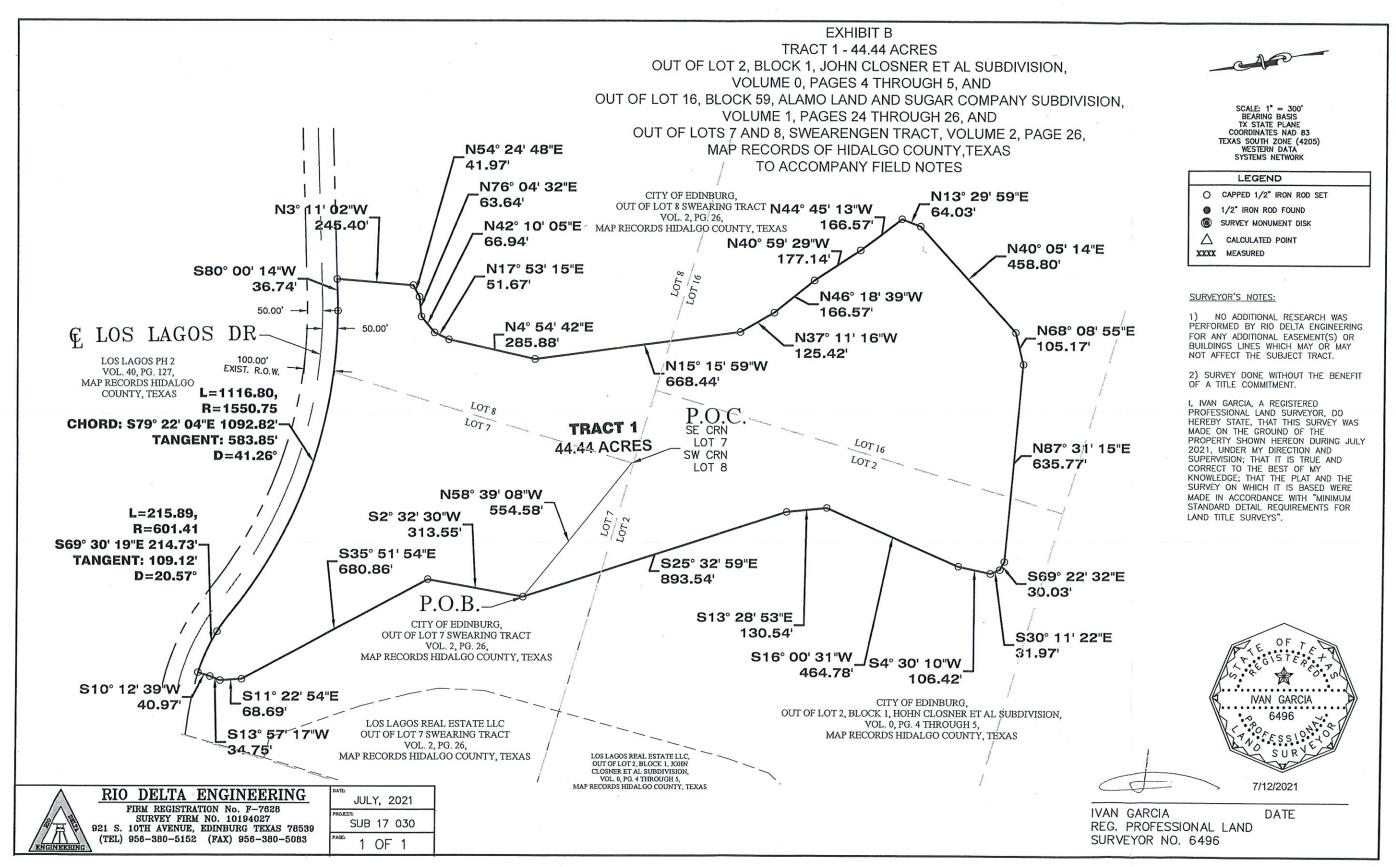
Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202

Zone Change Application

	1. Name:EDUARDO LOPEZ Phone No. <u>- (956) 641 - 6868</u>
	2. Mailing Address: 1911 LAGO HURON
	3. City:EDINBURG State:TX Zip:75542
	4. Email Address:EDUARDO.LOPEZ@LOSLAGOSRD.COM Cell No (956) 641 - 6868
	5. Agent:IVAN GARCIA P.E., R.P.L.S Phone No(956) 380 - 5152
	6. Agent's Mailing Address: 921 S. 10TH AVENUE
	7. City: <u>EDINBURG</u> State: <u>TX</u> Zip: <u>78542</u>
	8. Email Address: RIODELTA2004@YAHOO.COM
	9. Address/Location being Rezoned: SOUTHEAST CORNER OF LOS LAGOS DR AND WOODS DR
	10. Legal Description of Property: Property ID: 626322, 626326, 626289 & 626293
	BEING A 44.44 ACRES TRACT OF LAND MORE OR LESS, BEING OUT OF LOT 2, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDAI COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGES 4 THROUGH 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, RECORDED IN VO. 1, PAGES 24 THROUGH 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 7 AND 8, SWEARENGEN TRACT, HIDAI COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
	11. Zone Change: From: SUBURBAN RESIDENTIAL To: AUTO-URBAN RESIDENTIAL
	12. Existing Land Use: VACANT
	13. Reason for Zone Change: RESIDENTIAL SUBDIVISION DEVELOPMENT
_	(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:
REC	(NOTE: BOTH MEETINGS, ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS) CEIVED

JUL 1 2 2021

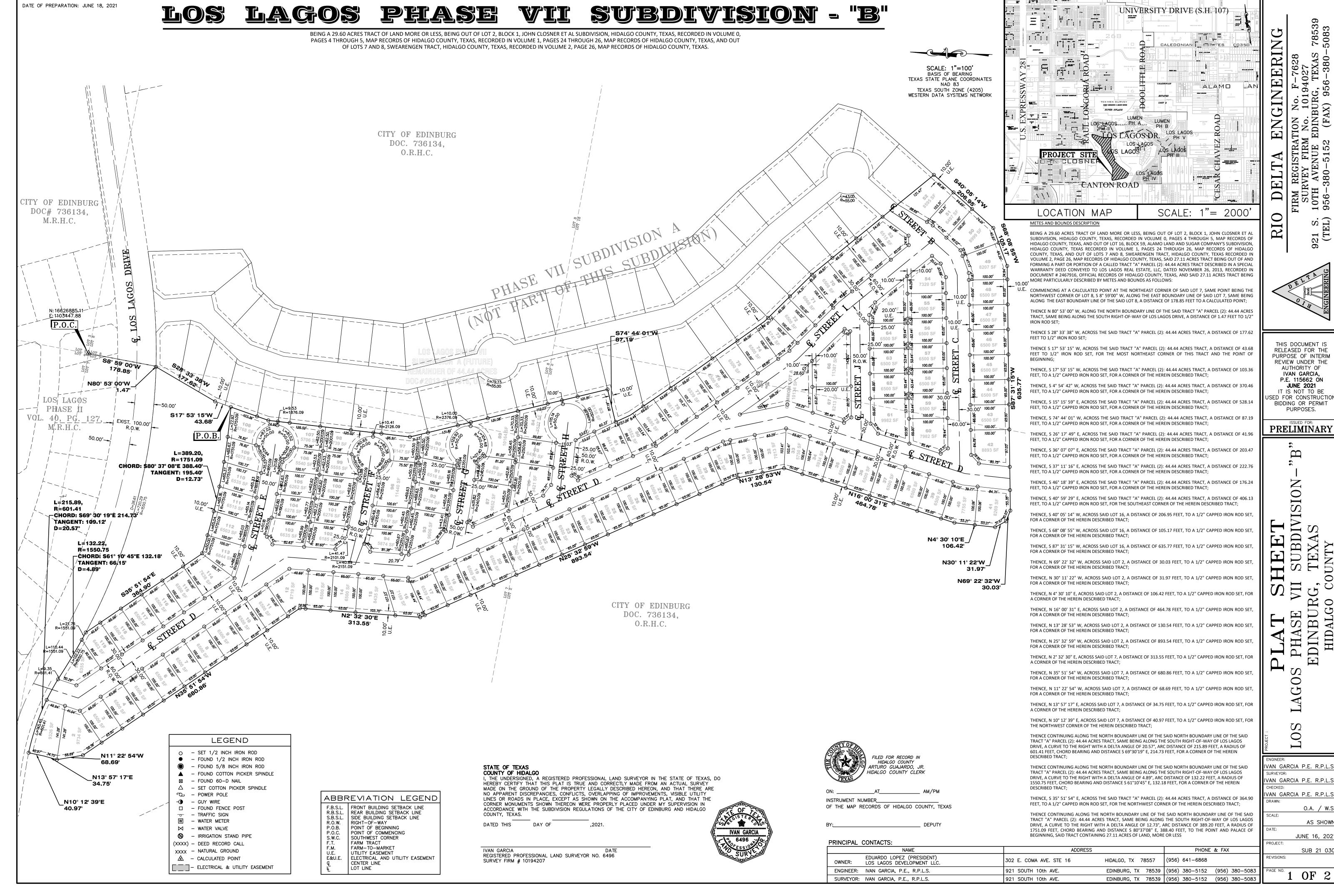
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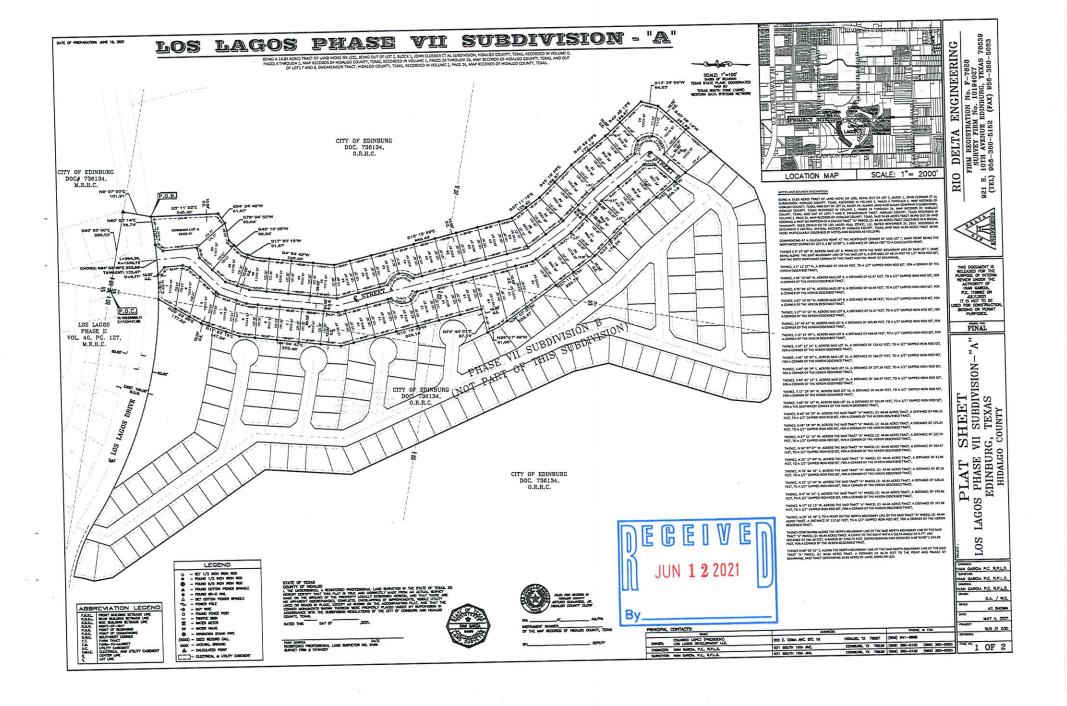
JUL 1 2 2021

Name: JA U:56pM



ISED FOR CONSTRUCTION

VAN GARCIA P.E. R.P.L.S. O.A. / W.S. AS SHOWN JUNE 16, 2021 SUB 21 030







STAFF REPORT: AZALEAS ESTATES

July 27, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item # 7 A Preliminary Plat

Subject: Consider the Preliminary Plat of AZALEAS ESTATES SUBDIVISION, being a 30 acre

tract consisting of all of Lots 20, 21, and 22, Caledonian Estates, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 3700 East

Curry Road, as requested by, P.E., R.P.L.S., Salinas Engineering & Associates.

Location: The property is located on the south side east of Curry Road, approximately

670 ft. east of Doolittle Road and Curry Road intersection and is within the

City of Edinburg Extra Territorial Jursdiction (ETJ) area.

Zoning: This property is in the ETJ, however the project engineer has been working

with staff with regards to the process of annexation.

Analysis The Preliminary Plat proposes a single-family residential development with

thirty-six (36) lots development averaging approximately 33,000 sq.ft (Avg. 0.75 Acre). The configuration of this development complies with the City of

Edinburg Unified Development Code as follows.

The Unified Development Code does not regulate set backs in the ETJ. However the preliminary plat shows proposed sizes of lots being 100 ft. by 330 ft. and it shows proposed setbacks at 25 ft. in the Front, 20% of Lot length for rear setback, 6 ft. side setback, and 10 ft. setback on corner lots.

A 5 ft. Sidewalk shall be set a 4 ft. behind curb at construction of Curry Road, Curve Road. Candela Street and both sides of the interior streets.

Curve Road requires a total of 80 ft. of right of way with 20 ft. of additional is noted. Curry Road requires a total dedication of 60 ft. Curry Road a 60 ft. right of way will not require any additional right of way to be dedicated. Proposed Candela Street, a 50 ft right of way dedication with proposed 32 ft.

B-B street section as per City Standards.



Streets are public and will be dedicated

Parkland fees need to be addressed in the plat \$600 / lot.

Buffer not required

Utilities:

Water Distribution System a North Alamo Water Supply Distribution System—CCN, and Sanitary Sewer Collection System a City of Edinburg Sewer System will extend a proposed 8-inch Sewer Line along Curry Road and Curve Road from Doolittle Road and Texas Road intersection. 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 2014 Engineering Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Recommends the approval of the Preliminary Plat, subject to the compliance of the Unified Development Code, General Notes; on FEMA flood zone, zoned setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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 32ft. Back to Back 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 Resdential Development.



ENGINEERING DEPARTMENT

Preliminary Staff Review

July 27[™], 2021

David O. Salinas, P.E., R.P.L.S.

Salinas Engineering 2221 DAFFODIL AVE. McAllen, Texas, 78501 (956) 687-3355

RE: AZALEAS ESTATES – PRELIMINARY REVIEW

Mr. Salinas,

Attached are the Preliminary Phase Submittal comments for the Azaleas Estates Subdivision.

Any questions feel free to contact us.

Digitally signed by Peter

Thanks,

Date: 2021.07.27 16:55:42 -05'00'

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:

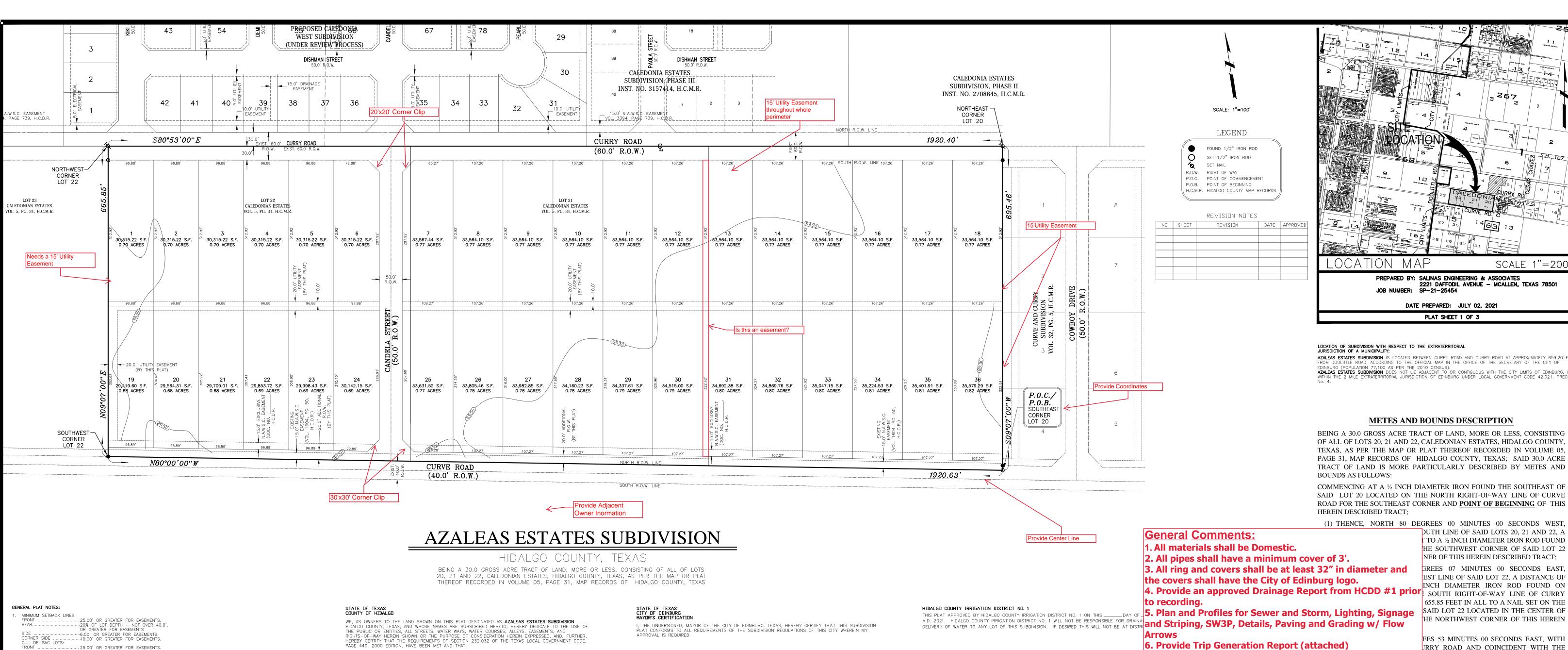
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.



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

Trip Generation Worksheet

Subdivision	Name:											
Project Loca	ntion:											
(select one)		○ C.O.E	0	Edinburg ET	J							
Applicant:						○ Ow	/ner	◯ Agen	t			
Address:												
Email:												
Date:												
			Propo	sed Type	of Develo	pment						
C) New Deve	lopment) Re-Develo	pment	С) Additional	Developmer	nt			
Anticipated	Land Use		Project Size)	AM Peak	PM Peak	Weekday	Wknd Trips	ITE Code			
		Acres	GFA	# of Units	Hour Trips	Hour Trips	Trips	<u>'</u>				
*Multibuildina d	evelopment or	· Master Plan-M	ulti Phase dev	l velopments ple	ease submit a t	abulation shee	t showing all r	oroposed land u	ses			
		Previ	ious TIA F	Report (if c	on file) TIA	#						
		our Trips n TIA on file	Pe	eak Hour Trip	s Projected ir	ected in Updated Development Plan						
	Differe	ence in PH				•	PHT or T	IA PHT)				
	(if or	n increase of 7		ncrease in Pe	_		w TIA io rog	uirod\				
	(II al	i increase or 7	о РПТ ОГАГ	i increase or	10% of the to	itai PHT, a He	w IIA is leq	ulleu)				
		(For	Official U	se Only, D	o Not Wri	te In This	Вох)					
		A TIA is require the scope and A TIA is not ree	requirements equired. The t	of the study be traffic generate	efore beginning	the study.		ss				
	Comments:	exceed the time	esnoid require	ements.								
	Reviewed by:					Date:						



(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE

(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE

(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: ROSE M. RODRIGUEZ OWNER: PABLO G. RODRIGUEZ 710 AMISTAD CIRCLE EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

SIDE CORNER GARAGE.......18.00' OR GREATER FOR EASEMENTS.

FLOOD ZONE DESIGNATION: ZONE "X" 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. 480334

MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480334
0325 D (REVISED TO REFLECT LOMR 5/17/01.) EFFECTIVE DATE JUNE 06, 2000. THE AREAS WITHIN
THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR
FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE JUNE 06, 2000 OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL
FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE
WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF
THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROPIBITED UNLESS THE HOUSING

MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.

DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 169,557.8 CUBIC-FEET OR 3.89 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SHALL BE NO COMMERCIAL.

NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS,

. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE

BENCHMARK NOTE: BM#1 SQUARE CUT AT SWC OF EXISTING TYPE "A" INLET LOCATED ON THE SEC OF LOT "E" ELEVATION 88.19.

B.M. — BM#2 DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF PROPERTY AND SOUTH OF CURVY ROAD, NORTH OF LOT 9, CURVE AND CURRY SUBDIVISION ELEVATION 92.69.

11. A FOUR (4.0) FOOT SIDEWALK FOUR (4.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

3. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SAINTARY SEWER MUST BE CONNECTED TO
AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM
THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

5. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES

AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C.

10. THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD W/ NO DETENTION.

4. ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.

5' foot Sidewalk

OWNER: PABLO G. RODRIGUEZ 710 AMISTAD CIRCLE EDINBURG, TEXAS 78539 (956) 793-3874 NONE

OWNER: ROSE M. RODRIGUEZ 710 AMISTAD CIRCLE EDINBURG, TEXAS 78539 (956) 793-3874 NONE

ENGINEER: <u>DAVID O. SALINAS</u> <u>2221 DAFFODIL AVE.</u> <u>MCALLEN, TEXAS 78501</u> (956) 682-9081 (956) 686-1489 SURVEYOR: <u>DAVID O. SALINAS 2221 DAFFODIL AVE.</u> <u>McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489</u>

FLOOD ZONE STATEMENT:

SECTIONS 4001 THRU 4127).

BY EACH LÔT ÓWNER.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>PABLO G. RODRIGUEZ</u>, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF _____, 2021.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>ROSIE M. RODRIGUEZ</u>, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE MY COMMISSION EXPIRES. _____

NOTARY PUBLIC IN AND FOR THE

MY COMMISSION EXPIRES. _____

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

MAYOR'S SIGNATURE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON ______

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CALEDONIA ESTATES SUBDIVISION, PHASE II, WAS REVIEWED AND

HIDALGO COUNTY JUDGE ATTEST: HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

CITY SECRETARY

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. REG. PROFESSIONAL ÉNGINEER #71973

STATE OF TEXAS COUNTY OF HIDALGO

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

DAVID OMAR SALINAS, R.P.L.S REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

the covers shall have the City of Edinburg logo.

PRESIDENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their

successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged,

does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose

width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that

when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width,

the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a

public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in

width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair,

replacement and relocation of the structures referred to herein, Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above—described lands and that said lands are free and clear of

all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights

IN WITNESS WHEREOF the said Grantor executed this instrument this ______ day of 2021.

Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee

FILED FOR RECORD

HIDALGO COUNTY CLERK

ON: _____ AT ____ AM/PM

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

INSTRUMENT NUMBER _____

IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

for which the above mentioned rights are granted, The easement hereby granted shall not exceed 15' in

RIGHT OF WAY EASEMENT:

owns it, whichever is longer.

DEVELOPER

3. All ring and covers shall be at least 32" in diameter and

EES 53 MINUTES 00 SECONDS EAST, WITH JRRY ROAD AND COINCIDENT WITH THE NORTH LINE OF SAID LOTS 22, 21 AND 20, A DISTANCE OF 1,920.40 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 20

HE SOUTHWEST CORNER OF SAID LOT 22

GREES 07 MINUTES 00 SECONDS EAST,

EST LINE OF SAID LOT 22, A DISTANCE OF

INCH DIAMETER IRON ROD FOUND ON

655.85 FEET IN ALL TO A NAIL SET ON THE

SAID LOT 22 LOCATED IN THE CENTER OF

THE NORTHWEST CORNER OF THIS HEREIN

NER OF THIS HEREIN DESCRIBED TRACT;

SCALE 1"=2000

FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; (4) THENCE, SOUTH NORTH 09 DEGREES 07 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, AT A DISTANCE OF 695.46 FEET IN ALL TO THE **POINT**

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES

DATE PREPARED: JULY 02, 2021 PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

JOB NUMBER: SP-21-25454

2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501

OF BEGINNING, CONTAINING 30.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.88 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID CURRY ROAD, LEAVING 29.12 NET ACRES OF LAND, MORE OR LESS.

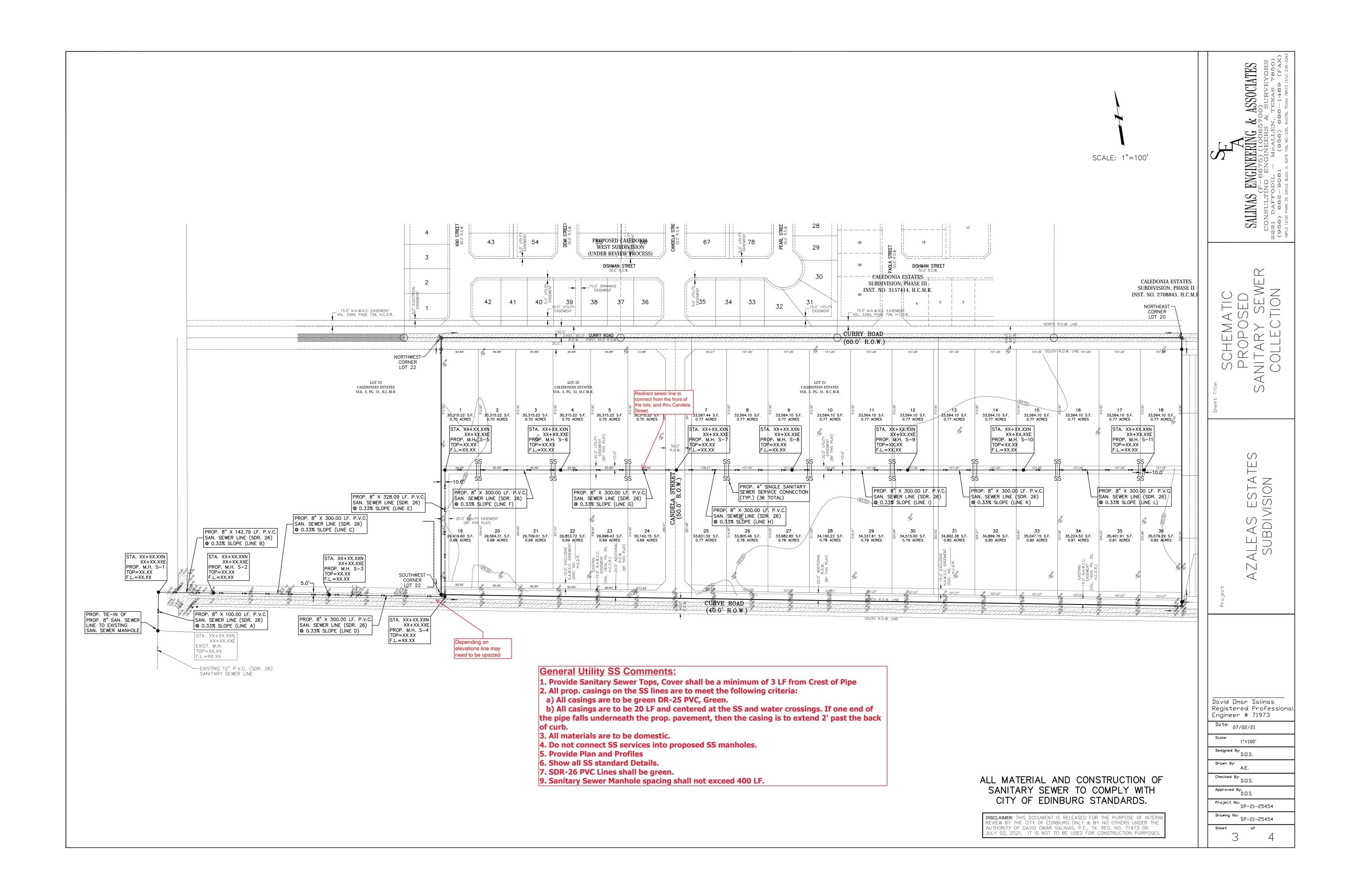
BASIS OF BEARING: CALEDONIAN ESTATES, H.C.T. N:\SUBDIVISIONPLATS\AZALEASESTATES.SUB\30.0.070221

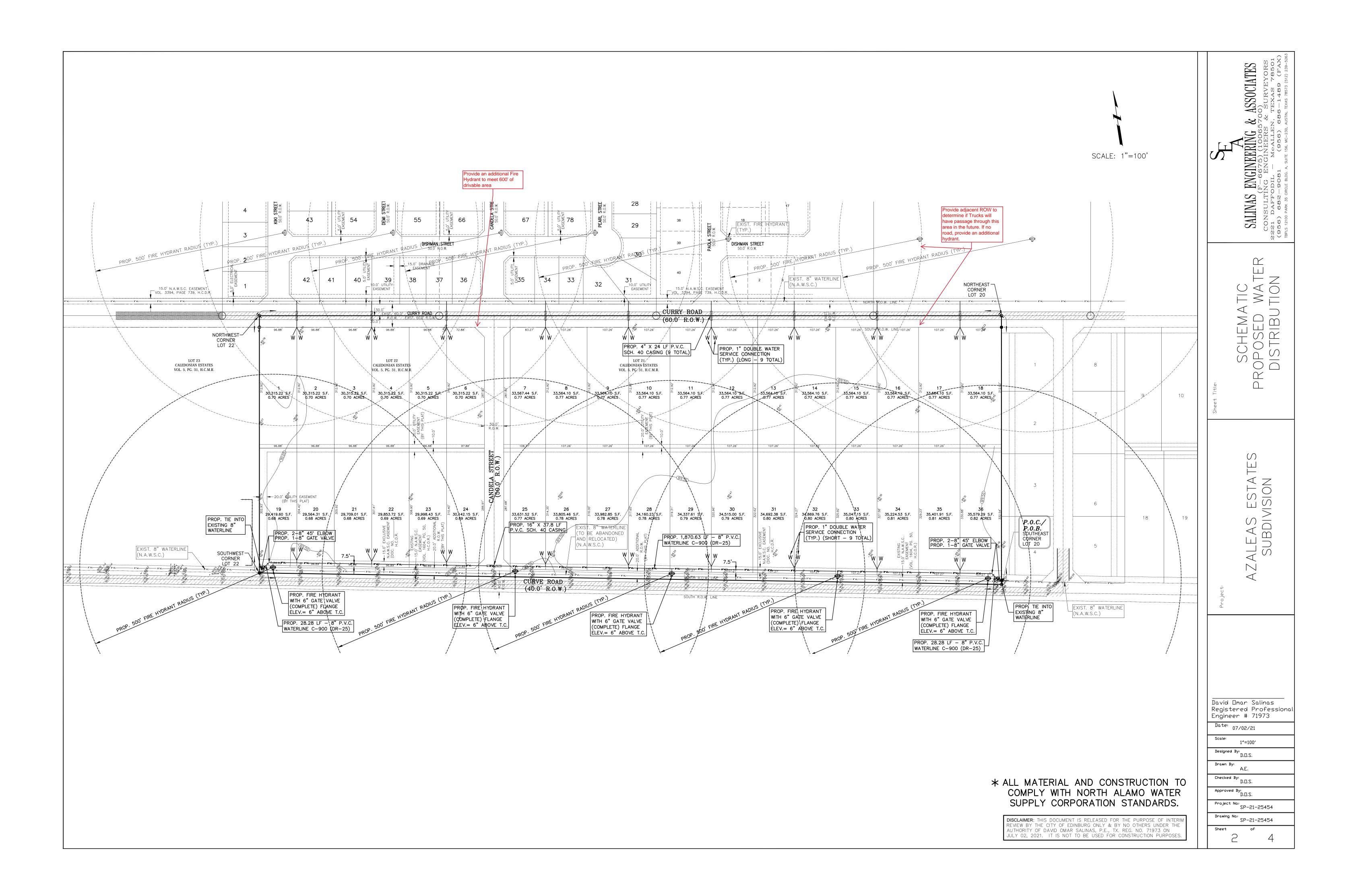
INDEX	SHEET OF AZALEAS ESTATES SUBDIVISION
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERR'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

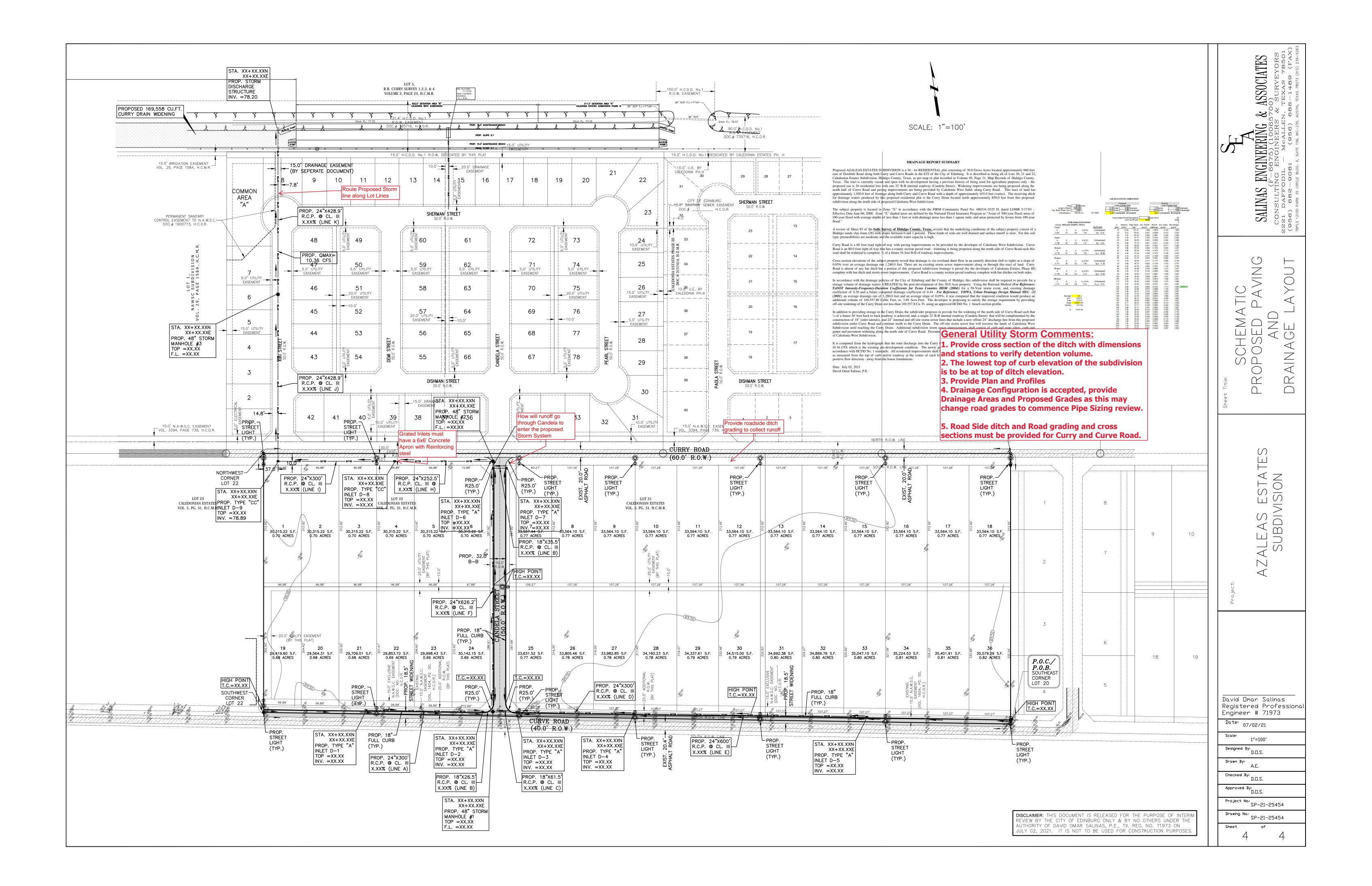


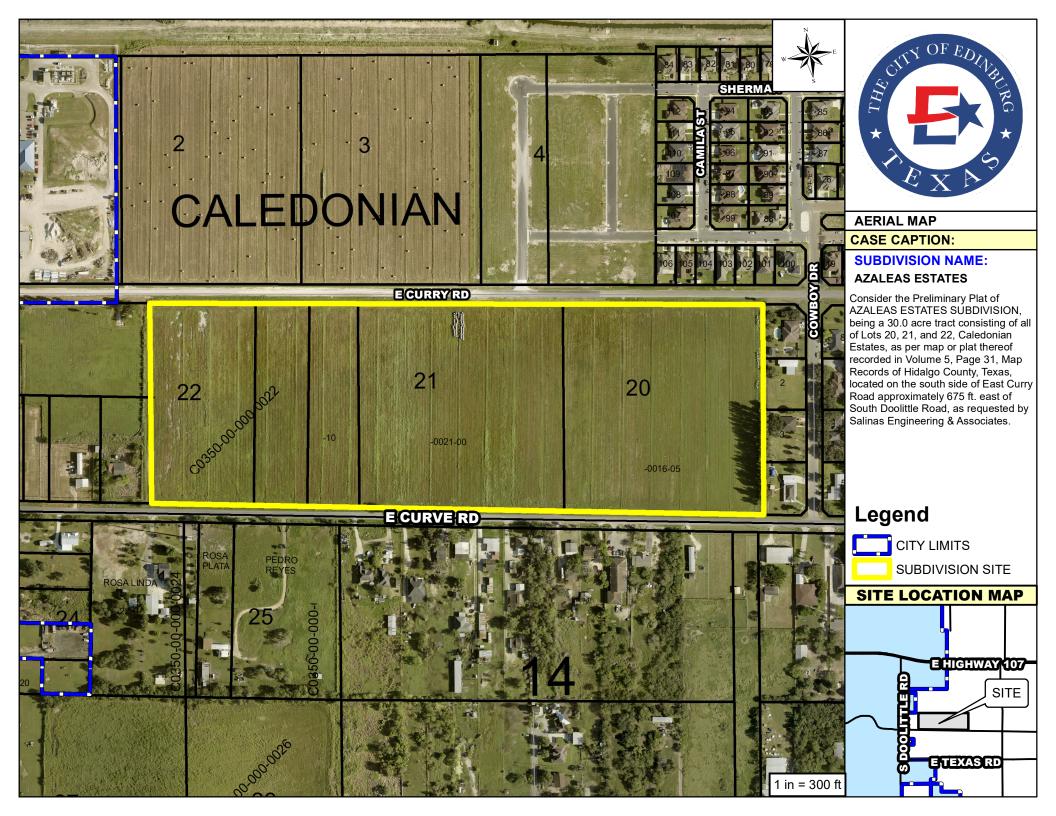
CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL - McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489 (FAX)

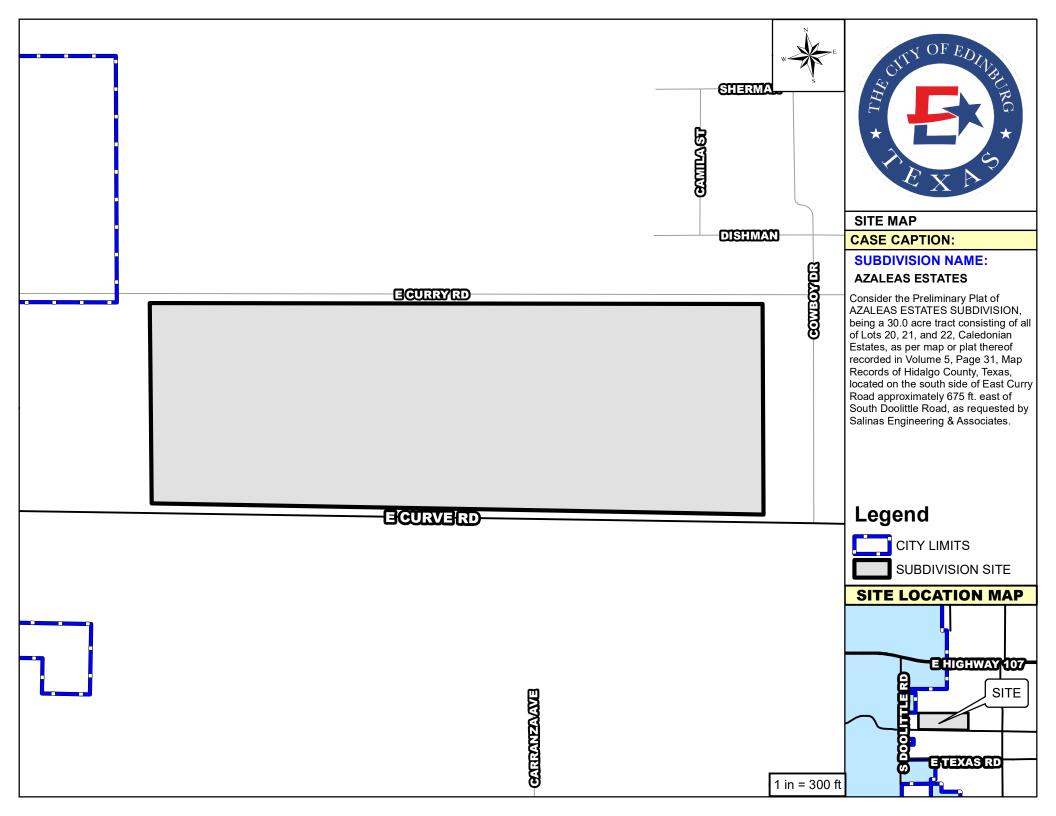
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERI REVIEW BY THE CITY OF EDINBURG ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON ULY 02, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES













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

SUBDIVISION APPLICATION

1.	Nature of Request (circle one or more):
	Preliminary Plat () Final Plat () Amended Plat
	() Development Plat () Vacating Plat () Minor Plat
	() Concept Plan () 3 ½ Mile E.T.J. Plat () Re-Plat
2.	Exact name of proposed subdivision: A ZALEAS ESTATES SUBD.
3.	Legal Description: ML OF LOTS ZO, Zl : ZZ CN(EDOWINW)
	ESTABL 13. C.T.
4.	Zoning: Present: Required: Required:
5.	Inside city limits? () Yes (X No
	If outside, is the proposed subdivision within the: (Circle one)
	Comprehensive Development Area () Rural Development Area
6.	Primary consulting firm: Salvas RwGR. * ASSOC.
0.	
	Email: dealines@ Salinespraid ETRIDG. Com
7	Phone: 682-9081 Address: 2221 DAFFODIL AVR. WENIEW TX
7.	Troposed method of riquid waste disposal.
8.	Desired land use options: Sanitary Sewer () OSSF – On-Site Sewage Facility
	(X Single Family () Twin House () Patio Homes () Townhouse
	() Lot-Line House () Village House () Duplex () Atrium
	() Multiplex () Multi-Family () Duplex Townhouse () Roof Deck
	() Mobile Homes () Manufactured Home () Commercial () Industrial
9.	Number of lots: 36
	Residential: Commercial: Multi-Family: Industrial:
10.	Electric power and light company to serve the proposed subdivision (circle one):
	AEP (Central Power & Light) () Magic Valley Electric Co-op
11.	Irrigation District:
	Hidalgo County Irrigation District No. 1 () Santa Cruz Irrigation District No. 15
	() Hidalgo County Irrigation District No. 2 () Other:

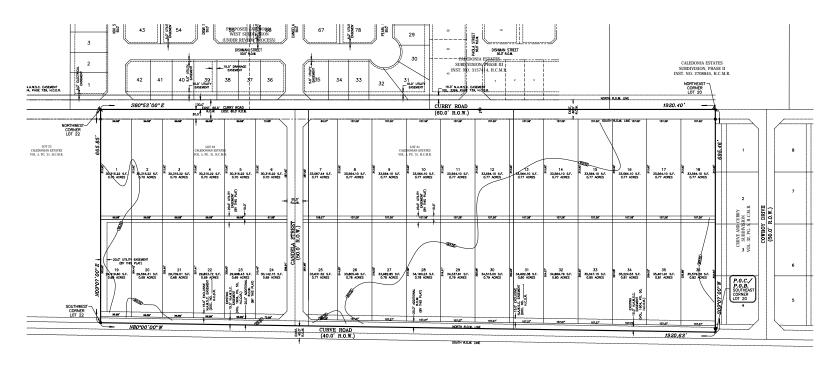
RECEIVED

JUL 02 2021

Name: NC 4:40PM



SCALE: N.T.S.



AZALEAS ESTATES SUBDIVISION

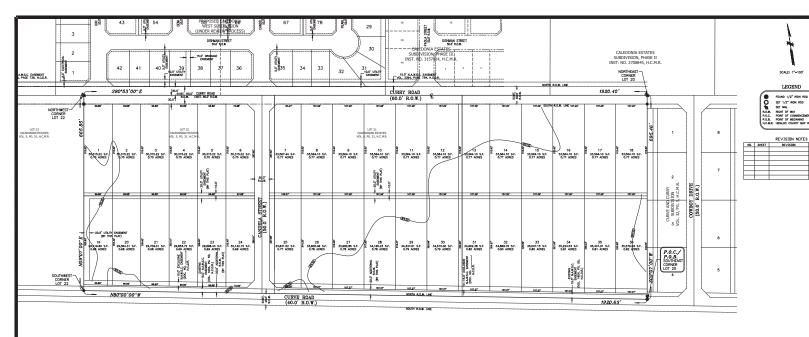
HIDALGO COUNTY, TEXAS.

BEING A 30.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 20, 21 AND 22, CALEDONIAN ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF EDINBURG ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 02, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL — McALLEN, TEXAS 78501 (956) 682—9081 (956) 686—1489 (FAX) 1781c1 13100 PARK 35 GRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239–3263



AZALEAS ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

OR LESS, CONSISTING OF ALL OF LOTS

	BEING A 30.0 GROSS ACRE TRACT OF LAND, MORE 20, 21 AND 22, CALEDONAN ESTATES, HIDALGO CO THEREOF RECORDED IN VOLUME 05, PAGE 31, MAR
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 NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRICE TO COCUMYING THE LOT. SHALL BE NO COMMERCIAL. 	STATE OF TEXAS CO.
 UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG HON ROOS. NO STRUCTURE SHALL BE PENAMTED OVER ANY ENSEMBINE, EXSENSITYS SHALL BE REPT CLEAR OF FENCES, BULDINGS, SHEDIS, SHARLES, TREES, AND OTHER PLANTINGS (FOLDET) LOSAL LISTS HAVE IN BIOMES MADERS. PROSEST, DOWNER, DANCES, OR 	BEFORE ME, THE UNDERSONED AITHORITY ON THIS DAY PERSONALLY APPEARED PARIO, 0, SCORGUEZ, NOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUSCERED TO THE PERSONS OF STREET, A ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREM STATES.
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	CHAIRPERSON, PLANNING AND ZONING COMMI
PRINCIPAL COSTACTS	SATE

APPROVAL IS REQUIRED.	R OF THE CITY OF EDINBURG, TEXAS, HEREBY COUREMENTS OF THE SUBCIVISION REGULATION	CERTIFY THAT THIS SUBDIVISION IS OF THIS CITY WHEREIN MY
MAYOR'S SIGNATURE	DATE	
CITY SECRETARY	DATE	
HEALGO COUNTY CERTIFICATE OF PLAT APPRO UNDER LOCAL GOVERNMENT	MU. CODE 272.028 (A)	
WE THE HADER SIGNED OFF	THY THAT THIS PLAT OF CALEDONIA ESTATES SU COUNTY COMMISSIONER ON	MODIFICAL PHASE IL WAS REVIEWED
	HIDALGO COUNTY JUDGE	DATE
ATTEST:		_
	HIDALGO COUNTY CLERK	DATE
STATE OF TEXAS COUNTY OF HIDALGO I, DAVID OMAR SALINAS, P. OF TEXAS, REGISTRATION H AND ADEQUATE ENGINEERIN	E., A REGISTERED PROFESSIONAL ENGINEER U. UMBER 17. 71973, DO HEREBY CERTIFY THAT G CONSIDERATION.	ENSED TO PRACTICE IN THE STATE THIS PLAT HAS BEEN GIVEN PROPE
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INSTRUMENT NUMBER RECORDED IN VOLUME ______ PAGE ___ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS DEPUTY LOCATION MAP SCALE 1"=2000 DATE PREPARED: JULY 02, 2021

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LEGEND

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ARABAS ESTARS SABORAGE IS COURTE SETTERN CURRY MORE AND CURRY MOVE AT APPROXIMATELY MAKED EXTENSION AND ALTO EXTENSION OF THE CONTROL OF THE CO

METES AND BOUNDS DESCRIPTION

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BOUNDS AS FOLLOWS:

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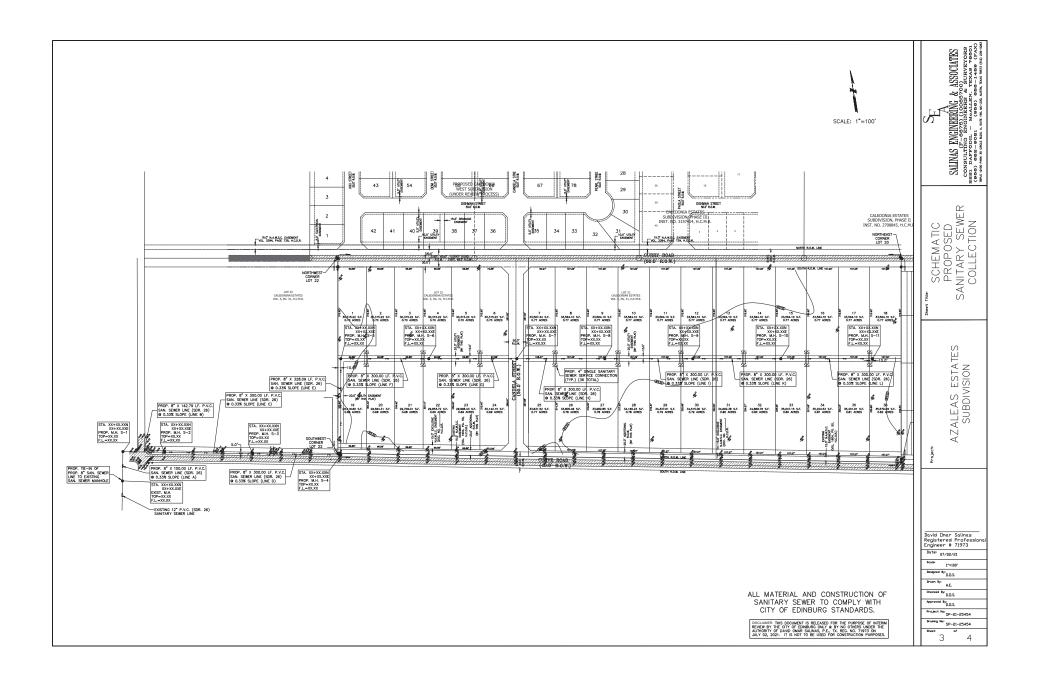
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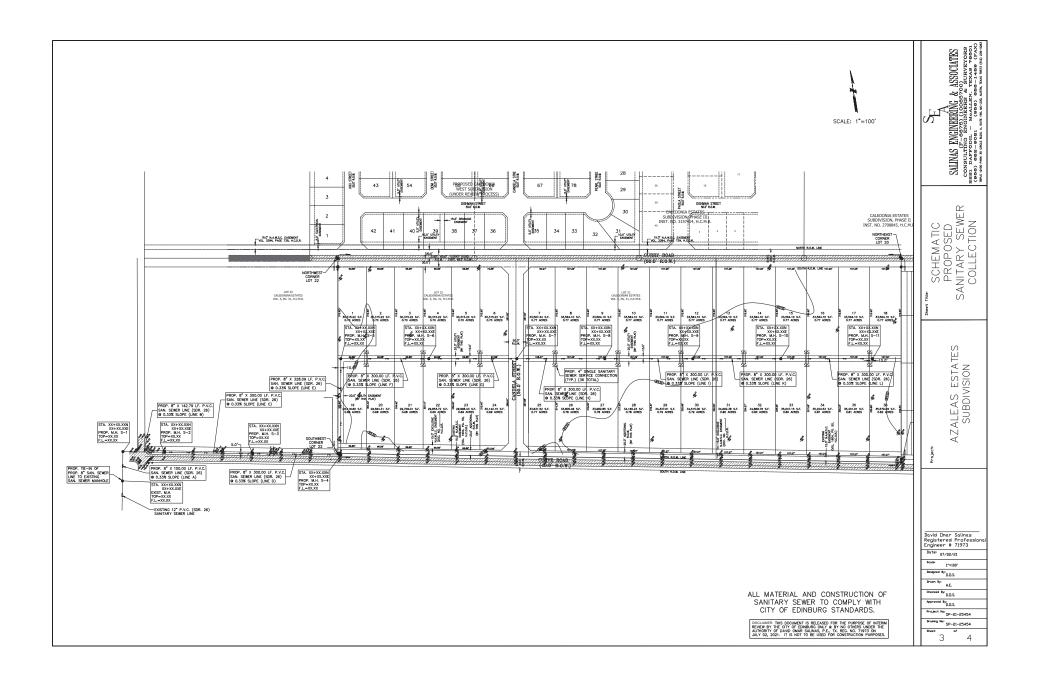
 (1) THENCE, NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS 20, 21 AND 22, A DISTANCE OF 1,920.63 FEET TO A 5/ INCH DIAMETER IRON ROD FOUND WITH YELLOW CAP ON THE SOUTHWEST CORNER OF SAID LOT 22 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
- FOR THE SOUTHWEST CORNER OF THIS HERRIN DESCRIBED TRACT;
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- (3) THENCE, SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST, WITH THE CENTER OF SAID CURRY ROAD AND COINCIDENT WITH THE MORTH LIBE OF SAID LOTS 22, 21 AND 20, A DISTANCE OF 1,920.40 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT FOR THE NORTHEAST CORNER OF THIS HEREIN DISCRIBED TRACT;
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 LESS) ARE LOCATED WITHIN THE REGISTORY OF SAID CURRY
 LESS) ARE LOCATED WITHIN THE REGISTORY OF SAID CURRY. ROAD, LEAVING 29.12 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: CALEDONIAN ESTATES, H.C.T.
N:SUBDIVISIONPLATS/AZALEASESTATES.SUB/30.0.070221

INDEX	SHEET OF AZALEAS ESTATES SUBDIVISION
SHEET 1	HEADING, REDIT, COLTING MAY PRICIPAL CONTINCE PLAY WITH LOTS, STREETS, AND EXEMBER CONSISTANCE FEES (COSTIFICA (METS) AND EXEMBER CONSISTANCE FEES (COSTIFICA (METS) AND EXTENSIONS OF EXEMBER CONTINUES OF EXPENDING, CONTINUES CONTINUES CONTINUES (CONTINUES CONTINUES CONTINUES (CONTINUES CONTINUES CONTINUES (CONTINUES CONTINUES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEMER MAP, DIGINEERING REPORT (DIGILISH AND SPANISH VERSION), DIGILIONG DESCRIPTION OF MATER AND MASTE WATER AND ENGINEER'S CERTIFICATION, (CHALSH AND SPANISH VERSION); SUREVINDER'S CERTIFICATE AND STATEMENTS.
SHEET 3	DRAINAGE REPORT INCLIDENC DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS SCHOLOPIUM; MAP OF TOPOGRAPHY AND DRAINAGE, AND DIGINGER'S CERTIFICATION; REVISION NOTES; THYCAL ROADWAY SECTION; CURB AND GUTTER SECTION.
	0









PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT (956) 3				IIN CITY 'ISION F		Date :	Date : PRELIMINARY August 6, 20		
Date Filed: July 2, 2021	P&Z Preliminary:	Aug	ust 10,	2021	P&Z Final:			City Council:	
Reviewed By: Abel Beltran, Planner I	Staff Review : Staff / Engineer :		ly 22, 2 ly 29, 2		1st Ex	me Line : 365 ktension : 0	Days Days	Expires : Expires 1:	July 2, 2022
abeltran@cityofedinburg.com					2nd Ex	ktension :0	Days	Expires 2:	
Director of Planning & Zoning : Director of Utilities Director of Public Works Director of Engineering	Kimberly A. Mendoza, Gerardo Carmona, P.I Vincent Romero Mardoqueo Hinojosa,	E.	PM	Email : Email :	gcarm layala	doza@cityofedint nona@cityofedinb @cityofedinburg. njosa@cityofedint	ourg.com com	City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211
Owner: Pablo Roo	driquesz, Owner	7	10 Amis	tad Circ	le, Edinl	burg, TX 78572	David O. Sa	linas, P.E. F	Project Engineer
AZALEAS ESTATES						Consultant : Salina			
DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		СОММІ	ENTS	
Subdivision Process:			,						
Subdivision Plat Submittal		٧							
Warranty Deed		٧							
Topography Survey		٧							
Drainage Report Submittal (As Per City Drainage	ge Policy)	٧				Approved by H.C.D	.D.#1	Date:	Pending Approval
Zoning : City Limits - Commercial General		٧							
Flood Zone		٧				Zone "X" (Shaded)			
Preliminary Submittals:			1			r			
Existing & Proposed Water Distribution Layout		٧				City of Edinburg Wa			•
Water Distribution System Provider:		٧				City of Edinburg Wa			ıtion System
Existing & Proposed Sewer Collection Layout		٧				City of Edinburg Sa			
Sanitary Sewer Collection System Provider:		٧				City of Edinburg Sa			
Existing and Proposed Drainage Layout System		٧				Private Drainage Sy		D. # 1	
MPO Collector / Arterial Right-of-way Dedication		٧				Proposed Private S			
Minor / Major Collector Street pavement Section	n	٧				In Accordance to St			1
Variances Appeals Request:			٧			Planning & Zor	ning Meeting	Results	City Council Meeting
Street Widening Improvements									
Street 5-ft Sidewalk Improvements									
Drainage Improvements Construction Plans Review Submittals:	/Can Ca	-4! - 1- <i>4</i>	Canal		. Dlane	Cubasittala Dalia	2044 CTAND	ADD DOLLO	ZMANIIAI
	(3ee 3e	ı	Consi	ruction	1 Plans	Submittals Polic	y, 2014 STAND	ARD POLIC	T WANUAL)
Cover Sheet		٧							
Topography Sheet (Utilities, Bench Marks)		٧				0.1 (E.1.)	., 0 0,		
Sanitary Sewer Improvements: On-Site & Off-S	ite	٧				City of Edinburg Sa		•	Mana de la companya della companya della companya della companya de la companya della companya d
Sanitary Sewer Detail Sheets	t Cito	٧				See Section 3 Utility City of Edinburg Wa	•		ianuai
Water Distribution Improvements: On-Site & Of Water Distribution Detail Sheet	V √				See Section 3 Utility			lonuol	
Drainage Improvements:		V √				See Section 3 Office	/ Policy, 2014 Stal	luaru Policy IV	iailuai
Drainage Detail Sheets						See Section 1 Drain	page Policy 2014	Standard Police	w Manual
Minor/Major Collector Streets Improvements:		√ √				See Section 1 Drain			•
Street Sign Sheet:		V V				Jee Jeulon Z Silet	760 1 U116y, 20 14 Ol	andara i Olicy	wanuai
Street Detail Sheets		V √				See Section 2 Stree	ats Policy 2011 St	andard Policy	Manual
Street Lighting Sheet:		V				555 5558011 Z 58166	7.0 1 0110y, 20 17 Ot	andara i oncy	iviariuui
Traffic Control Plan:		V							
Erosion Control Plan		v							
Erosion Control Plan Detail Sheet		v				See Storm Water M	anagement, 2014	Standard Poli	cy Manual

AZALEAS ESTATES SUBDIVISION Page 1 of 2

DESCRIPTION							Need to Provide	Not Applicable	Need to Revise			CO	MMENT	ī\$		
Pre-Cor	nstruction Meeting:															
Notice To Proceed							٧			Dated:						
Roadway Open-Cut or Bore Permit Application							٧			Dated:						
TX-Dot Water UIR Permit								٧		Dated:						
TX-Dot	Sewer UIR Permit							٧		Dated:						
N.O.I. S	Submittal						٧			Dated:						
SWPP	Booklet Submittal						٧			Dated:						
	Request						٧			Dated:						
	Orders						٧			Dated:						
	alk Though						٧			Dated:						
Punch I							٧			Dated:						
	_ist (Completed and	Approved)				٧			Dated:						
	f Acceptance		,				٧			Dated:						
	Warranty (Water/Sev	ver/Pavino	g/Drainage)			٧			Dated:						
	Testing Results		<u>, </u>	<i></i>			٧			Dated:						
	ts (Revised Original	Submittal)					٧			Dated:						
	ding Process:					<u> </u>										
	mprovements with (L	_etter of C	redit)				٧			Dated:				Expires:		
	ing Fees			\$	106.00		٧			As regu	ired by Cour	ntv Clerks offi				
	f H.C.D.D. #1 of invo	ice		'			٧			As required by County Clerks office Required to be paid prior to Final Stages						
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	drant Escrow			\$	_		٧			Required: 0 EA. @			\$	_		
	Sidewalk Escrow (Cu	rrv/Curve	Road)	\$	_	v				Required: 0 LF @			\$	25.00		
0000			CROWS:		-	_								&	<u> </u>	
Total D	eveloper's Construc	tion Cost:	(Letter of	Credit)						Date :				Lender:		
Laborat	ory Testing Fee:	;	3%	\$	-		٧			\$		-	Es	stimated C	Construction	n Cost
Inspecti	ion Fee:		2%	\$	-		٧			\$		-	Fir	nal Const	ruction Cos	st
Park La	ind Fees: ETJ	\$	-	Per Un	nit 0			٧								
36	Residential	\$	600.00	\$	21,600.00		٧			50%	Developme	nt		50%	Building	Stage
0	Multi-Family	\$	-	\$	-					0%	Developme	nt		0%	Building	Stage
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Water 3	30-year Letter (Multi-	Family)		\$	-					0	Lots @	\$ -			NAWSC \	WATER-CCN
Sewer 3	30-year Letter		System	\$	-			٧		0	Lots @	\$ -			COE SE	EWER-CCN
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	ertificates					ı		I		ı						
	of Hidalgo / School I	District					٧									
Water D							٧			Hidalgo	County Irriga	ation District #	‡2			
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	ions other Fees			\$	21,	600.00	_					ement/Water F				
Reimbu	rsements			\$		-						ision (No Rei		ement on	Record)	
	City of Edinburg			\$		-	15%					Administrative				
	To the Developer	of Record	<u>d</u>	\$		-	85% Payable to the Developer of Record Owner / Developer									
Buyouts	3			\$		-	Based on Subdivision (Need Request and Approval rate from Broad)									
			TOTAL:	\$	21,	600.00	Develo	per Tot	al Cost o	of Fees, E	scrows, Rei	mbursements	& Buy	outs/		

AZALEAS ESTATES SUBDIVISION
Page 2 of 2



STAFF REPORT: BELLAWOOD PHASE III SUBDIVISION

July 26, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item #: 7B **Preliminary Plat**

Subject: Consider the Preliminary Plat of **BELLWOOD PHASE III SUBDIVISION**, being a 10.43

> acre tract and a portion of Lots 11 & 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision Unit No. 2, as per map or plat thereof recorded in Volume 8, Page 28, Map Records of Hidalgo County, Texas, located at 5001 Benito A. Ramirez Road, as requested by

R.E. Garcia & Associates.

Location: The property is located on the north side of Benito Rarmirez Road, approximately

3,120 ft. west of Terry Road and Benito A. Ramirez Road intersection.

This property is within the City Extra Territroal Jursidiction (ETJ) currently Zoning:

zoned Agriculture with no more than one-single family detached dwellings

shall be allowed on lot.

Analysis The Preliminary Plat proposes a single-family residential development with

> forty-nine (49) lot development with lots average at approximatley 6,625 sq.ft. The configuration of this development is with the City of Edinburg Unified

Development Code.

Average lot size is 125 ft. by 52 ft. Average lot area 6,500 sq. ft. Setbacks

for the front 25ft, 15 ft. for the rear or more for easement, and 6ft. for the side

setback.

Streets are public and will be dedicated.

Parkland fees need to be addressed in the plat \$600/lot.

Buffer not required.

Utilities: Water Distribution System will be served by North Alamo Water Supply

> Corporation and Sanitary Sewer Collection System will be served 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.

Recommendations:

City of Edinburg Planning & Zoning Department:

Recommends the approval of the Preliminary Plat, subject to the compliance of the Unified Development Code, General Notes; on FEMA flood zone, zoned setbacks, finish floor elevation, benchmark, drainage detetion, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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.

City of Edinburg Storm Water

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

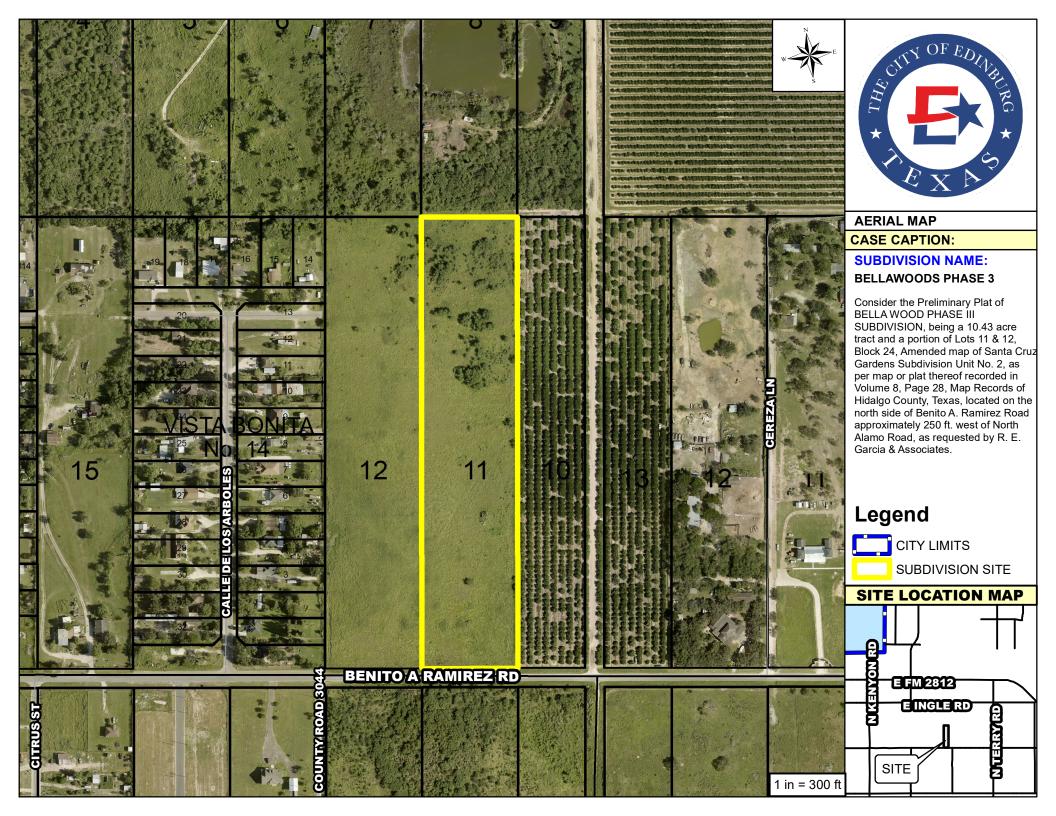
- 1. **SW3P** (Storm-water Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. Large Construction Notice (Per TCEQ Inventory)
- 4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. **Detailed Post Construction BMP's Plan** (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)

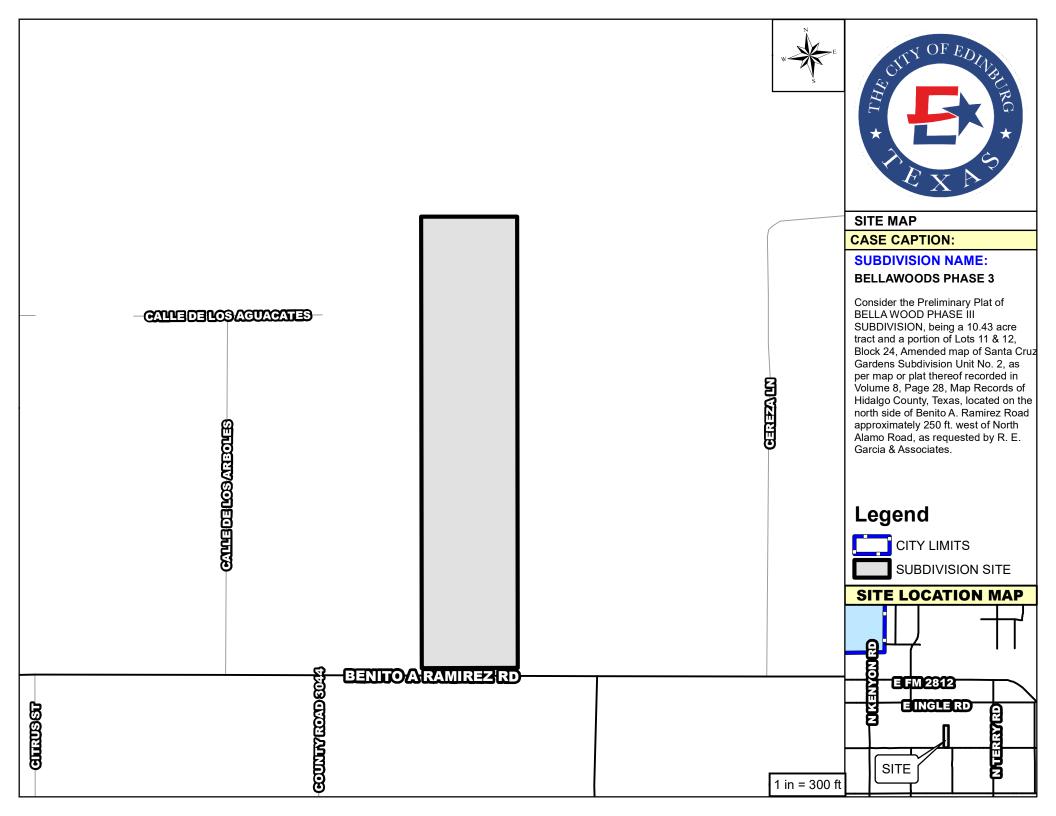


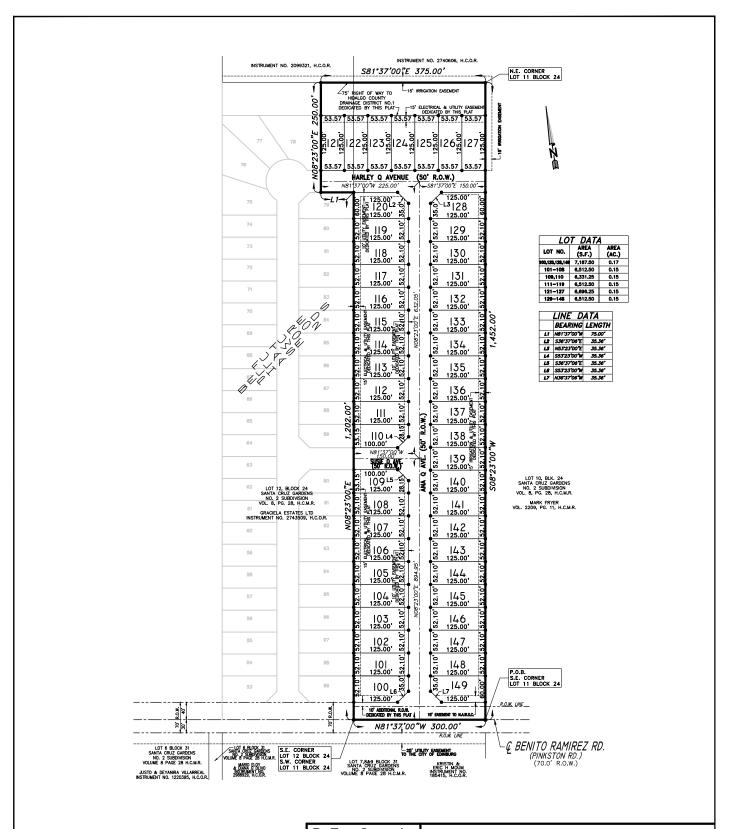
- 7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
- 8. Comments:
 - SW3P Plat note has been revised. Please see the note for your reference.
 - NOT will need to be submitted before the final walk through.
 - Stormwater is now requiring a Post Construction 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 Resdiential Development.







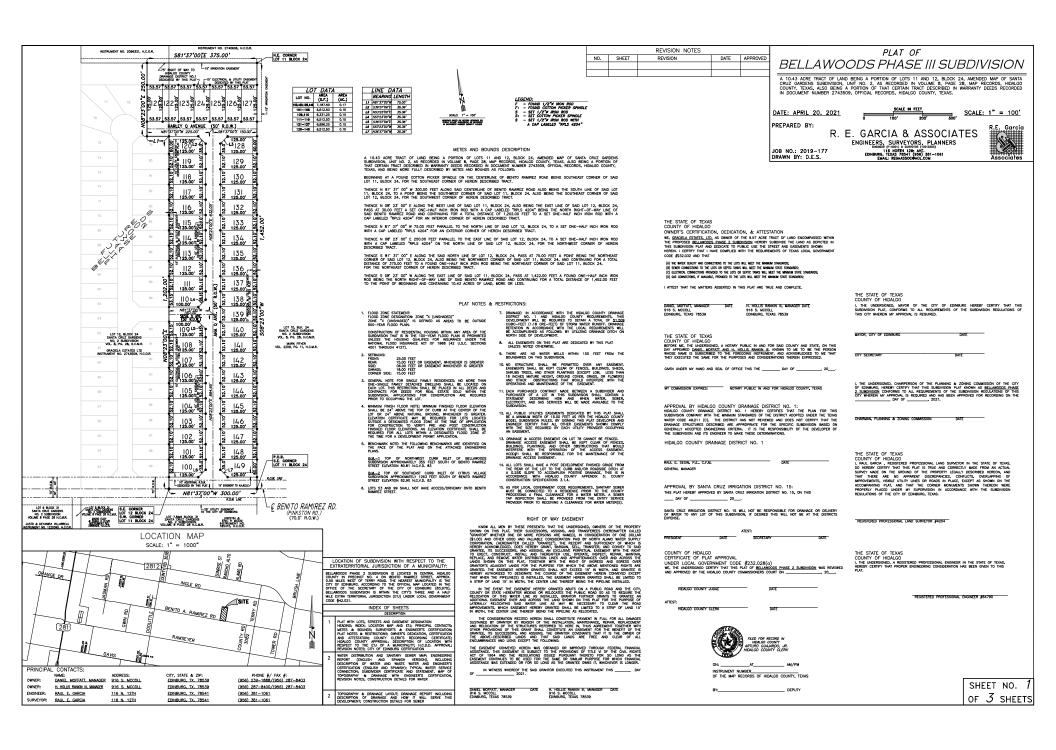
BELLAWOODS PHASE 3 SUBDIVISION



R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS ENGINEER (F-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM





Unified Development Code

Planning & Zoning Department

SUBDIVISION APPLICATION

	of Requ	est (circle	e one or m	ore):								
	(X)	Prelimin	nary Plat	A STATE OF THE STA	Final Plat		()	Amend	ded	Plat		
	()	Develop	ment Plat	()	Vacating Pla	t (()	Minor	Pla	t		
	()	Concept	t Plan	()	2 - 5 Mile E.	T.J. Plat	()	Re-Pla	ıt			
Exact	name of	proposed	subdivisio	on: BELLAW	OODS, PH	IASE 3,	SUBD	IVISI	ON			
		* 10	42	e tract of l	land balas		- of	Tota	11	and	12 Dlogle	24
Legal J	Descripti			of Santa Cr								
		Volu	me 8, P	age 28, Map	Records,	Hidalgo C	ounty	y, Texa	as.			
Zoning	g: Present	t: N/A	1		Requ	uired: N/A	A					
				Yes				No				
	city limit				(Cirolo ana)		(X)	INO				
II outsi	ide, is the	e propose		sion within the:		A 200 (· \	Dural I	Dox	alone	mont Aroa	
			(X)	Comprehensive I	Jevelopment	Alea (Kulai i	Dev	clobi	nent Area	
				GARCIA &								
Phone:	(956) 381-1	1061	Address:	116 N.	12TH, E	DINB	URG,	TE	XAS	78541	
Propos	sed metho	od of liqui	id waste d	isposal:								
			(X) S	isposal: Sanitary Sewer	()	OSSF – O	On-Sit	e Sewag	e F	acility	y	
Desired	d land us	e options:	(X) S	Sanitary Sewer				e Sewag				
Desired (X)	d land us	e options: Family	(X) S:	Sanitary Sewer Twin House	()	Patio Ho		e Sewag	()	Townhouse	
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JUL 01 2021

Name: JA



PLANNING & ZONING DEPARTMENT

PRELIMINARY REVIEW STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: August 6, 2021 City P&Z P&Z Date Filed: July 1, 2020 Preliminary: August 10, 2021 Final: Council: Reviewed Staff Review: July 22, 2021 Time Line: 365 Days Expires: Abel Beltran, Subd. Coor. 1st Extension : By: Staff / Engineer : July 29, 2021 Days Expires 1: abeltran@cityofedinburg.com 2nd Extension: Days Expires 2: Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: gcarmona@cityofedinburg.com Director of Utilities Gerardo Carmona, P.E. City Office #: (956) 388-8212 Dircetor of Public Works Vincent Romero Email: <u>layala@cityofedinburg.com</u> City Office #: (956) 388-8210 Mardoqueo Hinojosa, P.E., CPM Email: mhinojosa@cityofedinburg.com City Office #: Director of Engineering (956) 388-8211 Owner: Graciela Estates, LLC 916 S. McColl Road, Edinburg, TX 78539 Raul E. Garcia, P.E., Project Engineer **BELLAWOOD PHASE III SUBDIVISION** Consultant: R.E.Garcia and Associates, Inc. Not Applicable Need to Provide Need to Revise **DESCRIPTION COMMENTS Subdivision Process:** Subdivision Plat Submittal Warranty Deed ٧ Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout ٧ North Alamo Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ North Alamo Water Supply Corporation - Distribution System Existing & Proposed Sewer Collection Layout ٧ City of Edinburg Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ City of Edinburg Sanitary Sewer Collection System Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street pavement Section ٧ In Accordance to Standard Street Policy Variances Appeals Request: November 10, 2020 Planning & Zoning Meeting City Council Meeting ٧ Results Street Widening Improvements (Benito Rarimez Road) ٧ Street 5-ft Sidewalk Improvements ٧ **Drainage Improvements** Construction Plans Review Submittals: (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) Cover Sheet Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual ٧ North Alamo Water Supply Standard Policy's Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ **Drainage Detail Sheets** See Section 1 Drainage Policy, 2014 Standard Policy Manual ٧ Minor/Major Collector Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

BELLAWOOD 3 SUBDIVISION Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise			COMM	ENTS		
Pre-Construction Meeting:										
Notice To Proceed			٧			Dated:				
Roadway Open-Cut or Bore Permit Application			٧			Dated:				
TX-Dot Water UIR Permit				٧						
TX-Dot Sewer UIR Permit				V						
N.O.I. Submittal			٧	-		Dated:				
SWPP Booklet Submittal			٧			Dated:				
RFI #1 Request			٧			Dated:				
Change Orders			٧			Dated:				
Final Walk Though			٧			Dated:				
Punch List			٧			Dated:				
Punch List (Completed and Approved)			٧			Dated:				
Letter of Acceptance			٧			Dated:				
1-year Warranty (Water/Sewer/Paving/Drainage)			<u>۷</u>			Dated:				
Backfill Testing Results			٧			Dated:				
As-Builts (Revised Original Submittal)			٧			Dated:				
Recording Process:			v			Dated.				
Public Improvements with (Letter of Credit)			٧			Dated:			Expires:	
Recording Fees	\$ 106.00		٧				ired by Count	y Clerks office	Ехриоо.	
Copy of H.C.D.D. #1 of invoice	Ψ 100.00		٧ ٧			<u> </u>		rior to Final Sta	2000	
	\$ -		٧				uired:	0	EA. @	\$ -
Street Escrow (E. Ingle Road)	\$ -		٧ ٧				uired:	0	EA. @	\$ -
	\$ -		V				uired:	0	LF @	\$ -
	\$ -		V			Neq	ulleu.	U	LFW	Ψ -
Total Developer's Construction Cost: (Letter of Cr	•					Date :			Lender :	
Laboratory Testing Fee: 3%	\$ -		٧			\$		_		Construction Cost
Inspection Fee: 2%	\$ -		٧			\$ - Final Construction Cost				
•	Per Unit 0					,				
·	\$ 29,400.00		٧			50%	Development		50%	Building Stage
0 Multi-Family \$ -	\$ -						Development		0%	Building Stage
•	\$ -			٧			.147	Acres		\$ -
Water 30-year Letter (Residential)	\$ 245.00		٧			49	Lots @ \$	5.00		NAWSC WATER-C
Water 30-year Letter (Multi-Family)	\$ -			٧		0	Lots @ \$	-		
Sewer 30-year Letter COE - CCN	\$ 3,981.25		٧			49	Lots @ \$	81.25		COE SEWER-CC
TOTAL OF FEES:	\$ 33,626.25									
Reimbursements:						-				
Developer Sewer Improvements	\$ -			٧		Off-Site	System:	0.000	AC	\$ -
Developer Water Improvements	\$ -			٧		Off-Site	System	0.00	AC	\$ -
TOTAL OF REINBURSEMENTS:	\$ -									
Buyouts:		ı	1							
North Alamo Water Supply Corporation	\$ -			٧		Required	d Buyout	0.00	AC.	\$ -
Sharyland Water Supply Corporation				٧		Not Appl	icable			
Tax Certificates										
County of Hidalgo / School District			٧							
Water District			٧			Hidalgo (County Irrigati	on District #2		
Total of Escrows, Fees, Reimbursements and	Buyouts:									
Escrows	\$	-	 				or ? Road			
Inspections other Fees	\$ 33	,626.25						nt/Water Rights		
Reimbursements	\$	-	Reimb					ta #17 Subdiv		ngineering)
City of Edinburg	\$	-	15%					ninistrative Fee		
To the Developer of Record	\$	-	85%			•		vner / Develop		
Buyouts	\$	•	Based	on Subdi	vision (N	eed Requ	est and Appro	oval rate from N	IAWSC Broad	1)
TOTAL :	\$ 33	,626.25	Develo	per Total	Cost of	Fees, Esc	rows, Reimbu	rsements & B	uyouts	

BELLAWOOD 3 SUBDIVISION Page 2 of 2



ENGINEERING DEPARTMENT

Preliminary Staff Review

July 22, 2021

Raul E. Garcia, P.E., R.P.L.S.

R.E. Garcia & Associates 116 N 12th Ave. Edinburg, TX 78541 (956) 381-1061

RE: BELLAWOODS PHASE 3 SUBDIVISION - PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Bellawoods Phase 3 Subdivision and Trip Generation Worksheet.

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:

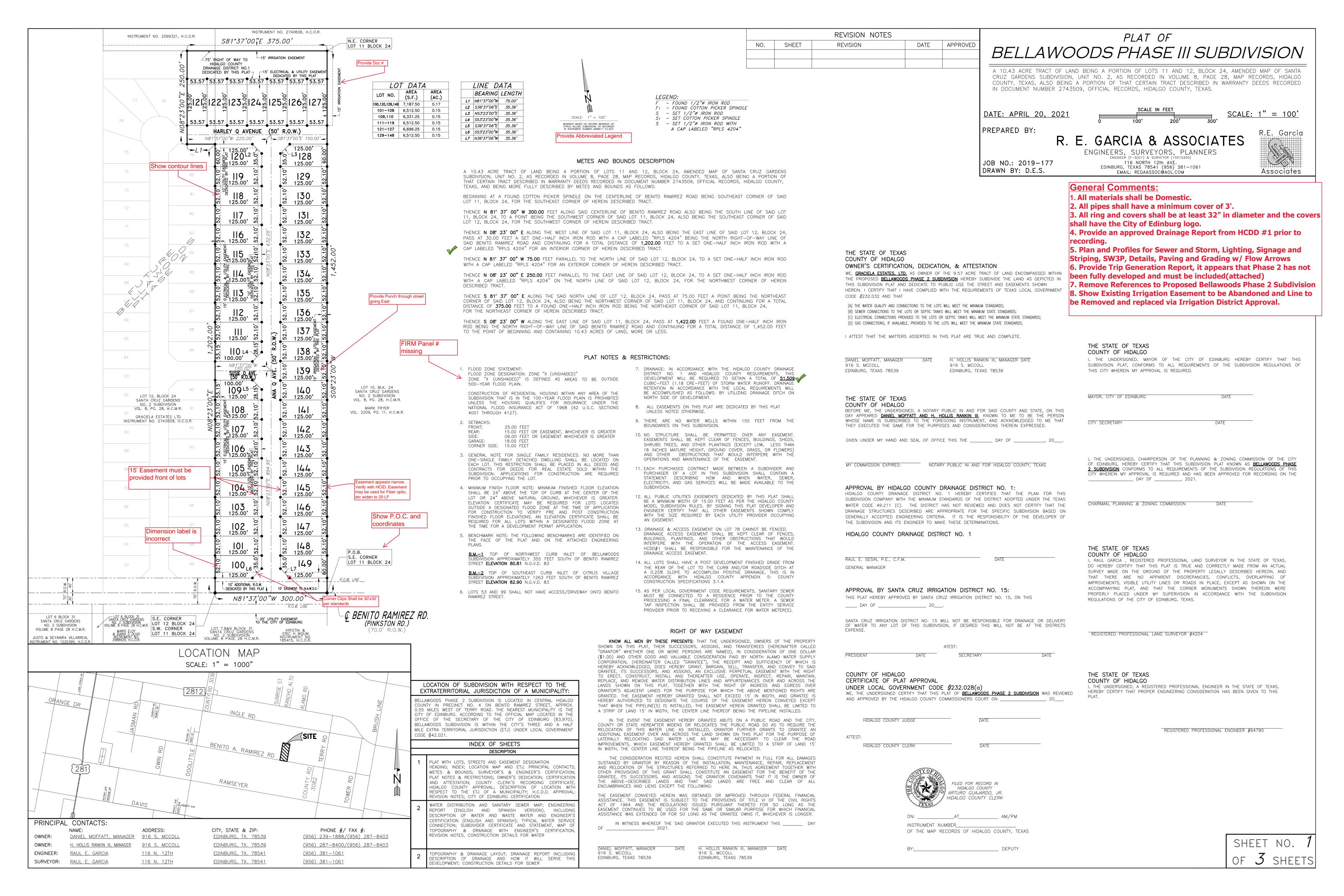
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

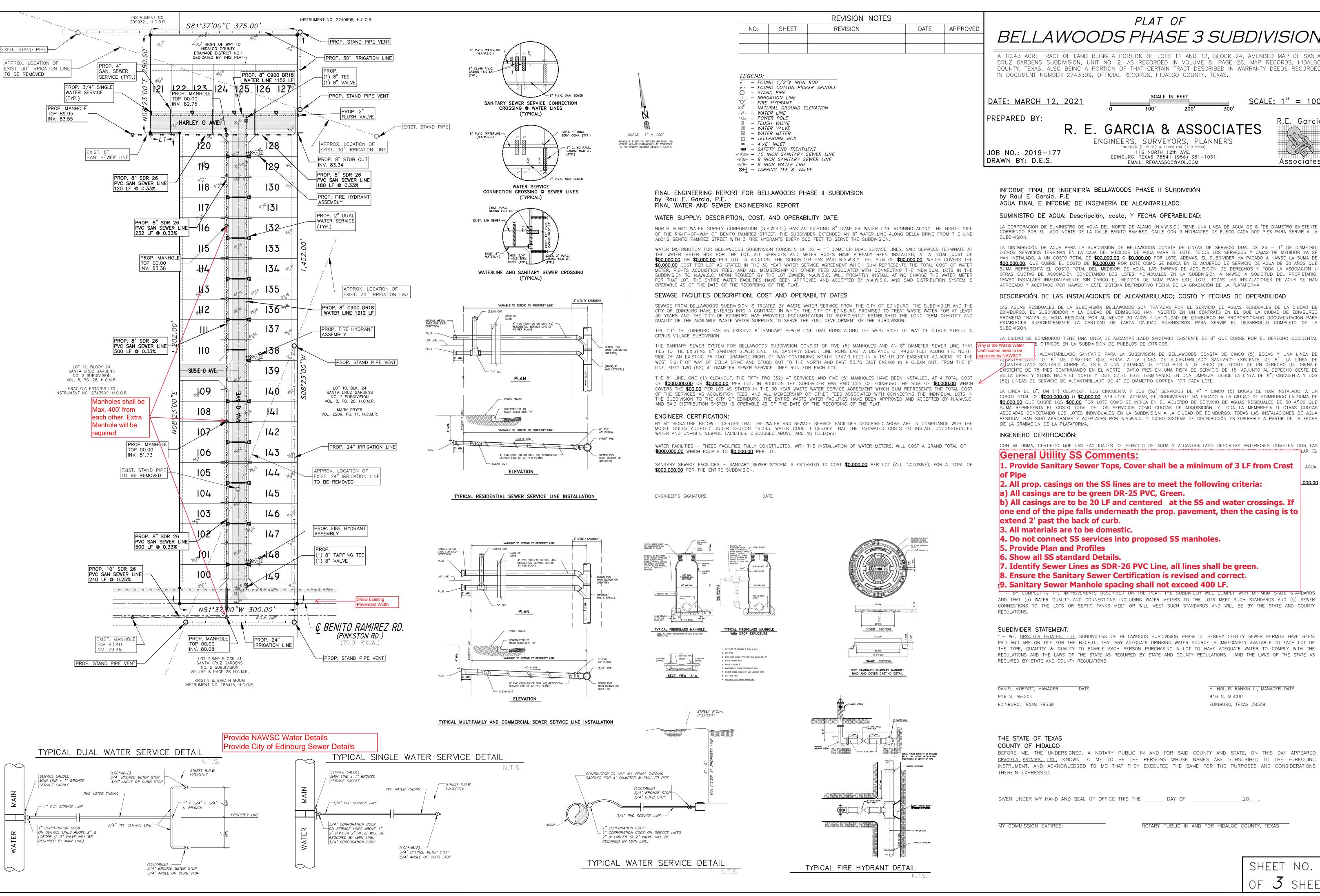


415 W University Dr. • Edinburg, TX 78539 • (956) 388-8211

Trip Generation Worksheet

Subdivision	Name [.]											
Project Loca												
(select one) Applicant:		○ C.O.E		Edinburg ET		_ () Ow	/ner					
Address: Email:						Phone:						
Date:					Filone.							
Date.			Propo	sed Type	of Develo	pment						
C) New Deve	lopment	-) Re-Develo) Additional	Developmer	nt			
Anticipated	Land Use	e Project Size		1	AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code			
		Acres	GFA	# of Units	Hour Trips		Пръ					
	Projected in	our Trips n TIA on file	Pe T (Propose	ak Hour Trips	s Projected ir	•	velopment P					
	(if ar	n increase of	76 PHT or an	increase of	10% of the to	otal PHT, a ne	w TIA is requ	uired)				
	Comments:	A TIA is require	ed. The individe requirements equired. The t	dual preparing of the study be raffic generate	the study must	te In This t meet with City the study. sed developme	staff to discu	SS				
Reviewed by: Date:												





PLAT OF BELLAWOODS PHASE 3 SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED

R. E. GARCIA & ASSOCIATES

116 NORTH 12th AVE. EDINBURG, TEXAS 78541 (956) 381-1061 R.E. Garcia Associates

INFORME FINAL DE INGENIERÍA BELLAWOODS PHASE II SUBDIVISIÓN

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

LA CORPORACIÓN DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.) TIENE UNA LÍNEA DE AGUA DE 8 "DE DIÁMETRO EXISTENTE CORRIENDO POR EL LADO NORTE DE LA CALLE BENITO RAMIREZ. CÀLLE CON 3 HIDRANTES DE FUEGO CADA 500 PIES PARA SERVIR A LA

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN DE BELLAWOODS CONSTA DE LÍNEAS DE SERVICIO DUAL DE 26 - 1" DE DIÁMETRO, DICHOS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA EL LOTE. TODOS LOS SERVICIOS Y CAJAS DE MEDIDOR YA SE HAN INSTALADO, A UN COSTO TOTAL DE \$00.000.00 O \$0.000.00 POR LOTE. ADEMÁS, EL SUBDIVIDER HA PAGADO A NAWSC LA SUMA DE \$00,000.00, QUE CUBRE EL COSTO DE \$0.000.00 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICIÓN DE DERECHOS Y TODA LA ASOCIACIÓN U OTRAS CUOTAS DE ASOCIACIÓN CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A NAWSC A SOLICITUD DEL PROPIETARIO, NAWSC INSTALARÁ INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESTE LOTE. TODAS LAS INSTALACIONES DE AGUA SE HAN APROBADO Y ACEPTADO POR NAWSC Y ESTE SISTEMA DISTRIBUTIVO FECHA DE LA GRABACIÓN DE LA PLATAFORMA.

DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO: COSTO Y FECHAS DE OPERABILIDAD

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN BELLAWOODS SON TRATADAS POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDIMBURGO. EL SUBDIVIDIDOR Y LA CIUDAD DE EDIMBURGO HAN INSCRITO EN UN CONTRATO EN EL QUE LA CIUDAD DE EDIMBURGO PROMETIÓ TRATAR EL AGUA RESIDUAL POR AL MENOS 30 AÑOS Y LA CIUDAD DE EDIMBURGO HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD DE LARGA CALIDAD SUMINISTROS PARA SERVIR EL DESARROLLO COMPLETO DE LA

LA CIUDAD DE EDIMBURGO TIENE UNA LÍNEA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8" QUE CORRE POR EL DERECHO OCCIDENTAL TE CÍTRICOS EN LA SUBDIVISIÓN DE PUEBLOS DE CÍTRICOS.

ALCANTARILLADO SANITARIO PARA LA SUBDIVISIÓN DE BELLAWOODS CONSTA DE CINCO (5) BOCAS Y UNA LÍNEA DE ALPANTARILLADO DE 8" DE DIÁMETRO QUE ATRAA A LA LÍNEA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8". LA LÍNEA DE ALCANTARILLADO SANITARIO CORRE AL ESTE A UNA DISTANCIA DE 442.0 PIES A LO LARGO DEL NORTE DE UN DERECHO DE DRENAJE XISTENTE DE 75 PIES CONTINUANDO EN EL NORTE 1347.0 PIES EN UNA PISTA DE SERVICIO DE 15' ADJUNTO AL DERECHO OESTE DE BELLA DRIVE Y STUBS HACIA EL NORTE Y ESTE 53.70 ESTE TERMINANDO EN UNA LIMPIEZA. DESDE LA LÍNEA DE 8", CINCUENTA Y DOS (52) LÍNEAS DE SERVICIO DE ALCANTARILLADO DE 4" DE DIÁMETRO CORREN POR CADA LOTE.

COSTO TOTAL DE \$000,000.00 O \$0,000.00 POR LOTE. ADEMÁS, EL SUBDIVIDANTE HA PAGADO A LA CIUDAD DE EDIMBURGO LA SUMA DE \$0,000.00 QUE CUBRE LOS \$00.00 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS COMO CUOTAS DE ADQUISICIÓN, Y TODA LA MEMBRESÍA U OTRAS CUOTAS ASOCIADAS CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A LA CIUDAD DE EDIMBURGO. TODAS LAS INSTALACIONES DE AGUA RESIDUAL HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A PARTIR DE LA FECHA

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS

1. Provide Sanitary Sewer Tops, Cover shall be a minimum of 3 LF from Crest AGUA,

.000.00

b) All casings are to be 20 LF and centered at the SS and water crossings. If one end of the pipe falls underneath the prop. pavement, then the casing is to

4. Do not connect SS services into proposed SS manholes.

7. Identify Sewer Lines as SDR-26 PVC Line, all lines shall be green.

8. Ensure the Sanitary Sewer Certification is revised and correct.

9. Sanitary Sewer Manhole spacing shall not exceed 400 LF.

. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY

1.- WE, GRACIELA ESTATES, LTD. SUBDIVIDERS OF BELLAWOODS SUBDIVISION PHASE 2, HEREBY CERTIFY SEWER PERMITS HAVE BEEN. PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS

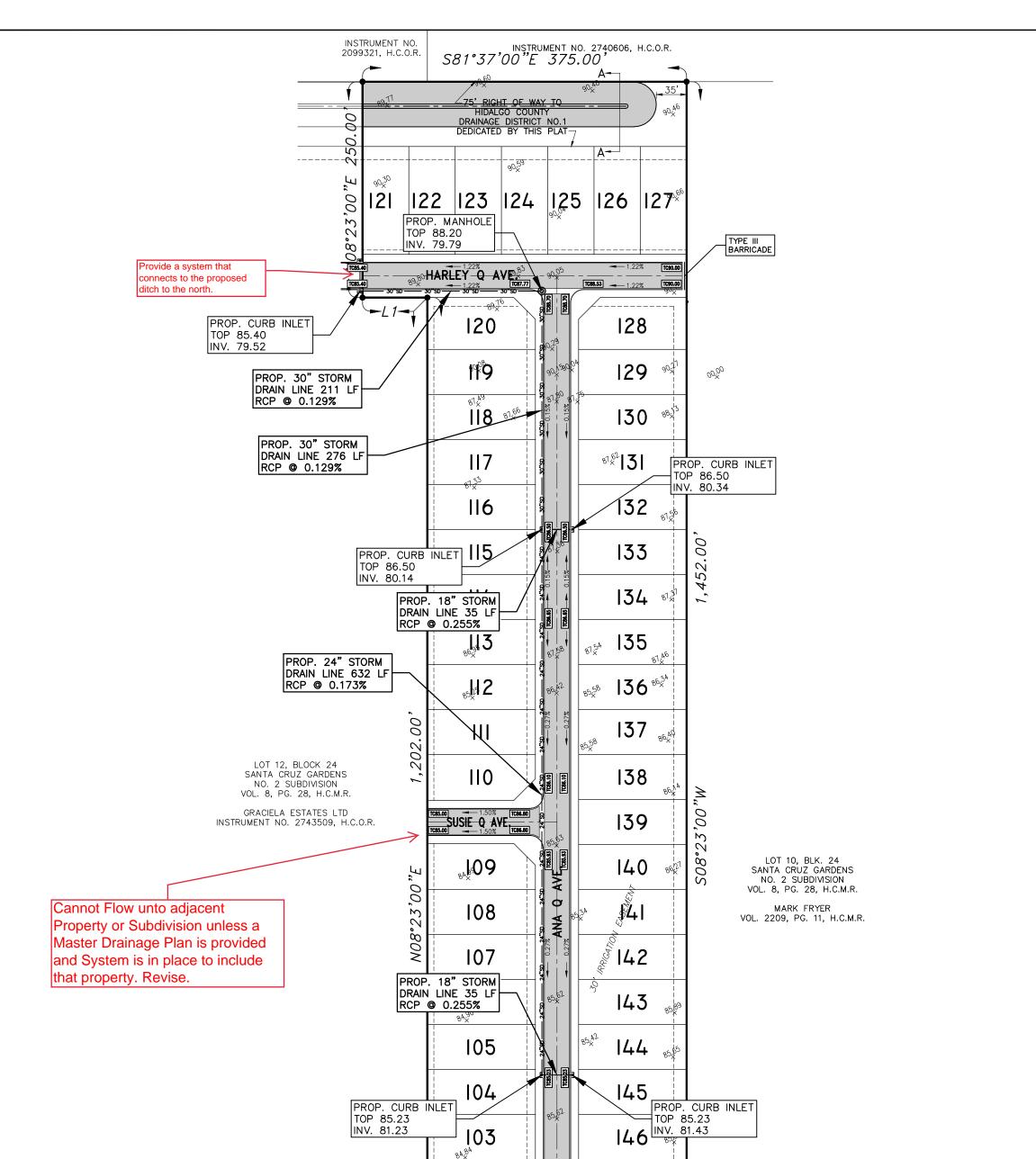
H. HOLLIS RANKIN III. MANAGER DATE 916 S. McCOLL EDINBURG, TEXAS 78539

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED GRACIELA ESTATES, LTD., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

SHEET NO. 2

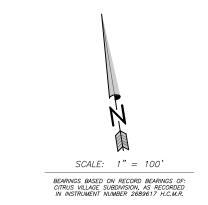


R.Ō.W. LINE

LOT 7,8&9 BLOCK 31 SANTA CRUZ GARDENS NO. 2 SUBDIVISION VOLUME 8 PAGE 28 H.C.M.R.

KRISTIN & ERIC H MOUM INSTRUMENT NO. 185415, H.C.O.R. REVISION NOTES

NO. SHEET REVISION DATE APPROVED



DRAINAGE STATEMENT FOR BELLAWOODS PHASE 3 SUBDIVISION

BELLAWOODS SUBDIVISION, PHASE 3, CONSISTS OF A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF EDINBURG EXTRA—TERRITORIAL JURISDICTION DEVELOPMENT AREA. THE SITE IS LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 250 FEET WEST OF ALAMO ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO 50 SINGLE FAMILY RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTH TOWARDS ROAD DITCHES ON BENITO RAMIREZ ROAD. BENITO RAMIREZ ROAD SLOPES TOWARDS THE WEST AND EVENTUALLY DISCHARGES STORM FLOWS INTO HCDD #1 NORTH MAIN DRAIN II. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X" 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".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A WILLACY FINE SANDY LOAM (70 & 71) WHICH A DARK, GRAYISH BROWN FIND SANDY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COLLINTY

EXISTING RUNOFF IS DIRECTED TOWARDS SOUTH TOWARDS A ROAD DITCHES ON BENITO RAMIREZ ROAD ON THE SOUTH SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE INTO THE STORM SEWER SYSTEM INSTALLED AS PART OF BELLAWOODS SUBDIVISION, PHASE 2. THE BELLAWOODS SUBDIVISION, PHASE 2, DRAINAGE SYSTEM DISCHARGES NORTH INTO A DRAINAGE DITCH ON THE NORTH SIDE OF THE SUBDIVISION. THIS DITCH WILL EVENTUALLY BE CONSTRUCTED EAST AND WEST OF THE SITE BUT HAS NO DISCHARGE AT THIS TIME. THE NEW DITCH SECTION WILL PROVIDE DETENTION FOR THE BELLAWOODS SUBDIVISION, PHASE 2 AND 3, DEVELOPMENT AND WILL BE BLED INTO THE BELLAWOODS SUBDIVISION STORM SEWER SYSTEM SOUTH OF THE SITE VIA AN 12" BLEEDER INSTALLED AS PART OF THE BELLAWOODS SUBDIVISION, PHASE 2, DEVELOPMENT. THE BELLAWOODS SUBDIVISION DRAINAGE DITCH EVENTUALLY DISCHARGES INTO THE HCDD #1 NORTH MAIN DRAIN II. THE NEW DRAINAGE DITCH ADJACENT TO THE NORTH SIDE OF THE SUBDIVISION WILL BE CONSTRUCTED TO ALLOW FOR THE REQUIRED DETENTION OF THE DEVELOPMENT TO BE HELD WITHIN THE NEW DRAINAGE DITCH SECTION. THE DISCHARGE POINT INTO THE NEW DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF $\underline{51.509}$ CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 2.65 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 10.45 CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 2.65 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50 = 10.45 CFS) RAINFALL EVENT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDVISION LIES IN A FLOOD ZONE "X":
AREAS OF THE 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.

REGISTERED PROFESSIONAL ENGINEER #64790

PLAT OF BELLAWOODS PHASE 3 SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 12, 2021

SCALE IN FEET

<u>SCALE: 1" = 100'</u>

PREPARED BY:

DRAWN BY: D.E.S.

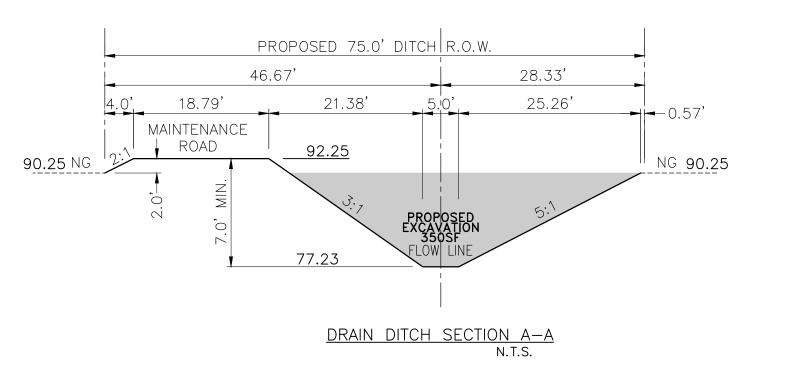
R. E. GARCIA & ASSOCIATES

EMAIL: REGAASSOC@AOL.COM



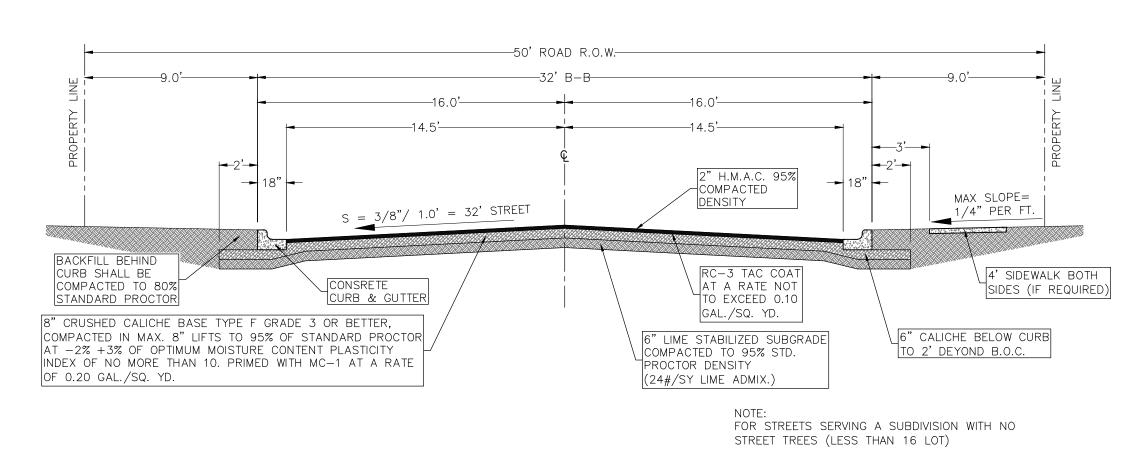
General Utility Storm Comments:

- 1. Specify the street width.
- 2. Provide cross section of the ditch with dimensions and stations to verify detention volume.
- 3. The lowest top of curb elevation of the subdivision is
- to be at top of ditch elevation.
- 4. Provide Plan and Profiles
- 5. System indicates that it will tie in to Bellawoods Phase2, provide existing adjacent system Tops and Flows and
- ensure All Phases are included in a Master Drainage Plan for this development.
- 6. Provide drainage areas for Storm Sizing review.



Drainage Improvements or Escrow in Lieu of.

G BENITO RAMIREZ RD.





STAFF REPORT: LOS LAGOS PHASE VII-A SUBDIVISION

July 26, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item #:7C Preliminary Plat

Subject: Consider the Preliminary Plat of LOS LAGOS PHASE VII-A SUBDIVISION, being a

14.83 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas, recorded in Volume 2, Page 26, Map Records of Hidalgo County,

Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering.

Location: The property is located on the south side of Los Lagos Drive, approximately 1,060 ft.

east of South Raul Longoria Road.

Zoning: This property is within the City Limits currently zoned Agriculture with no

more than one-single family detached dwellings shall be allowed on lot.

Analysis The Preliminary Plat proposes a single-family residential development with

fifty (50) lotaveraging at approximately 6,725 sq.ft. The configuration of this development complies with the City of Edinburg Unified Development Code.

Right of Way dedication is already complete based ib a a master plan

development, located on Los Lagos Drive.

Set Backs for the front 10 ft., rear 15 ft. side 5ft

Streets are public and will be dedicated

Parkland fees need to be addressed.

On southwest corner provide a stub out onto Canton Road southwest corner

shall be provided

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

served by 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.



Recommendations:

City of Edinburg Planning & Zoning Department:

Recommends the approval of the Preliminary Plat, subject to compliance of the Unified Development Code, General Notes; on FEMA flood zone, setbacks, finish floor elevation, benchmark, drainage detetion, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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.

City of Edinburg Storm Water

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

- 1. **SW3P** (Storm-water 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.



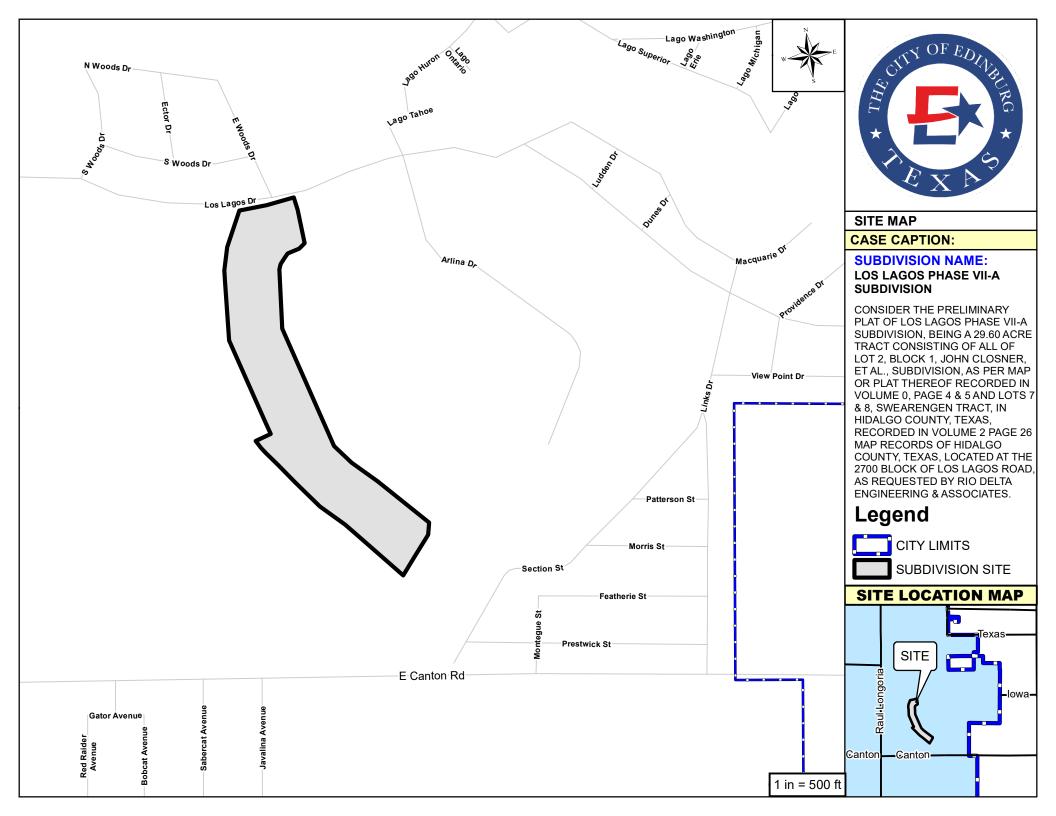
8. Comments:

- 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

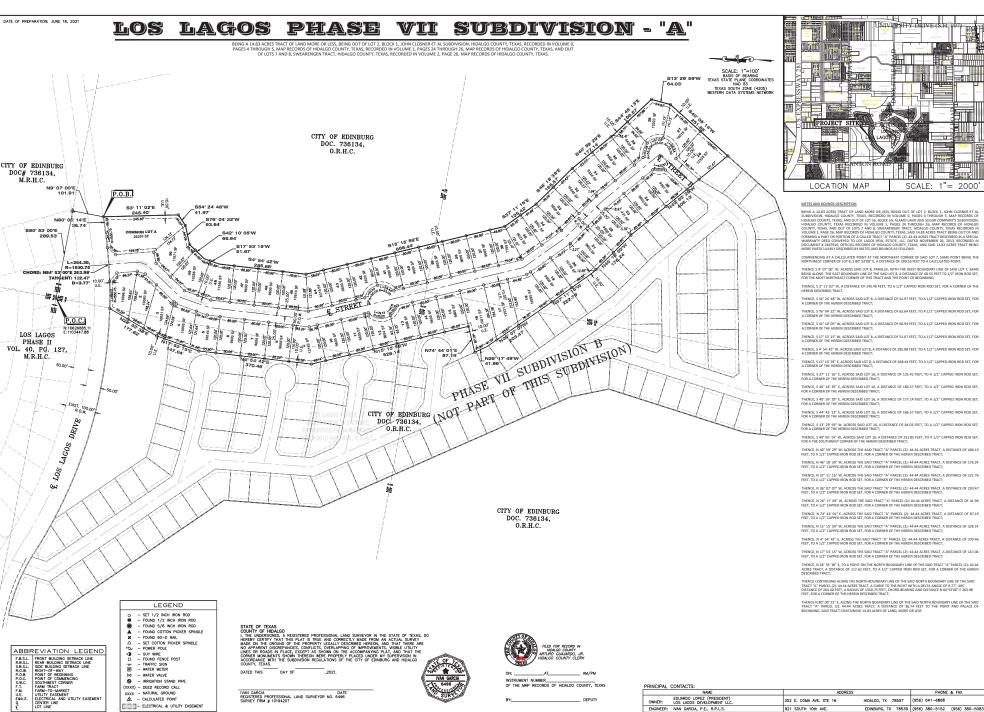
Not applicable for Single Family Resdential Development.





LOS LAGOS PHASE VII SUBDIVISION - "A"

BEING A 14.83 ACRES TRACT OF LAND MORE OR LESS, BEING OUT OF LOT 2, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGES 4 THROUGH 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 7 AND 8, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, COUNTY, TEXAS COUN SCALE: 1"=100' SCALE: 1 =100
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK S13° 29' 59"W 64.03 CITY OF EDINBURG DOC. 736134, O.R.H.C. CITY OF EDINBURG DOC# 736134. M.R.H.C. N9° 07' 00"E S3° 11' 02"E S54° 24' 48'W 245.40 41.97 S76° 04' 32"W N80° 00' 14'E S80° 53' 00"E COMMON LOT A 26353 SF S42° 10 05 W 66 94 S17° 53' 15"W 51 67 S4° 54' 42"W L=264.30. R=1550.75 CHORD: N84° 53' 00'E 263.98' D=9.77° LOT 3 LOT 9 107 P.O.C. CITY OF EDINBURG NOT PART OF THIS SUBDIVISION B
DOC. 736134,
0.R.H.C. LOT 18 LOS LAGOS PHASE II VOL. 40, PG. 127, M.R.H.C. EXIST. 100.00 LOS LAGOS DRIVE CITY OF EDINBURG DOC. 736134, 0.R.H.C.



ENGINEERING SCALE: 1"= 2000'

ERRICA LASE ACREST PRACTOR VAND VANDE OR LESS, SERVE DUT OF LOT OF A SOCIAL PARK OFFICIAL PRACTICAL PRACTI

THENCE, S 54" 24' 48" W, ACROSS SAID LOT 8, A DISTANCE OF 41.97 FEET, TO A 1/2" CAPPED IRON ROD SET, FOR

THENCE, S 46" 18" 39" E. ACROSS SAID LOT 16. A DISTANCE OF 166.57 FEET, TO A 1/2" CAPPED IRON ROD SET.

THENCE, S 40" 59" 29" E, ACROSS SAID LOT 16, A DISTANCE OF 177.14 FEET, TO A 1/2" CA

THENCE, S 13" 29' 59" W, ACROSS SAID LOT 16, A DISTANCE OF 64.03 FEET, TO A 1/2" CAPPED IRON ROD SET,

THENCE, N 40" 59" 29" W, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 406.13 FEET, TO A 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 46" 18' 39" W, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 176.24 FEET, TO A 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 37" 11' 16" W, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 222.76
FEET. TO A 1/2" CAPPED IRON ROD SET. FOR A CORNER OF THE HEREIN DESCRIBED TRACT:

AEET
VII SUBDIVISION-".
3G, TEXAS
COUN".

THENCE, N 26° 17° 49° W, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 41.96 FEET, TO A $1/2^{\circ}$ CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 74" 44" 01" E, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 87.19
FEET. TO A 1/2" CAPPED IRON ROD SET. FOR A CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 17° 53' 15° W, ACROSS THE SAID TRACT "A" PARCEL (2): 44.44 ACRES TRACT, A DISTANCE OF 147.04 FEET, TO A 1/2" CAPPED IRON ROO SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID NORTH BOUNDARY LINE OF THE SAID TRACT "A" PARCEL [2]: 44.44 ACRES TRACT, A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 9.77", ARC DISTANCE OF 254-30 FEET, A ARODUS OF 1550.75 FEET, CHORD BEARING AND DISTANCE N 84*53*00" E 263.98 FEET, FOR A CORNER OF THE HERBURD SCRIBED TRACT.

921 SOUTH 10th AVE

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

EDINBURG, TX 78539 (956) 380-5152 (956) 380-508.

VAN GARCIA P.E. R.P.L.S. VAN GARCIA P.E. R.P.L.S. VAN GARCIA P.E. R.P.L.S. O.A. / W.S. AS SHOWN

ros

S PHASE VII EDINBURG, HIDALGO CO

Ш LAGOS

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
10TH AVENUE EDINBURG. TEXAS 76539
956-380-5152 (FAX) 956-380-5083

921 S. (TEL)

ENGINEERING

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY,2021 IT IS NOT TO BE SED FOR CONSTRUCTIO BIDDING OR PERMIT PURPOSES.

FINAL

A",

DELTA

RIO

MAY 4, 2021 SUB 21 030

1 OF 2

Edinburg Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539

(956) 388-8202

Subdivision Application

By NC 8:16

Date: Re	quest Type: PRELIMINARY PLAT
Developer:LOS LAGOS DEVELOPMENT LLC 2.	Owner/Contact Name:EDUARDO LOPEZ
3. Owner/Contact Phone: (956) 641 - 6868 4.	Owner/Contact Email:EDUARDO.LOPEZ@LOSLAGOSRD.COM
5. Owner Address:1911 LAGO HURON EDINBURG TX 78542	
5. Exact Name of Subdivision:LOS LAGOS PHASE VII SUBDIV	7. Property ID: 626322, 626289
3. Current Zoning:S-SUBURBAN RESIDENTIAL	
LO. Legal Description: TEXAS, ACCORDING TO THE MAP RECORDING TO THE MAP	RE OR LESS, BEING OUT OF LOT 8, SWEARENGEN TRACT, HIDALGO COUNTY, RDED IN VOLUME 2, PAGE 26, MAP RECORDS HIDALGO COUNTY TEXAS, AND ET AL SUBDIVISION, HIDALGO COUNTY, ACCORDING TO THE MAP RECORDED RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF LOT 16, BLOCK 59, BDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN
	RECORDS OF HIDALGO COUNTY ,TEXAS.
	Comprehensive Development Area Rural Development Area
-	13. Phone:
14. Consulting Firm Address:921 S. 10TH AVENUE EDINBURG	G TX. 78539
L5. Consulting Firm Email(s): RIODELTA2004@YAHOO.COM	
L6. Desired Land Use Option: SINGLE FAMILY	
17. Number of Lots: Single Family50 Multi-Famil	y Commercial Industrial
18. Proposed Wastewater Treatment: Sanitary Sev	
19. Electric Power and Light Company to Serve the Propose	d Subdivision:
20. Irrigation District: HCID# 1 & HCID#2 Po	table-water Retailer:CITY OF EDINBURG
Owner of record, holding title to real estate within the proposed subdivi Trust) shall be submitted with application. All such owners are listed imr	sion. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of nediately below.
Owner Name(s) (Print or Type) EDUARDO LOPEZ	Owner Mailing Address & Zip Code 1911 LAGO HURON EDINBURG TX 78542
<u>Owner</u> Phone Number (956) 641 - 6868	Owner Email EDUARDO.LOPEZ@LOSLAGOSRD.COM
lave any of said owners designated agents to submit and r	evise this plat application on their behalf?
The undersigned owner(s) of record (or their authorized agents) her tandards as specified in the City of Edinburg Unified Development Collanning & Zoning Commission and the City Commission approve the upplication and attachments (including all construction plans) are true	reby agree to make all improvements and meet all requirements and ode and Ordinances. The undersigned hereby request that the Edinburg nee attached subdivision plat. I certify that all items contained in this and correct to the best of my knowledge and not in conflict with any that any omittance or incorrect information may result in approval of a completed, signed, and submitted with the application form.
Signature	Date 7/7/2021 JUN 1 2 2021



PLANNING & ZONING DEPARTMENT

PRELIMINARY REVIEW STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: August 6, 2021 City P&Z P&Z Date Filed: July 7, 2021 Preliminary: August 10, 2021 Final: Council: Reviewed Staff Review: July 22, 2021 Time Line: 365 Days Expires: 1st Extension : By: Abel Beltran, Subd. Coor. Staff / Engineer: July 29, 2021 Days Expires 1: abeltran@cityofedinburg.com Days Expires 2: 2nd Extension: Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: gcarmona@cityofedinburg.com **Director of Utilities** Gerardo Carmona, P.E. City Office #: (956) 388-8212 Dircetor of Public Works Email: vromero@cityofedinburg.com City Office #: Vincent Romero (956) 388-8210 Mardoqueo Hinojosa, P.E., CPM Email: mhinojosa@cityofedinburg.com City Office #: Director of Engineering (956) 388-8211 Owner: Los Lagos Development, LLC 1911 Lago Huron, Edinburg, TX 78542 Raul Garcia, P.E., Project Engineer LOS LAGOS PHASE VII - A SUBDIVISION Consultant: Rio Delta Engineering & Associates, Inc. Not Applicable Need to Provide Need to Revise **DESCRIPTION COMMENTS Subdivision Process:** Subdivision Plat Submittal Warranty Deed ٧ Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout ٧ City of Edinburg Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ City of Edinburg Water Supply Corporation - Distribution System Existing & Proposed Sewer Collection Layout ٧ City of Edinburg Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ City of Edinburg Sanitary Sewer Collection System Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street pavement Section ٧ In Accordance to Standard Street Policy Variances Appeals Request: November 10, 2020 Planning & Zoning Meeting City Council Meeting ٧ Results Street Widening Improvements (Road) v 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) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual North Alamo Water Supply Standard Policy's Water Distribution Improvements: On-Site & Off-Site ٧ Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ **Drainage Detail Sheets** See Section 1 Drainage Policy, 2014 Standard Policy Manual ٧ Minor/Major Collector Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

DES	SCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise				СОММІ	ENTS		
Pre-Construction Meeting:				•	•		•	•						
Notice To Proceed					٧			Dated:						
Roadway Open-Cut or Bore P	ermit Application				٧			Dated:						
TX-Dot Water UIR Permit	• • •					٧								
TX-Dot Sewer UIR Permit						٧								
N.O.I. Submittal					٧			Dated:						
SWPP Booklet Submittal					٧			Dated:						
RFI #1 Request					٧			Dated:						
Change Orders					٧			Dated:						
Final Walk Though					٧			Dated:						
Punch List					٧			Dated:						
Punch List (Completed and Ap	oproved)				٧			Dated:						
Letter of Acceptance	,				٧			Dated:						
1-year Warranty (Water/Sewe	r/Paving/Drainage)				٧			Dated:						
Backfill Testing Results					٧			Dated:						
As-Builts (Revised Original Su	ubmittal)				٧			Dated:						
Recording Process:	,							•						
Public Improvements with (Le	tter of Credit)				٧			Dated:				Expires:		
Recording Fees	,	\$	106.00		٧			As requ	ired by Cou	inty Cl	erks office			
Copy of H.C.D.D. #1 of invoice	e	•			٧			Require	d to be paid	d prior	to Final Sta	ges		
Street Light Escrow		\$	-		٧			Req	uired:		0	EA. @	\$	-
Street Escrow (Road)		\$	-		٧			Req	uired:		0	EA. @	\$	-
Sidewalk Escrow (Los Lagos I	Drive)	\$	4,500.00		٧			Req	uired:		180	LF @	\$	25.00
TOTA	AL OF ESCROWS:	\$	4,500.00											
Total Developer's Construction	on Cost: (Letter of C	redit)						Date :				Lender :		
Laboratory Testing Fee:	3%	\$	-		٧			\$			-	Estimated C	Constructio	n Cost
Inspection Fee:	2%	\$	-		٧			\$			-	Final Const	ruction Co	st
Park Land Fees: ETJ	\$ -	Per l	Unit 0											
50 Residential	\$ 300.00	\$	15,000.00		٧			50%	Developme	ent		50%	Building	Stage
0 Multi-Family	\$ -	\$	-					0%	Developme	ent		0%	Building	Stage
Water Rights:	COE - CCN	\$	42,959.69		٧			14	.830		Acres		\$	2,896.81
Water 30-year Letter (Resider	ntial)	\$	16,250.00		٧			50	Lots @	\$	325.00		COE W	/ATER-CCN
Water 30-year Letter (Multi-Fa	amily)	\$	-			٧		0	Lots @	\$	-			
Sewer 30-year Letter	COE - CCN	\$	3,250.00		٧			50	Lots @	\$	65.00		COE S	EWER-CCN
	TOTAL OF FEES:	\$	77,459.69											
Reimbursements:				1	1			I						
Developer Sewer Improvemen		\$	-			٧			System:		0.000	AC	\$	-
Developer Water Improvemen		\$	-			٧		Off-Site	System		0.00	AC	\$	-
-	INBURSEMENTS:	\$	•											
Buyouts:		•			1			ь .	1.0 1		0.00	4.0	•	
North Alamo Water Supply Co	-	\$	-			٧		Required			0.00	AC.	\$	-
Sharyland Water Supply Corp	oration					٧		Not Appl	icable					
Tax Certificates	1.1						I	l						
County of Hidalgo / School Dis	strict				٧			I II al al acc	0		D:-1-:-1 # 0			
Water District					٧			Hidalgo	County Irrig	ation	District # 2			
Total of Escrows, Fees, Rei	mpursements and			F00 00	l o	0.0.1	-11. 7							
Escrows		\$,500.00					or Los Lago					
Inspections other Fees		\$,459.69							ater Rights			
Reimbursements		\$		-	t				of Subdivis					
City of Edinburg	(D)	\$		-	15%						strative Fee			
To the Developer o	† Record	\$		•	85%						r / Develope		1)	
Buyouts		\$		•								AWSC Broad	1)	
	TOTAL:	\$	81	,959.69	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									



STAFF REPORT: LOS LAGOS PHASE VII-B SUBDIVISION

July 26, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item #: 7D Preliminary Plat

Subject: Consider the Preliminary Plat of LOS LAGOS PHASE VII-B SUBDIVISION, being a

29.60 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, as per map or plat thereof recorded in Volume 0, Page 4 & 5, and Lots 7 & 8, Swearengen Tract, in Hidalgo County, Texas recorded in Volume 2, page 26, Map Records of Hidalgo County,

Texas, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering.

Location: The property is located on the south side of Los Lagos Drive, approximately

1,010 ft. east of S. Raul Longoria Road.

Zoning: This property is within the City Limits currently zoned Urban Residential

(UR) District.

Analysis The Preliminary Plat proposes a single-family residential development with

one hundred twenty one (120) lots development with lots averaging at approximately 6,215 sq.ft. The configuration of this development complies

with the City of Edinburg Unified Development Code.

Right of Way dedication is already complete based on a master plan

development, located on Los Lagos Drive.

Streets are public and will be dedicated

Parkland fees need to be addressed.

Stub out onto Canton Road at the southwest corner shall be provided

Utilities: Water Distribution System and Sanitary Sewer Collection System will be

served by 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.

Recommendations:



City of Edinburg Planning & Zoning Department:

Recommends the approval of the Preliminary Plat, subject to compliance of the Unified Development Code, General Notes; on FEMA flood zone, setbacks, finish floor elevation, benchmark, drainage detetion, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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.

City of Edinburg Storm Water

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

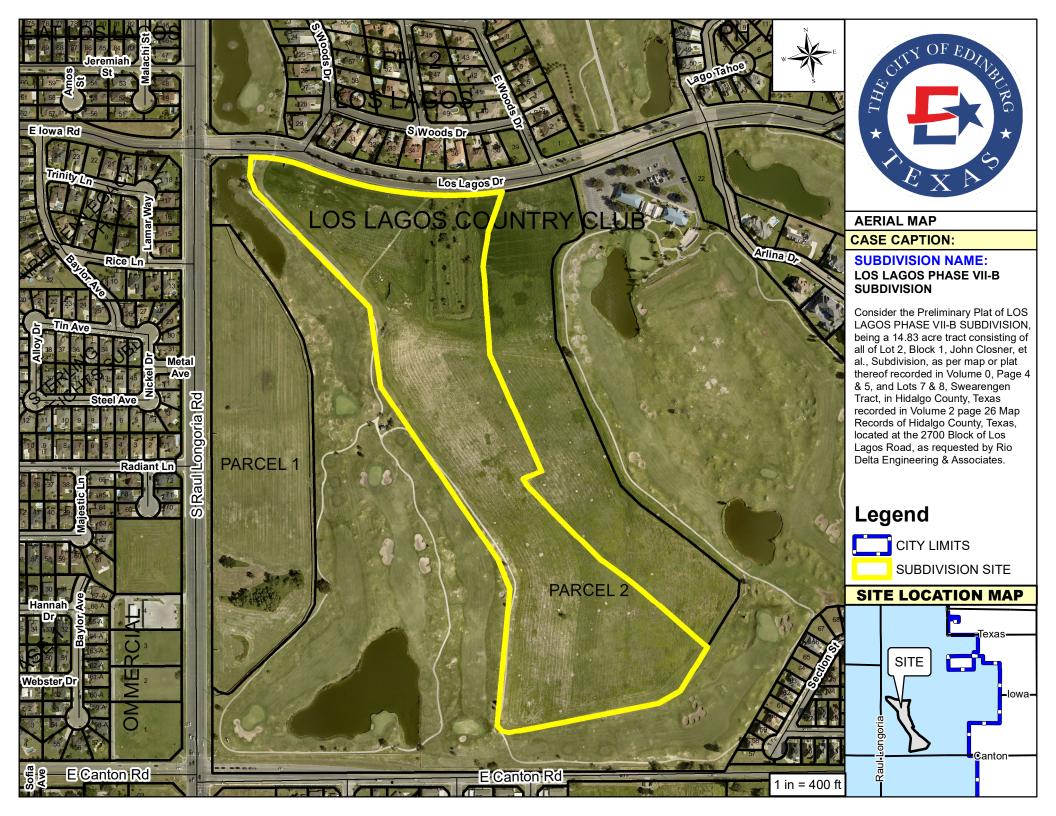
- 1. **SW3P** (Storm-water Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. **Large Construction Notice** (Per TCEQ Inventory)
- 4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. **Detailed Post Construction BMP's 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.

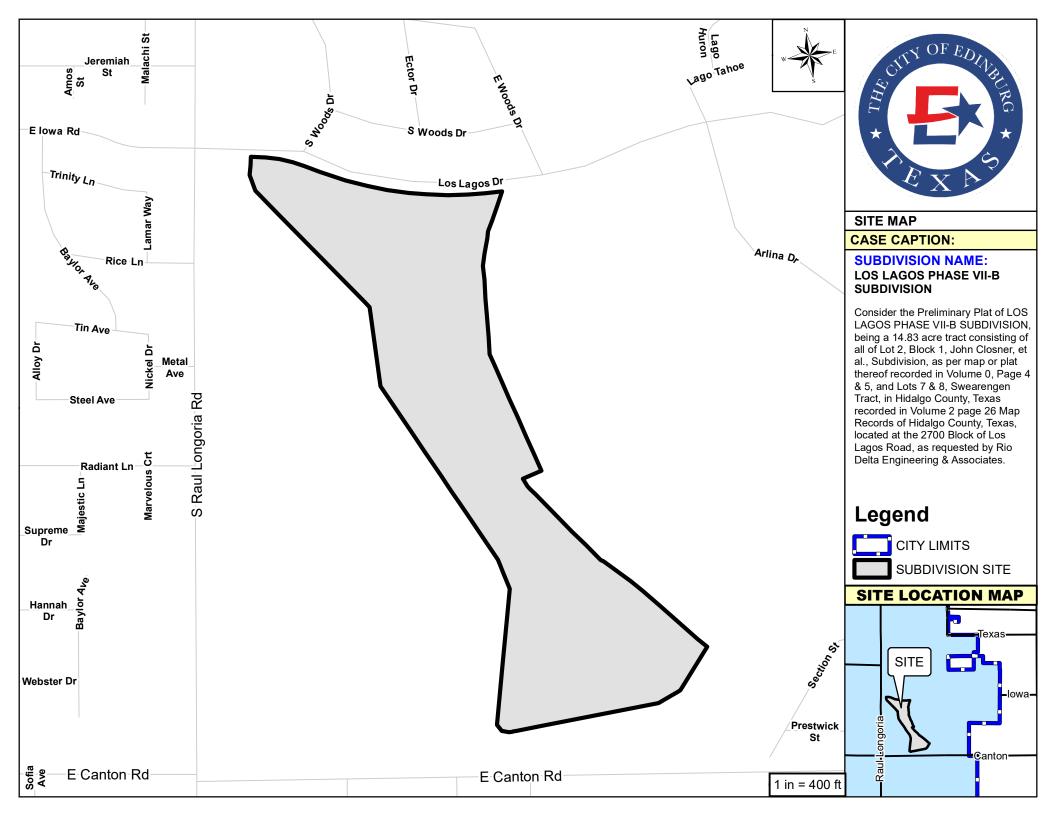


- NOT will need to be submitted before the final walk through.
- Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
- Silt Fence around the entire project.
- Large Construction Notice needs to be submitted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

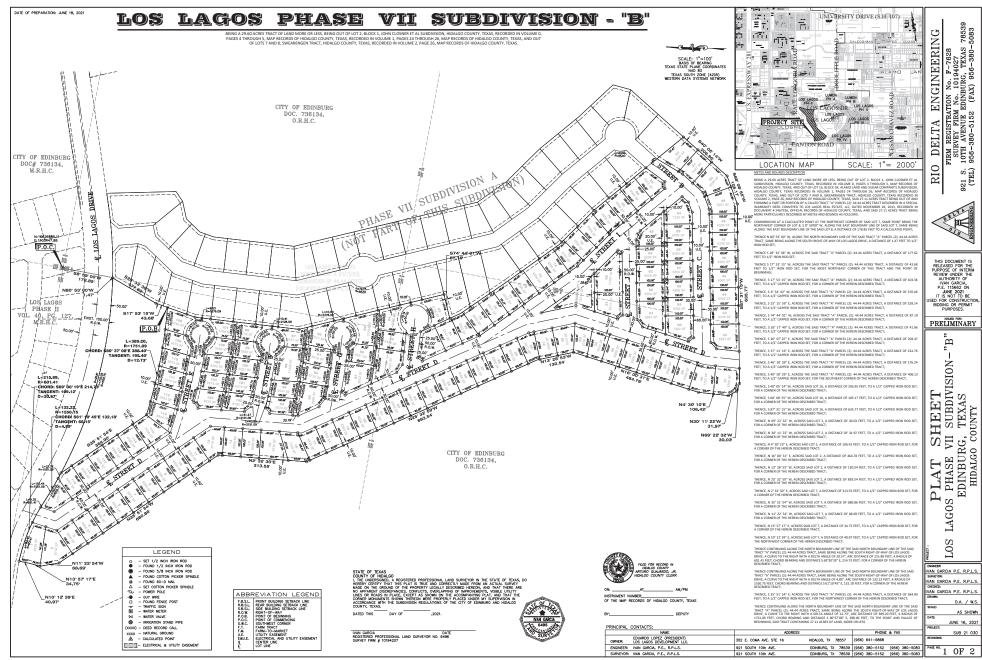
City of Edinburg Solid Waste

Not applicable for Single Family Resdential Development.





N10° 12' 39'E





Edinburg Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539

(956) 388-8202



Signature

Su	bd	ivi	sio	n	Ap	pl	ic	at	io	n
	1000									

Date: 6-25-2021 Rec	juest Type: PRELIMINARY PLAT
1. Developer: LOS LAGOS DEVELOPMENT LLC 2. 0	Owner/Contact Name:EDUARDO LOPEZ
3. Owner/Contact Phone: (956) 641 - 6868 4. C	Owner/Contact Email:EDUARDO.LOPEZ@LOSLAGOSRD.COM
5. Owner Address:1911 LAGO HURON EDINBURG TX 78542	
6. Exact Name of Subdivision:LOS LAGOS PHASE VII SUBDIVI	SION - "B" 7. Property ID: 626326,626293
8. Current Zoning: S-SUBURBAN RESIDENTIAL	
BEING A 27.11 ACRE TRACT OF LAND MOR SUBDIVISION, HIDALGO COUNTY, TEXAS, COUNTY, TEXAS, RECORDED IN VOLUME	RE OR LESS, BEING OUT OF LOT 2, BLOCK 1, JOHN CLOSNER ET AL RECORDED IN VOLUME 0, PAGES 4 THROUGH 5, MAP RECORDS OF HIDALGO 1, PAGES 24 THROUGH 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ANI ALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS O
11. Inside City Limits? If "No," is in the	Comprehensive Development Area Rural Development Area
12. Primary Consulting Firm: RIO DELTA ENGINEERING	13. Phone:
14. Consulting Firm Address: 921 S. 10TH AVENUE EDINBURG	TX. 78539
15. Consulting Firm Email(s): RIODELTA2004@YAHOO.COM	
16. Desired Land Use Option: SINGLE FAMILY	
17. Number of Lots: Single Family Multi-Family	/ Commercial Industrial
18. Proposed Wastewater Treatment: Sanitary Sew	er OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed	d Subdivision: AEP
20. Irrigation District: HCID# 1 & HCID#2 Pot	able-water Retailer:CITY OF EDINBURG
Owner of record, holding title to real estate within the proposed subdivis Trust) shall be submitted with application. All such owners are listed imm	ion. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of ediately below.
Owner Name(s) (Print or Type) EDUARDO LOPEZ	Owner Mailing Address & Zip Code 1911 LAGO HURON EDINBURG TX 78542
Owner Phone Number (956) 641 - 6868	Owner Email EDUARDO.LOPEZ@LOSLAGOSRD.COM JUN 1 2 2021
Have any of said owners designated agents to submit and reverse Yes No (If "Yes" attached duly notarized document	tation to that effect, signed by each such owner.) By NC 6'16
The undersigned owner(s) of record (or their authorized agents) here standards as specified in the City of Edinburg Unified Development Corplanning & Zoning Commission and the City Commission approve the application and attachments (including/all construction plans) are true deed restrictions or restrictive covenants. Furthermore, I understand to permit being denied or revoked. Developer's requirement sheet must be	by agree to make all improvements and meet all requirements and le and Ordinances. The undersigned hereby request that the Edinburg attached subdivision plat. I certify that all items contained in this and correct to the best of my knowledge and not in conflict with any hat any omittance or incorrect information may result in approval or

Date



PLANNING & ZONING DEPARTMENT

PRELIMINARY REVIEW STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: August 6, 2021 City P&Z P&Z Date Filed: July 7, 2021 Preliminary: August 10, 2021 Final: Council: Reviewed Staff Review: July 22, 2021 Time Line: 365 Days Expires: 1st Extension : By: Abel Beltran, Subd. Coor. Staff / Engineer: July 29, 2021 Days Expires 1: abeltran@cityofedinburg.com Days Expires 2: 2nd Extension: Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: gcarmona@cityofedinburg.com **Director of Utilities** Gerardo Carmona, P.E. City Office #: (956) 388-8212 Dircetor of Public Works Email: vromero@cityofedinburg.com City Office #: Vincent Romero (956) 388-8210 Mardoqueo Hinojosa, P.E., CPM Email: mhinojosa@cityofedinburg.com City Office #: Director of Engineering (956) 388-8211 Owner: Los Lagos Development, LLC 1911 Lago Huron, Edinburg, TX 78542 Raul Garcia, P.E., Project Engineer LOS LAGOS PHASE VII - A SUBDIVISION Consultant: Rio Delta Engineering & Associates, Inc. Not Applicable Need to Provide Need to Revise **DESCRIPTION COMMENTS Subdivision Process:** Subdivision Plat Submittal Warranty Deed ٧ Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout ٧ City of Edinburg Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ City of Edinburg Water Supply Corporation - Distribution System Existing & Proposed Sewer Collection Layout ٧ City of Edinburg Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ City of Edinburg Sanitary Sewer Collection System Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street pavement Section ٧ In Accordance to Standard Street Policy Variances Appeals Request: November 10, 2020 Planning & Zoning Meeting City Council Meeting ٧ Results Street Widening Improvements (Road) v 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) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual North Alamo Water Supply Standard Policy's Water Distribution Improvements: On-Site & Off-Site ٧ Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ **Drainage Detail Sheets** See Section 1 Drainage Policy, 2014 Standard Policy Manual ٧ Minor/Major Collector Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

DES	SCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise				СОММІ	ENTS		
Pre-Construction Meeting:				•	•		•	•						
Notice To Proceed					٧			Dated:						
Roadway Open-Cut or Bore P	ermit Application				٧			Dated:						
TX-Dot Water UIR Permit	• • •					٧								
TX-Dot Sewer UIR Permit						٧								
N.O.I. Submittal					٧			Dated:						
SWPP Booklet Submittal					٧			Dated:						
RFI #1 Request					٧			Dated:						
Change Orders					٧			Dated:						
Final Walk Though					٧			Dated:						
Punch List					٧			Dated:						
Punch List (Completed and Ap	oproved)				٧			Dated:						
Letter of Acceptance	,				٧			Dated:						
1-year Warranty (Water/Sewe	r/Paving/Drainage)				٧			Dated:						
Backfill Testing Results					٧			Dated:						
As-Builts (Revised Original Su	ubmittal)				٧			Dated:						
Recording Process:	,							•						
Public Improvements with (Le	tter of Credit)				٧			Dated:				Expires:		
Recording Fees	,	\$	106.00		٧			As requ	ired by Cou	inty Cl	erks office			
Copy of H.C.D.D. #1 of invoice	e	•			٧			Require	d to be paid	d prior	to Final Sta	ges		
Street Light Escrow		\$	-		٧			Req	uired:		0	EA. @	\$	-
Street Escrow (Road)		\$	-		٧			Req	uired:		0	EA. @	\$	-
Sidewalk Escrow (Los Lagos I	Drive)	\$	4,500.00		٧			Req	uired:		180	LF @	\$	25.00
TOTA	AL OF ESCROWS:	\$	4,500.00											
Total Developer's Construction	on Cost: (Letter of C	redit)						Date :				Lender :		
Laboratory Testing Fee:	3%	\$	-		٧			\$			-	Estimated C	Constructio	n Cost
Inspection Fee:	2%	\$	-		٧			\$			-	Final Const	ruction Co	st
Park Land Fees: ETJ	\$ -	Per l	Unit 0											
50 Residential	\$ 300.00	\$	15,000.00		٧			50%	Developme	ent		50%	Building	Stage
0 Multi-Family	\$ -	\$	-					0%	Developme	ent		0%	Building	Stage
Water Rights:	COE - CCN	\$	42,959.69		٧			14	.830		Acres		\$	2,896.81
Water 30-year Letter (Resider	ntial)	\$	16,250.00		٧			50	Lots @	\$	325.00		COE W	/ATER-CCN
Water 30-year Letter (Multi-Fa	amily)	\$	-			٧		0	Lots @	\$	-			
Sewer 30-year Letter	COE - CCN	\$	3,250.00		٧			50	Lots @	\$	65.00		COE S	EWER-CCN
	TOTAL OF FEES:	\$	77,459.69											
Reimbursements:				1	1			I						
Developer Sewer Improvemen		\$	-			٧			System:		0.000	AC	\$	-
Developer Water Improvemen		\$	-			٧		Off-Site	System		0.00	AC	\$	-
-	INBURSEMENTS:	\$	•											
Buyouts:		•			1			ь .	1.0 1		0.00	4.0	•	
North Alamo Water Supply Co	-	\$	-			٧		Required			0.00	AC.	\$	-
Sharyland Water Supply Corp	oration					٧		Not Appl	icable					
Tax Certificates	1.1						I	l						
County of Hidalgo / School Dis	strict				٧			I II al al acc	0		D:-1-:-1 # 0			
Water District					٧			Hidalgo	County Irrig	ation	District # 2			
Total of Escrows, Fees, Rei	mpursements and			F00 00	l o	0.0.1	-11. 7							
Escrows		\$,500.00					or Los Lago					
Inspections other Fees		\$,459.69							ater Rights			
Reimbursements		\$		-	t				of Subdivis					
City of Edinburg	(D)	\$		-	15%						strative Fee			
To the Developer o	† Record	\$		•	85%						r / Develope		1)	
Buyouts		\$		•								AWSC Broad	1)	
	TOTAL:	\$	81	,959.69	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									



STAFF REPORT: SOLANO SUBDIVISION

August 2, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item # 7E Preliminary Plat

Subject: Consider the Preliminary Plat of SOLANO SUBDIVISION, being a 35.69 acre tract out of

Lot 9, 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 900 West Rogers Road, as requested by Rio Delta Engineering & Associates.

Location: The property is located on the south side of West Rogers Road, approximately

3,350 ft. west of N. Bus. Highway 281 (Closner Blvd.) and Rogers Road

intersection.

Zoning: This property is within the City Limits currently zoned Agriculture Residential

with a proposed zoning request to Urban Residential (UR) District. This

request is scheduled to be presented at City Council on August 17, 2021.

Analysis The Preliminary Plat proposes a single-family residential development with

one hundred eighty eight (188) lots development with lots averaging at approximately 6,354 sq.ft. The configration of this development complies

with the City of Edinburg Unified Development Code.

Variances are being requested for this Subdivision: Block Length, Lot

dimensions, Lot area, and Zoning from Agriculture (A) District to Urban

Residential (UR).

Average Lot depth is 110 ft. by 50 ft. The proposed setbacks at 15 ft or easment whichever is greater for front and cul de sac lots. 10 ft for the rear, 5 ft for the side setbacks and 10 ft setbacks for corner lots. Set backs to be

determined by the County in accordance with ETJ Requirements

A 5 ft. sidewalk shall be set behind curb at time of constuction along west

Rogers Road

Rogers Road requires a total of 80 ft of right of way with 20 ft. additional is

noted.

All proposed streets in the subdivision will be dedicated

Parkland fees need to be addressed in the plat \$600/ lot



Utilities:

Water Distribution System and Sanitary Sewer Collection System will be served by 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.

Recommendations:

City of Edinburg Planning & Zoning Department:

Recommends approval of the Preliminary Plat, subject to the compliance of the Unified Development Code, General Notes; on FEMA flood zone, setbacks, finish floor elevation, benchmark, drainage detetion, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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. Three entrances are required for this 188 ft development.

City of Edinburg Storm Water

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

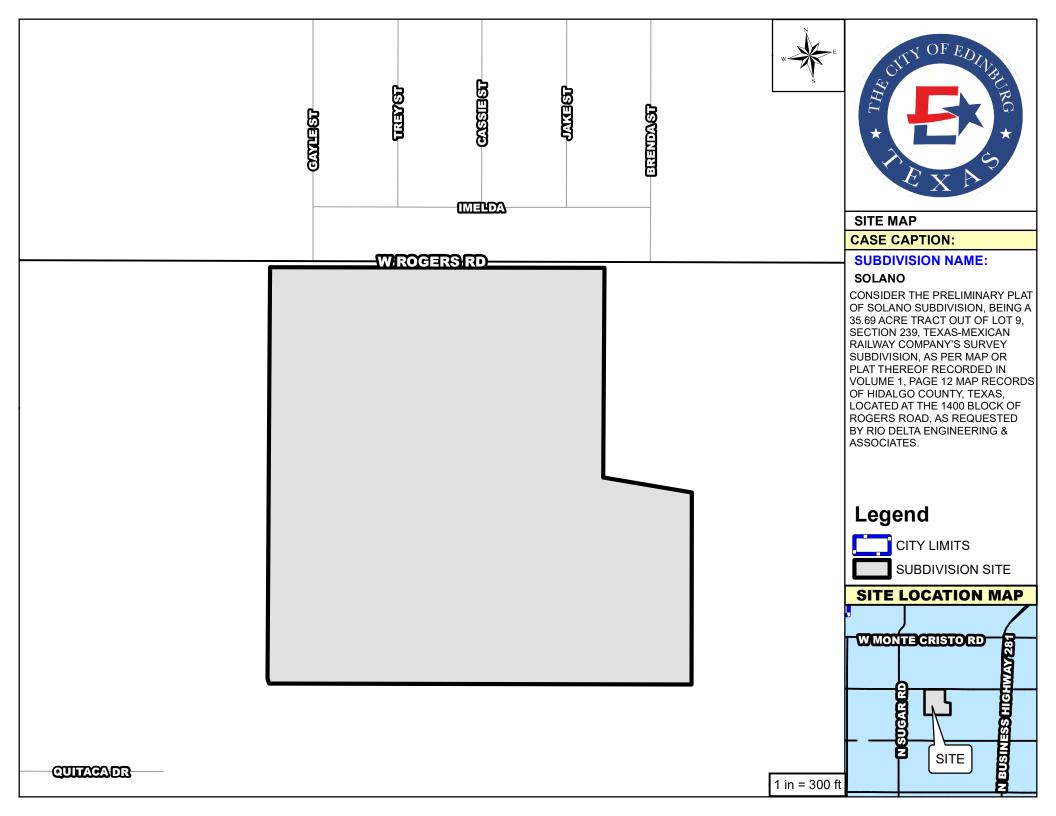


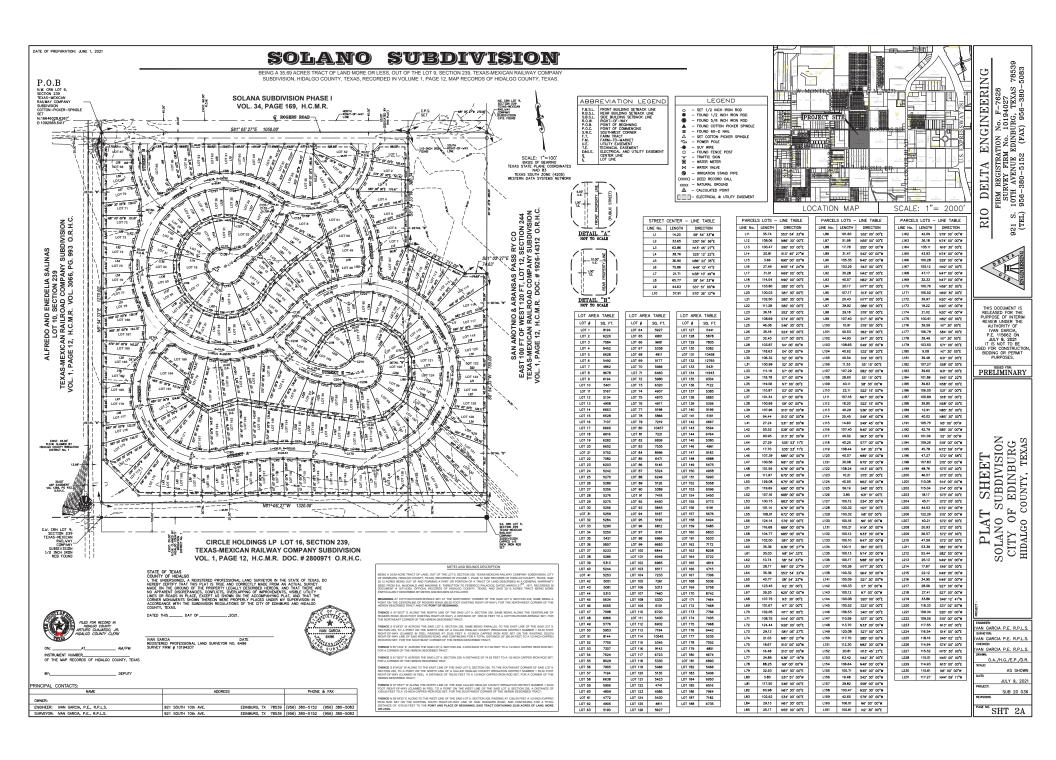
- 1. **SW3P** (Storm-water Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. **Large Construction Notice** (Per TCEQ Inventory)
- 4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. **Detailed Post Construction BMP's 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

Applicable for the Single Family Resdiential Development.







SOLANO SUBDIVISION

BEING A 35.69 ACRES TRACT OF LAND MORE OR LESS, OUT OF THE LOT 9, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS. P.0.B N.W. CRN LOT 9, SECTION 239 TEXAS-MEXICAN RAILWAY COMPANY **SOLANA SUBDIVISION PHASE I** SUBDIVISION VOL. 34, PAGE 169, H.C.M.R. COTTON-PICKER-SPINDLE G ROGERS ROAD N: 16646028.6267 LOT 52 LOT 1 SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATE
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWOR LOT 59 LOT 65 LOT 66 **701 68** LOTES LO 94 3 00 00 E 174.41" LOT 70 LOT 26 30" 00"W 129. SAN AÑOTNIO & ARANSAS PASS RY CO EAST 100 FT OF WEST 120 FT, LOT 12, SECTION 244 TEXAS-MEXICAN RAILROAD COMPANY SUBDIVISION VOL. 1, PAGE 12, H.C.M.R. DOC. #1926-14312 O.R.H.C. SUBDIVISION G. 993 O.R.H.C. N81° 00' 00"W 131.81 LOT 51 LOT 8 LOT 6 LOT 50 LOT 73 / LOT 7 SALINAS LOT 49 LOT 74 EDO AND ENEDELIA SALINA LOT 10, SECTION 239 IN RAILROAD COMPANY SU H.C.M.R. VOL. 3066, PG. 99 S81° 05 27 L54 LOT 75 LOT 32 LOT 18 1.53 LOT 76 LOT 33 152 10T 77 MEE OU DO'E 194.13 407 109 LOT 90 LOT 89 LOT 78 LOT 88 N82 00 00 E 121 8 LOT 117 LOT 38 N90° 00' 00"E 130.00 ALFREDO LOT 187 TEXAS-MEXICAN LOT 119 LOT 229 N79" 00' 00"W 142.22" LOT 185 LOT 120 LOT 186 DETAIL "E LQT 122 St. 00' 00'E 158.92' 120 STREET E -15-LOT 184 LOT 124 LOT 182 S3* 00' 00"W 160 LOT 81 LOT 123 LOT 181 LOT 180 LOT 125 L223 LOT 96 LOT 126 LOT 179 45' 51"W 143.0 LOT 158 LOT 177 S6* 49' 01"W 156. LOT 160 00' 00"W 131. LOT 156 1202 LOT 152 00.00,M LOT 176 260.00.00.E 5 LOT 161'0' LOT 164 00' 00"W 12 LOT 185 0' 00' 12 LOT 151 0' 00"W | 89 /8 LOT 143 107 135 7 TO N81°05'.27"W 1320.00 S.W. CRN LOT 9, SECTION 239 TEXAS-MEXICAN RAILWAY COMPANY CIRCLE HOLDINGS LP LOT 16, SECTION 239, SUBDIVISION **TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION** VOL. 1, PAGE 12, H.C.M.R. DOC. # 2800971 O.R.H.C.





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

Subdivision Application

2. Exact name of proposed subdivision: Solano Subdivision 295279 3. Legal Description: BEING A 35.69 ACRES TRACT OF LAND MORE OR LESS, OUT OF THE LOT 9, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALG COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS 4. Current Zoning UR - Urban Residential Required Zoning: UR - Urban Residential 5. Inside city limits? Yes If "No," is within the: Comprehensive Development Area Rural Development 6. Primary consulting firm: RIO DELTA ENGINEERING Email: RIODELTA2004@YAHOO.COM Phone (primary): (956) 380-5152 Address: 921 S. 10TH AVE Phone (other): 7. Proposed wastewater treatment: Sanitary Sewer OSSF (On-Site Sewage Facility) 8. Desired land use option: Single Family 9. Number of Lots: Single Family 188 Multi-Family Commercial Industrial 10. Electric power and light company to serve the proposed subdivision: AEP (Central Power & Light) 11. Irrigation district: Hidalgo County Irrigation District No. 1 12. Potable-water retailer to serve the proposed subdivision: City of Edinburg 13. Owers of record, holding title to real estate within the proposed subdivision. All such owners are listed immediately below. Name (Print or Type) Malling Address & Zip Code Phone Number 10 proposed subdivision.	GO #
3. Legal Description: BEING A 35.69 ACRES TRACT OF LAND MORE OR LESS, OUT OF THE LOT 9, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALG COUNTY, TEXAS. RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALG COUNTY TEXAS. 4. Current Zoning UR - Urban Residential Required Zoning: UR - Urban Residential	GO #
SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALIC COUNTY, TEXAS. RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALIC COUNTY, TEXAS. RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALIC COUNTY TEXAS. Required Zoning: UR - Urban Residential Required Zoning: UR - Urban Residential Required Zoning: UR - Urban Residential Reral Development Area Rural Development Area Rural Development Area Phone (primary): (956) 380-5152 RIODELTA ENGINEERING Email: RIODELTA ENGINEERING Phone (other): Phone (other): Phone (other): Desired land use option: Single Family Number of Lots: Single Family 188 Multi-Family Commercial Industrial 10. Electric power and light company to serve the proposed subdivision: AEP (Central Power & Light) 11. Irrigation district: Hidalgo County Irrigation District No. 1 12. Potable-water retailer to serve the proposed subdivision. City of Edinburg 13. Owners of record, holding title to real estate within the proposed subdivision. All such owners are listed immediately below.	GO #
5. Inside city limits? Yes If "No," is within the: Comprehensive Development Area Rural Development 6. Primary consulting firm: RIO DELTA ENGINEERING Email: RIODELTA2004@YAHOO.COM Phone (primary): (956) 380-5152 Address: 921 S. 10TH AVE Phone (other): 7. Proposed wastewater treatment: Sanitary Sewer OSSF (On-Site Sewage Facility) 8. Desired land use option: Single Family 9. Number of Lots: Single Family 188 Multi-Family Commercial Industrial 10. Electric power and light company to serve the proposed subdivision: AEP (Central Power & Light) 11. Irrigation district: Hidalgo County Irrigation District No. 1 12. Potable-water retailer to serve the proposed subdivision: City of Edinburg 13. Owners of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.	at Area
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Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.	
Name (Print or Type) Mailing Address & Zip Code Phone Number	
	<u>er</u>
A. Riverside Development Services, I 2606 Zinnia Ave., McAllen TX 78504 (956) 331-8987	
В	
14. Have any of said owners designated agents to submit and revise this plat application on their behalf? Yes No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)	
The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements and someet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zdming Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form. Signature Date Date By NC 8:16	



PLANNING & ZONING DEPARTMENT

PRELIMINARY REVIEW STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: August 6, 2021 City P&Z P&Z Date Filed: July 7, 2021 Preliminary: August 10, 2021 Final: Council: Reviewed Staff Review: July 22, 2021 Time Line: 365 Days Expires: Abel Beltran, Subd. Coor. 1st Extension : By: Staff / Engineer: July 29, 2021 Days Expires 1: abeltran@cityofedinburg.com Days Expires 2: 2nd Extension: Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: gcarmona@cityofedinburg.com **Director of Utilities** Gerardo Carmona, P.E. City Office #: (956) 388-8212 Dircetor of Public Works Vincent Romero Email: vromero@cityofedinburg.com City Office #: (956) 388-8210 Director of Engineering Mardoqueo Hinojosa, P.E., CPM Email: <u>mhinojosa@cityofedinburg.com</u> City Office #: (956) 388-8211 Owner: Los Lagos Development, LLC 1911 Lago Huron, Edinburg, TX 78542 Raul Garcia, P.E., Project Engineer SOLANO ESTATES SUBDIVISION Consultant: Rio Delta Engineering & Associates, Inc. Not Applicable Need to Provide Need to Revise **DESCRIPTION COMMENTS Subdivision Process:** Subdivision Plat Submittal Warranty Deed ٧ Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout City of Edinburg Water Supply Corporation - Distribution System City of Edinburg Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ Existing & Proposed Sewer Collection Layout ٧ City of Edinburg Sanitary Sewer Collection System City of Edinburg Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street pavement Section ٧ In Accordance to Standard Street Policy Variances Appeals Request: Planning & Zoning Meeting City Council Meeting ٧ Results Street Widening Improvements (Rogers Road) ٧ Street 5-ft Sidewalk Improvements (On Rogers Road) ٧ **Drainage Improvements** (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) **Construction Plans Review Submittals:** Cover Sheet Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Collection Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual ٧ City of Edinburg Water Supply Standard Policy's Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ **Drainage Detail Sheets** See Section 1 Drainage Policy, 2014 Standard Policy Manual ٧ Minor/Major Collector Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

SOLANO SUBDIVISION Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise			СОММ	ENTS		
Pre-Construction Meeting:												
Notice To Proceed				٧			Dated:					
Roadway Open-Cut or Bore Permit Application				٧			Dated:					
TX-Dot Water UIR Permit					٧							
TX-Dot Sewer UIR Permit					٧							
N.O.I. Submittal				٧			Dated:					
SWPP Booklet Submittal				٧			Dated:					
RFI#1 Request				٧			Dated:					
Change Orders				٧			Dated:					
Final Walk Though				٧			Dated:					
Punch List				٧			Dated:					
Punch List (Completed and Approved)				٧			Dated:					
Letter of Acceptance				٧			Dated:					
1-year Warranty (Water/Sewer/Paving/Drainage)				٧			Dated:					
Backfill Testing Results				٧			Dated:					
As-Builts (Revised Original Submittal)				٧			Dated:					
Recording Process:												
Public Improvements with (Letter of Credit)				٧			Dated:			Expires:		
Recording Fees	\$	106.00		٧				red by County (Clerks office			
Copy of H.C.D.D. #1 of invoice	ΙΨ	100.00		٧				d to be paid prid		ages		
Street Light Escrow	\$	_		٧				uired:	0	EA. @	\$	_
Street Escrow: (1/3 of 57-ft B-B Street Section)	\$	_		٧				uired:	1050	EA. @	\$	_
Sidewalk Escrow (RogersRoad)	\$	22,650.00		٧				uired:	906	LF @	\$	25.00
TOTAL OF ESCROWS:		22,650.00		•			1109	unou.	300	<u> </u>	Ψ	20.00
Total Developer's Construction Cost: (Letter of C	Credit	•					Date :			Lender :		
Laboratory Testing Fee: 3%	\$	-		٧			\$		-	Estimated C	Construction	Cost
Inspection Fee: 2%	\$	-		٧			\$		-	Final Const	ruction Cost	
Park Land Fees: ETJ \$ -	Per	Unit 0								•		
188 Residential \$ 300.00	\$	56,400.00		٧			50%	Development		50%	Building S	tage
0 Multi-Family \$ -	\$	-					0%	Development		0%	Building S	tage
Water Rights: COE - CCN	\$	103,387.15			٧		35	.690	Acres		\$	2,896.81
Water 30-year Letter (Residential)	\$	61,100.00		٧			188	Lots @ \$	325.00		COE WA	TER-CCN
Water 30-year Letter (Multi-Family)	\$	-			٧		0	Lots @ \$	-			
Sewer 30-year Letter COE - CCN	\$	12,220.00		٧			188	Lots @ \$	65.00		COE SEV	VER-CCN
TOTAL OF FEES:	\$	255,757.15										
Reimbursements:												
Developer Sewer Improvements	\$	-			٧		Off-Site	System:	0.000	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	System	0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	-										
Buyouts:							I_					1
I North Alama Water Cumply Corneration	\$	-			٧		Required		0.00	AC.	\$	-
North Alamo Water Supply Corporation				i	l۷		Not Appl	icable				
Sharyland Water Supply Corporation												
Sharyland Water Supply Corporation Tax Certificates					I -		ı					
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District				V	-							
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District				√ √	-		Hidalgo (County Irrigation	n District # 2			
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements and				٧				County Irrigation				
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements and Escrows	\$	22	,650.00	√ Street	& Sidewa		vements f	County Irrigation	1			
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements an Escrows Inspections other Fees	\$	22	,650.00 ,757.15	Street Parkla	& Sidewand Fees,	Water/S	vements f	County Irrigation or Rogers Roac ear Agreement/	1			
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements an Escrows Inspections other Fees Reimbursements	\$ \$ \$	22		Street Parklai Reimb	& Sidewand Fees,	Water/Set to the D	vements f ewer 30-y	County Irrigation or Rogers Roace ear Agreement/ of Subdivision	l Water Rights			
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements and Escrows Inspections other Fees Reimbursements City of Edinburg	\$ \$ \$	22		Street Parklai Reimb	& Sidewand Fees, ursement	Water/Set to the Dele to the O	vements f ewer 30-yo eveloper o City of Edi	County Irrigation or Rogers Roace ear Agreement/ of Subdivision nburg for Admir	I Water Rights nistrative Fee	1		
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements an Escrows Inspections other Fees Reimbursements City of Edinburg To the Developer of Record	\$ \$ \$ \$	22	,757.15 -	Street Parklai Reimb 15% 85%	& Sidewand Fees, ursemen Payabl	Water/Set to the Detailed to the I	vements f ewer 30-yo Peveloper o City of Edi Developer	County Irrigation or Rogers Roace ear Agreement/ of Subdivision	I Water Rights nistrative Fee	1		
Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements and Escrows Inspections other Fees Reimbursements City of Edinburg	\$ \$ \$ \$	22 255	,757.15 -	Street Parklai Reimbi 15% 85% Based	& Sidewand Fees, ursemen Payabl Payabl	Water/S t to the D le to the O le to the I vision (N	vements f ewer 30-yo eveloper of City of Edi Developer	County Irrigation or Rogers Roace ear Agreement/ of Subdivision nburg for Admir	l Water Rights nistrative Fee er / Develop	er		

SOLANO SUBDIVISION Page 2 of 2



STAFF REPORT: TOWER CROSSING SUBDIVISION

August 4, 2021

Planning and Zoning Meeting: August 10, 2021 Agenda Item #: 7 F Preliminary Plat

Subject: Consider the Preliminary Plat of TOWER CROSSING SUBDIVISION, being a

20.0 acre tract of land consisting of the North 20 Acres of Lots 11, Block 53, Alamo Land & Sugar Subdivision, as per map or plat thereof recorded in Volume 5, Page 31, Map Records of Hidalgo County, Texas, located at 4200 East Curry Road, as

requested by Quintanilla, Headley & Associates.

Location: The property is located at the southeast corner of East Alberta Road and South

Tower Road and is within City of Edinburg - Extra-Territorial Jursdiction

(ETJ).

Zoning: This property is within the City's ETJ and zoned Agriculture (AG) with

proposed Residential use with no more than one-single family detached

dwellings shall be allowed on lot.

Analysis The Preliminary Plat proposes a single-family residential development with

ninty-five (95) lot development with lots average at approximately 7,525 sq.ft. Average lot size is 131 ft. by 50 ft. The configuration of this development is

with the City of Edinburg Unified Development Code.

Setbacks to be determined by County in accordance with ETJ requirements.

Need to complete Drainage note.

Side Walks required on South Tower Road and East Alberta road and on both sides of all interior streets. Variances to sidewalks along South Tower Road

and East Alberta Road have been submitted on this same agenda.

Plat note 13 subject to variance approval with regards to sidwalk that abutts

Tower Road and Alberta Road.

Parkland Fees need to be addressed \$600/Lot

Buffer not required



Utilities:

Water Distribution System and Sanitary Sewer Collection System being a North Alamo Water Supply Distribution System—CCN, based on the County standard requirements. 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 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Recommends the approval of the Preliminary Plat, subject to the compliance of the Unified Development Code, General Notes; on FEMA flood zone, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilites Department

Preliminary Phase Submittal comments for this subivision 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.



City of Edinburg Storm Water

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

- 1. **SW3P** (Storm-water 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 Resdential Development.

CONTINUATION SHEET ESTIMATE DOCUMENT PAGE: 1 of 1

CERTIFICATE OF PROJECT PRELIMINARY ESTIMATE, containing

Engineering Preliminary Estimated Quantities for Funding Purposes.

ESTIMATED NUMBER :

PROJECT NO.:

1

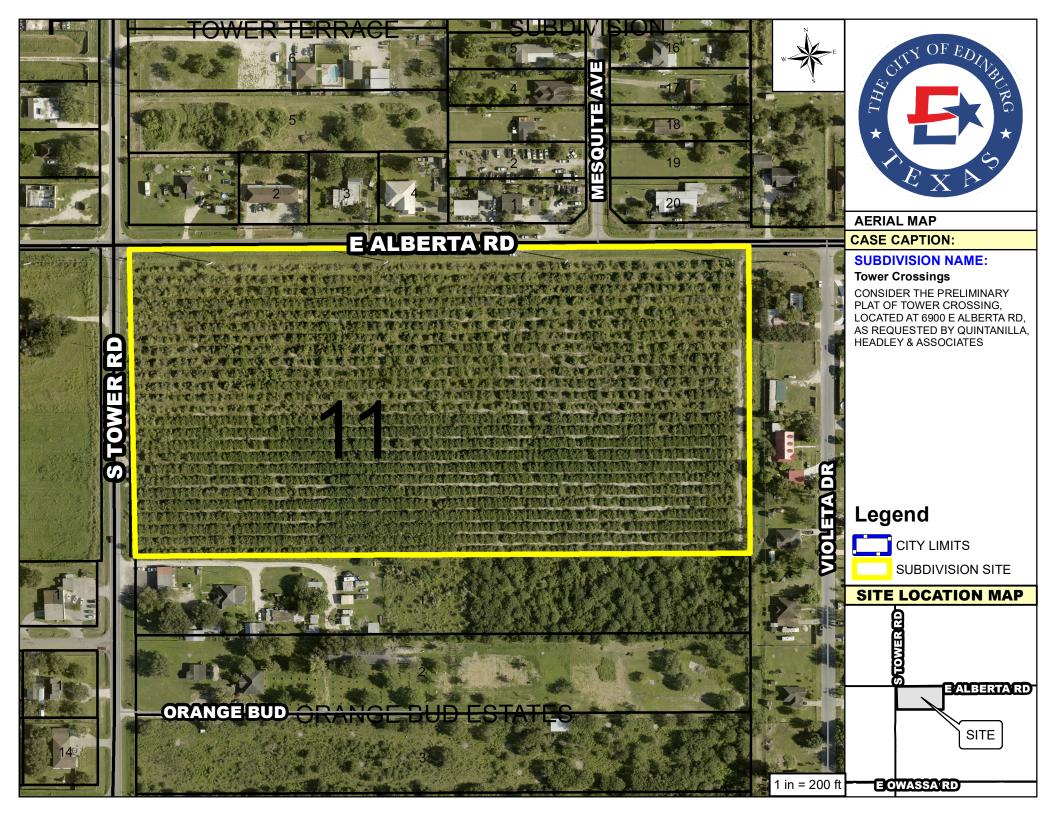
F С Ε D **DESCRIPTION OF WORK ESTIMATED SCHEDULED ESTIMATED** ITEM **ESTIMATED** Date: August 6, 2021 QUANTITY UNIT TOTAL NO. COST By: Abel Beltran, Subdivision Coordinator (C*E) TOWER CROSSING SUBDIVISION (ALBERT & TOWER ROAD) IMPROVEMENTS: **ALBERTA ROAD ESTIMATED BID: (Using City Unit Cost Development Prices)** 8" Subgrade Preparation 2.640 SY \$ 3.00 l \$ 7.920.00 1 1320 18 10" Flexible Caliche Base Material 2 2.640 SY \$ 12.75 33.660.00 18 1320 2" Hot Mix Asphalt Material 2,347 SY 12.00 \$ 28,160.00 3 \$ 1320 16 24-inch Concrete Curb & Gutter LF \$ 19.00 \$ 23,712.00 4 1.248 1320 (32-feet Street Section + Curb Radius 25-feet) 72 5-foot Concrete Sidewalk 1.248 LF \$ 25.00 31,200.00 5 1320 72 (32-feet Street Section + Curb Radius 25-feet) **BASE BID ESTIMATE TOTAL:** 124,652.00 94.4333 Pre/Foot \$ **ESTIMATED BID: (Using City Unit Cost Development Prices) TOWER ROAD** 10" Subgrade Preparation 1.467 SY 3.50 | \$ 5,133.33 660 20 2 12" Flexible Caliche Base Material 1,467 SY 15.50 \$ 22,733.33 \$ 660 20 3 3" Hot Mix Asphalt Material 1,320 SY \$ 13.50 \$ 17,820.00 660 18 24-inch Concrete Curb & Gutter 516 LF \$ 19.00 \$ 9,804.00 4 660 144 (32-feet Street Section + Curb Radius 25-feet) 5 5-foot Concrete Sidewalk 516 LF 25.00 12,900.00 660 144 (32-feet Street Section + Curb Radius 25-feet) **BASE BID ESTIMATE TOTAL:** 68,390.67 Pre/Foot \$ 103.6222 **GRAND TOTAL:** \$ 193,042.67

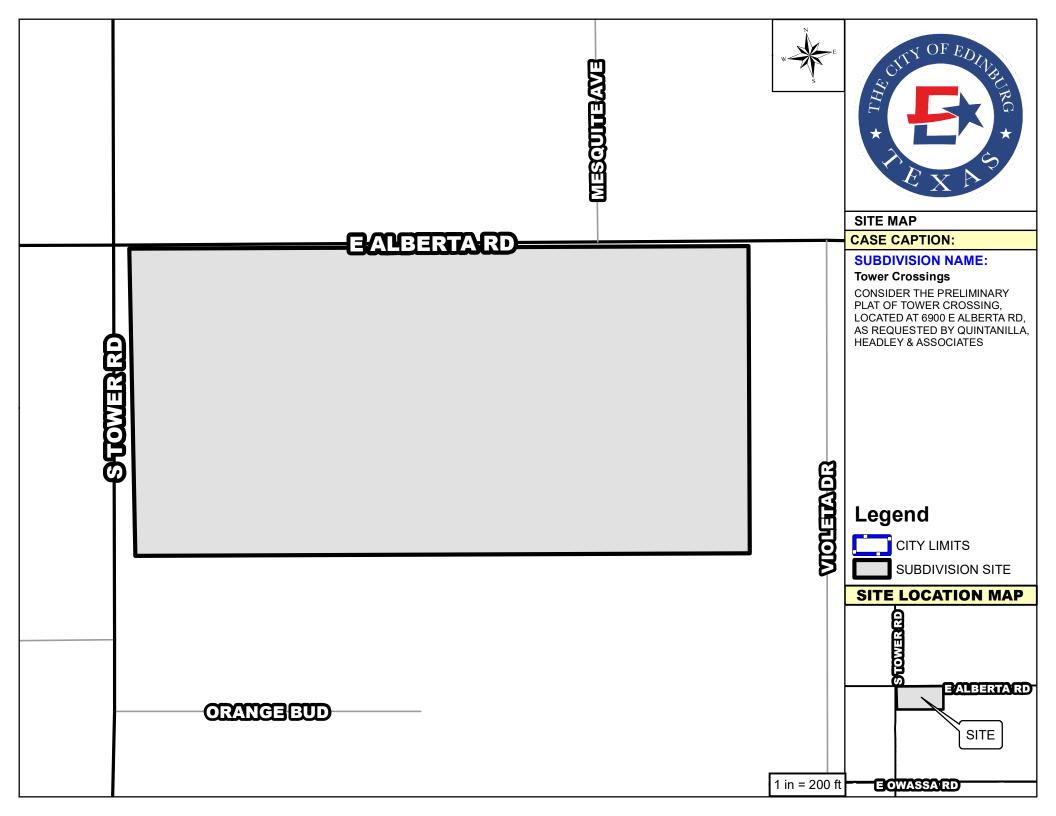
Paving Improvements (COE)

Item	Description	Unit	CO	Unit Cost
1	2" Hot Mix Includes Prime Coat MC-30	SY	\$	12.00
2	8" Caliche Base	SY	\$	10.00
3	6" Caliche Base	SY	\$	4.00
4	6" Subgrade Preparation	SY	\$	2.50
5	3% Lime Stabilization	SY	\$	1.00
6	18" Curb & Gutter	LF	\$	14.00
7	24" Curb & Gutter	LF	\$	19.00
8	6.0' Valley Grading	LF	\$	60.00
9	Lot Grading	EA	\$	100.00
10	Chevron	EA	\$	200.00
11	12" Caliche Base	SY	\$	15.50
12	10" Subgrade Preparation	SY	\$	3.50
13	5.0 Sidewalk	LF	\$	25.00
14	ADA Handicap Ramps	EA	\$	850.00
15	3" Hot Mix Includes Prime Coat MC-30	SY	\$	13.50
16	10' Concrete Appron	SY	\$	75.00
17	Stop Signs w/street names	EA	\$	325.00
18	Stop Bar strip (24" Thermoplastic paint)	LF	\$	250.00
19	Handicap Sidewalk Ramp	LF	\$	850.00
20	Excavation & Grading	SY	\$	3.50
21	5% Lime Treated Subgrade	SY	\$	3.00
22	8" Subgrade Preparation	SY	\$	3.00
23	10" Caliche Base	SY	\$	12.75

MPO - Collector Street Requirements; Street width at 57-feet Back-Back.
MPO - Minor Arterial Street Requirements; Street width at 64-feet Back-Back.

Subgrade Preparation:	8	inch	10	inch
Caliche Base Material:	10	inch	12	inch
Hot Mix Asphalt Concrete Material:	3	inch	3	inch
Concrete Curb:	24	inch	24	inch
Concrete Sidewalk :	5	feet	5	feet









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

Subdivision Application

		1.	Nature of Req	uest: Prelimi	nary Plat					
		2. Exact n	ame of propose	ed subdivision	n:		Prop	Property ID:		
		Solano	Subdivision				2952	79		
3	3. Legal [Description:	SECTION 239 COUNTY, TE	9, TEXAS-ME	XICAN RAI	ILWAY	COMPANY	SUBDIV	VISION, HID	ALGO
4.	Current 2	oning <u>UR</u>	- Urban Residen	tial	Requ	ired Zon	ing: UR - Ur	ban Resi	dential	
5.	Inside cit	y limits? <u>Y</u>	es If "No,"	is within the:	Comprehe	ensive Dev	elopment Area	a 🗆	Rural Develop	ment Area
6.	Primary o	consulting f	irm: RIO DEL	TA ENGINE	ERING					
	Email:	RIODELT	TA2004@YAHC	оо.сом	Phone (p	rimary):	(956) 380-5	152		
	Address:	921 S. 10T	H AVE		Phone (o	ther):				
		_								
7.	Proposed	d wastewat	er treatment:	Sanitary S	ewer _	OSSF (On-Site Sewa	age Faci	lity)	
8.	Desired I	and use op	tion: Single Fa	mily						
9.	Number	of Lots: Si	ngle Family	188 Multi-	Family	Co	mmercial		Industrial	
10.	Electric _I	oower and	ight company t	to serve the p	roposed sub	division:	AEP (Cen	tral Pow	er & Light)	
11.	Irrigatio	n district:	Hidalgo County	y Irrigation Di	strict No. 1					
12.	Potable-	water retai	ler to serve the	proposed su	odivision: _	City of Ed	linburg			
13.			ng title to real esta d of Trust) shall be							
		Name (Pr	int or Type)		Mailing Ad	dress & Z	ip Code		Phone Nu	<u>mber</u>
	A. River	rside Develo	pment Services	2606 2	Zinnia Ave., I	McAllen	TX 78504		(956) 331-89	87
	В			_						
14.	Have an	y of said ow	ners designate	d agents to s	ubmit and re	vise this	plat applica	ition on	their behalf?)
	Yes Yes	☐ No	(If "Yes" attached							
stand Com to er	dards as spec mission and t sure that all	ified in the City the City Commi items containe	rd (or their authorize of Edinburg Code of ssion approve the a d in this application	of Ordinances. The ttached subdivisio (including all con	undersigned he n plat. The unde	reby reques rsigned he	st that the Edinb reby declared th	urg Planni at we have	ng & Zdning = e made a diligent	effort
	ompleted, sig nature	ned, and subm	itted with the applic	cation form.	Date			JUN	1 2 2021	
	-	61	\sim		M	18/21	121 By_	NC 8	١١6	
		7			3.5				100	



PLANNING & ZONING DEPARTMENT

PRELIMINARY REVIEW STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: August 6, 2021 City P&Z P&Z Date Filed: July 7, 2021 Preliminary: August 10, 2021 Final: Council: Reviewed Staff Review: July 22, 2021 Time Line: 365 Days Expires: Abel Beltran, Subd. Coor. 1st Extension : By: Staff / Engineer: July 29, 2021 Days Expires 1: abeltran@cityofedinburg.com Days Expires 2: 2nd Extension: Email: kmendoza@cityofedinburg.com City Office #: (956) 388-8202 Director of Planning & Zoning: Kimberly A. Mendoza, MPA Email: gcarmona@cityofedinburg.com Director of Utilities Gerardo Carmona, P.E. City Office #: (956) 388-8212 Dircetor of Public Works Vincent Romero Email: vromero@cityofedinburg.com City Office #: (956) 388-8210 Director of Engineering Mardoqueo Hinojosa, P.E., CPM Email: <u>mhinojosa@cityofedinburg.com</u> City Office #: (956) 388-8211 Owner: Los Lagos Development, LLC 1911 Lago Huron, Edinburg, TX 78542 Raul Garcia, P.E., Project Engineer SOLANO ESTATES SUBDIVISION Consultant: Rio Delta Engineering & Associates, Inc. Not Applicable Need to Provide Need to Revise **DESCRIPTION COMMENTS Subdivision Process:** Subdivision Plat Submittal Warranty Deed ٧ Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout City of Edinburg Water Supply Corporation - Distribution System City of Edinburg Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ Existing & Proposed Sewer Collection Layout ٧ City of Edinburg Sanitary Sewer Collection System City of Edinburg Sanitary Sewer Collection System Sanitary Sewer Collection System Provider: ٧ Existing and Proposed Drainage Layout System: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street pavement Section ٧ In Accordance to Standard Street Policy Variances Appeals Request: Planning & Zoning Meeting City Council Meeting ٧ Results Street Widening Improvements (Rogers Road) ٧ Street 5-ft Sidewalk Improvements (On Rogers Road) ٧ **Drainage Improvements** (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) **Construction Plans Review Submittals:** Cover Sheet Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Collection Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual ٧ City of Edinburg Water Supply Standard Policy's Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ **Drainage Detail Sheets** See Section 1 Drainage Policy, 2014 Standard Policy Manual ٧ Minor/Major Collector Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

SOLANO SUBDIVISION Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise			СОММ	ENTS		
Pre-Construction Meeting:												
Notice To Proceed				٧			Dated:					
Roadway Open-Cut or Bore Permit Application				٧			Dated:					
TX-Dot Water UIR Permit					٧							
TX-Dot Sewer UIR Permit					٧							
N.O.I. Submittal				٧			Dated:					
SWPP Booklet Submittal				٧			Dated:					
RFI#1 Request				٧			Dated:					
Change Orders				٧			Dated:					
Final Walk Though				٧			Dated:					
Punch List				٧			Dated:					
Punch List (Completed and Approved)				٧			Dated:					
Letter of Acceptance				٧			Dated:					
1-year Warranty (Water/Sewer/Paving/Drainage)				٧			Dated:					
Backfill Testing Results				٧			Dated:					
As-Builts (Revised Original Submittal)				٧			Dated:					
Recording Process:												
Public Improvements with (Letter of Credit)				٧			Dated:			Expires:		
Recording Fees	\$	106.00		٧				ired by County (Clerks office			
Copy of H.C.D.D. #1 of invoice		100.00		٧			 	d to be paid price		ages		
Street Light Escrow	\$	_		٧				uired:	0	EA. @	\$	_
Street Escrow: (1/3 of 57-ft B-B Street Section)	\$	_		٧				uired:	1050	EA. @	\$	_
Sidewalk Escrow (RogersRoad)	+	22,650.00		٧			· ·	uired:	906	LF @	\$	25.00
		22,650.00		•			1109	uncu.	300	<u> </u>	Ψ	20.00
Total Developer's Construction Cost: (Letter of C		,					Date :			Lender :		
Laboratory Testing Fee: 3%	\$			٧			\$		-	Estimated C	Construction (Cost
Inspection Fee: 2%	\$	-		٧			\$		-	Final Const	ruction Cost	
Park Land Fees: ETJ \$ -	Per U	Init 0								•		
188 Residential \$ 300.00	\$	56,400.00		٧			50%	Development		50%	Building S	tage
0 Multi-Family \$ -	\$	-					0%	Development		0%	Building S	tage
Water Rights: COE - CCN	\$ 1	103,387.15			٧		35	.690	Acres		\$	2,896.81
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(,		61,100.00		٧			188	Lots @ \$	325.00		COE WA	TER-CCN
Water 30-year Letter (Multi-Family)	\$	61,100.00		V	٧		188 0		325.00			TER-CCN
,	· ·	61,100.00 - 12,220.00		V	٧			Lots @ \$	325.00 - 65.00			
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Water 30-year Letter (Multi-Family) Sewer 30-year Letter COE - CCN	\$	12,220.00			٧		0	Lots @ \$ Lots @ \$	-		COE WA	
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SOLANO SUBDIVISION Page 2 of 2



CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: August 10, 2021

VARIANCE Agenda Item No: 8A Solano Subdivision

- Agenda Item: Consider Variance Request to the City's Unified Development Code (UDC) as follows:
 Section 7.404 (B) Blocks, Block Length, 2) Section 7.405 (B) Lots, Required lot frontage, and 3) Section 7.403 (C) Streets, Access. Solano Subdivision, a single family residential development, being 35.69 acres out of Lot 9, Section 239 Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 920 West Rogers Road, as requested by Rio Delta Engineering.
- 2. <u>Description/Scope</u>: Solano Subdivision is located at 920 West Rogers Road, approximately 1,300 ft. east of North Sugar Road. The 35.69 acre tract is currently vacant and is zoned Agriculture (AG) District pending a rezoning Urban Residential (UR) District that was recommended for approval by this Commission and is scheduled for consideration by the City Council on August 17, 2021. The subdivision is proposed for a single family residential development consisting of 188 lots to be built in two phases. Mr. Ivan Garcia, P.E., on behalf of the developer, is requesting variances to the City's Unified Development Code.

Variance #1: Section 7.404 (B) Blocks, Block Length

This Variance Request is to the Block Length Requirements for said development. A maximum block length of 800 ft. is allowed for subdivision and development design under Section 7.404 (B) of the UDC.

The project Engineer has indicated that the Subdivision's curvilinear streets act as a speed inhibitor and that this type of design allows for continuous circulation throughout the subdivision.

<u>Staff's Recommendation</u>: Staff recommends disapproval of the variance request because the design exceeds the maximum block length limit and that the engineer modify block lengths to comply with UDC requirements.

Variance #2: Section 7.405 (B) Lots, Required Lot Frontage

This Variance Request is to the minimum 40 ft. lot frontage requirement required for the proposed Urban Residential (UR) District. Width of lot frontage varies greatly, but some lots, mostly in cul-de-sacs, have fewer than 40 ft. required lot frontage, some as low as approximately 20 ft.

According to the plat submitted, street are curvilinear resulting in irregular lots. The project engineer has indicated that this is to assist in achieving design objectives and that no frontage is less than that necessary to provide minimum required access plus landscaping along the street.

<u>Staff's Recommendation</u>: Staff recommends disapproval of the variance request and that all lots should comply with the minimum width requirement to provide adequate access as required by the UDC.

Variance #3: Section 7.403 (C) Streets, Access

This Variance Request is to the minimum number of access points. According to the UDC, one access point is required for every 60 units. As proposed, the development contains 188 lots which would require a minimum of three access points into the Subdivision. The subdivision, as proposed, contains two access points. It is possible that a future subdivision south of this development could provide additional access points to West Russell Road.

According to the project engineer, this subdivision design was developed with the intent to provide adequate access and delivery of city services and emergency response for safe and efficient traffic circulation.

<u>Staff's Recommendation</u>: Staff recommends disapproval of this variance and that the developer redesign the subdivision to allow for three access points into the subdivision as recommended by Engineering Department.

Reason for Request:

The developer has indicated that the basis for the request is to accommodate curvilinear streets and achieve other design objectives.

Prepared By: Approved By:

Jaime X. AyalaKimberly Mendoza, MPAPlanner IIDirector of Planning and Zoning

Attachments:

Unified Development Code Aerial Photo Site Plan

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 HMAC				
60 ft. Residential Collector ³	43 ft. 2 lanes (+) 2 park (+) C&G ⁴	8-inch Caliche 2-inch HMAC				
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HMAC				
100 ft. Minor Arterial	64 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HMAC				
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HMAC				

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

- 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.

Sec. 7.403 Streets

- A. **General.** Streets shall be designed and arranged to promote the following policy objectives:
 - 1. All street and circulation patterns shall provide for the safe, efficient, and convenient movement of vehicular and pedestrian traffic.
 - 2. Vehicular travel lanes, sidewalks and trails, and parking should be separated.
 - 3. Within the context of overall community development, the internal circulation system should promote and encourage the increased use of pedestrian and bicycle movement among residential, local shopping, schools, and other areas.
 - 4. Road connections shall seek to avoid external automobile trips through the employment of stub streets, connecting open space, bicycle-pedestrian ways, and other similar design techniques.
- B. Cut-through traffic. The design of the street system near intersections of collectors or arterials should discourage cut-through traffic in residential areas through one or more of the following features:

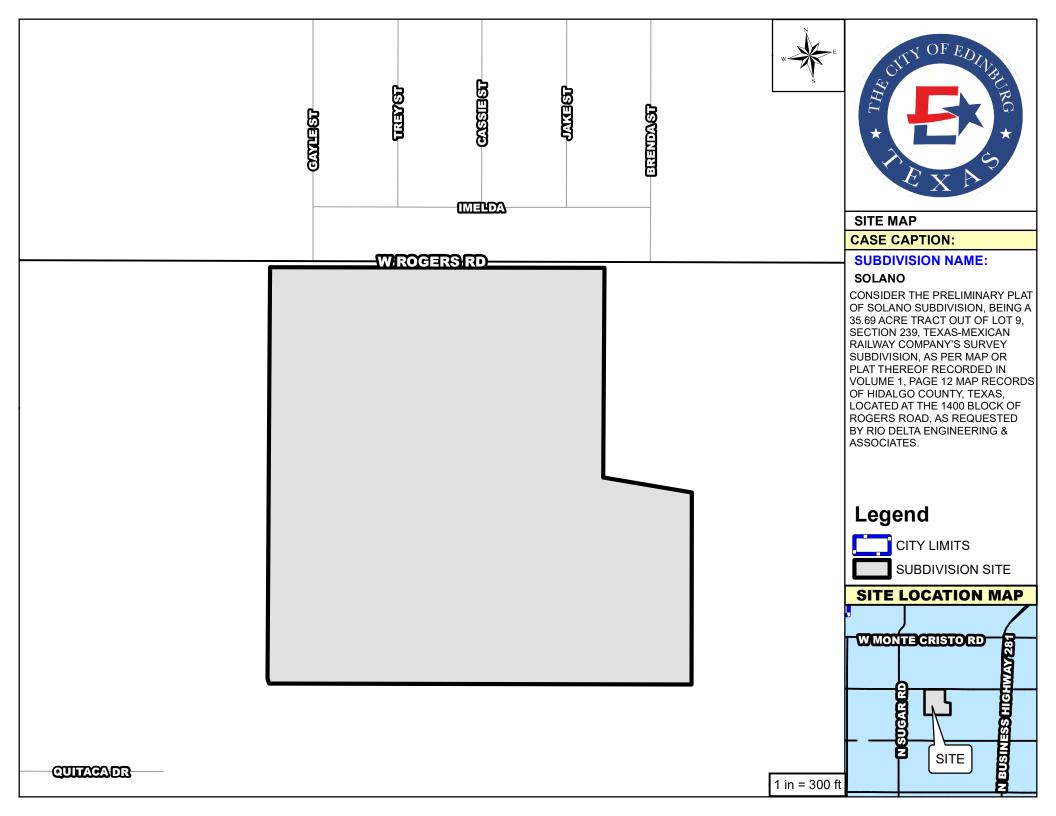
² Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.

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

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

- 1. Gateway elements that provide identity to an area or neighborhood, that is, that signify that the driver is entering into a well-defined place.
- 2. One or more traffic calming features that are visible from the intersection.
- 3. An offset grid street pattern that disguises the street's usefulness as a cut-through route.
- C. **Access.** Access shall meet the City's right-of-way standards, shall be accessible to general traffic circulation, delivery of City services, and emergency responders.
 - 1. All residential development shall provides a minimum number of access points as follows:
 - a. Less than 60 dwelling units: 1 access point
 - b. 60 to 120 dwelling units: 2 access points
 - c. More than 120 dwelling units: 2 access points, plus 1 access point per 60 units in excess of 120.
 - 2. The number of required access points may be reduced for multifamily development if it is demonstrated to the City Engineer that the access that is provided:
 - a. Is adequate to ensure adequate delivery of City services and emergency response; and
 - b. Provides for safe and efficient traffic circulation.
 - 3. The City Engineer may require an increased number of access points if, due to unusual characteristics of a site or adjacent streets, such additional access is necessary to ensure safe and adequate sanitation, public school transportation, and emergency response.
 - 4. Alleys shall be provided to serve areas of development where the lot areas are less than 10,000 square feet.
- D. Traffic Safety. The City Engineer may require a traffic study to determine the impact of the proposed development on existing infrastructure. The study must be performed by a licensed professional engineer qualified to perform such work. Based on the findings, off-site improvements or modifications to the project's design may be required in order to address identified demands of the proposed development. Such improvements or modifications may include, but are not limited to, traffic signal installations, additional signage, pavement markings, access control structures, deceleration lanes, or modification of access locations.







Submittal Date: _____

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

Subdivision Appeals / Variance Application

Legal Description: BEING A 35.69 ACRES TRACT OF LAND, OUT OF LOT 9, SECTION SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY TEXAS,	
RECORDS OF HIDALGO COUNTY, TEXAS.	
Variance Requested (Identify section of code for	which variance is being requested):
ARTICLE 7, SEC 7.404, BLOCKS, BLOCK LENGTH	
Reason for Request:	
PROPOSED STREET IS A CURVILINEAR STREET WITH CONTIL	NUOUS CIRCULATION ALL TROUGHOUT THE SUBDIVISION.
THIS IS REQUIRED IN ORDER TO ASSIST IN ACHIEVING OTHER	R DESIGN OBJECTIVES. THE LENGHT, WIDTH, AND SHAPE O
BLOCKS FOR THIS SUBDIVISION WAS DETERMINED WITH DUE	
BUILDINGS OF THE TYPE PROPOSED, ZONING REQUIREMENT	S, FIRE ACCESS, EMERGENCY SERVICE, AND POLICE
PROTECTION.	IVAN GARCIA - RIO DELTA ENGINEERING
TONY AGUIRRE - RIVERSIDE DEVELOPMENT SERVICES, LLC Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
Property Owner (Fillit legibly of type)	Applicant Agent (Fillit legibly of type)
2606 ZINNIA AVENUE	921 S. 10TH AVENUE
Address	Address
McALLEN, TX. 78504	EDINBURG, TX 78539
City, State, Zip	City, State, Zip
(956)-867-0035	(956) 380-5152
Telephone	Telephone
taguirreconsulting@me_com	RIODELTA2004@YAHOO.COM
	e-mail address
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e-mail address Signature	Signature
CHOX	Signature

RECEIVED

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Name JA 4:56PM



Subdivision Appeals / Variance Application

Submittal Date:	
Legal Description: BEING A 35.69 ACRES TRACT OF LAND, OUT OF LOT 9, SECTION SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY TEXAS, RECORDS OF HIDALGO COUNTY, TEXAS.	
Variance Requested (Identify section of code for ARTICLE 7, SEC 7.405, LOTS, REQUIRED LOT FRONTAGE	
Reason for Request:	
STREET IS A CURVILINEAR STREET AND THE IRREGULAR LO	TS ASSIST IN ACHIEVING OTHER DESIGN OBJECTIVES.
NO FRONTAGE IS LESS THAN THAT WHICH IS REQUIRED TO FALONG THE STREET AS SHOWN ON THE ATTACHED MASTER	PROVIDE THE MINIMUM REQUIRED ACCESS PLUS LANDSCAPING PLAN.
TONY AGUIRRE - RIVERSIDE DEVELOPMENT SERVICES, LLC	IVAN GARCIA - RIO DELTA ENGINEERING
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
2606 ZINNIA AVENUE	921 S. 10TH AVENUE
Address	Address
McALLEN, TX 78504	EDINBURG, TX 78539
City, State, Zip	City, State, Zip
(956)-867-0035	(956) 380-5152
Telephone	Telephone
taguirreconsulting@me.com	RIODELTA2004@YAHOO.COM
e-mail address	e-mail address
Signature	Signature
\$450 Application Fee:	Received By:

RECEIVED

JUL 1 2 2021

Name: J.A. 4'.56



Submittal Date: _____

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

Subdivision Appeals / Variance Application

Legal Description:				
BEING A 35.69 ACRES TRACT OF LAND, OUT OF LOT 9, SECTION				
SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY TEXAS, RECORDS OF HIDALGO COUNTY, TEXAS.	RECORDED IN VOLUME 1, PAGE 12, MAP			
Variance Requested (Identify section of code for	which variance is being requested):			
ARTICLE 7, SEC 7.403, STREETS, ACCESS -MINIMUM NUM				
Reason for Request:				
PROPOSED STREET IS A CURVILINEAR STREET WITH CONTIN	IUOUS CIRCULATION ALL TROUGHOUT THE SUBDIVISION.			
THIS IS REQUIRED IN ORDER TO ASSIST IN ACHIEVING OTHER				
DEVELOPED WITH THE INTENTO TO BE ADEQUATE TO ENSUR				
RESPONSE, AND FOR SAFE AND EFFICIENT TRAFFIC CIRCULA	ATION.			
ONY AGUIRRE - RIVERSIDE DEVELOPMENT SERVICES, LLC	IVAN GARCIA - RIO DELTA ENGINEERING			
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)			
2606 ZINNIA AVENUE	921 S. 10TH AVENUE			
Address	Address			
McALLEN, TX. 78504	EDINBURG, TX 78539			
City, State, Zip	City, State, Zip			
(956)-867-0035	(956) 380-5152			
Telephone	Telephone			
taguirreconsulting@me.com	RIODELTA2004@YAHOO.COM			
e-mail address	e-mail address			
Signature	Signature			
\$450 Application Fee:	Received By:			
	RECEIVE			

ED

JUL 1 2 2021

Name: JA 4:56 p.M.

SOLANO SUBDIVISION

BEING A 35.69 ACRES TRACT OF LAND MORE OR LESS, OUT OF THE LOT 9, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS. P.0.B N.W. CRN LOT 9, SECTION 239 TEXAS-MEXICAN RAILWAY COMPANY **SOLANA SUBDIVISION PHASE I** SUBDIVISION VOL. 34, PAGE 169, H.C.M.R. COTTON-PICKER-SPINDLE G ROGERS ROAD N: 16646028.6267 LOT 52 LOT 1 SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATE
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWOR LOT 59 LOT 65 LOT 66 **701 68** LOTES LO⁹⁴3 00 00 E 174.41" LOT 70 LOT 26 30" 00"W 129. SAN AÑOTNIO & ARANSAS PASS RY CO EAST 100 FT OF WEST 120 FT, LOT 12, SECTION 244 TEXAS-MEXICAN RAILROAD COMPANY SUBDIVISION VOL. 1, PAGE 12, H.C.M.R. DOC. #1926-14312 O.R.H.C. SUBDIVISION G. 993 O.R.H.C. N81° 00' 00"W 131.81 LOT 51 LOT 8 LOT 6 LOT 50 LOT 73 / LOT 7 SALINAS LOT 49 LOT 74 EDO AND ENEDELIA SALINA LOT 10, SECTION 239 IN RAILROAD COMPANY SU H.C.M.R. VOL. 3066, PG. 99 S81° 05 27 L54 LOT 75 LOT 32 LOT 18 1.53 LOT 76 LOT 33 152 10T 77 MEE OU DO'E 194.13 407 109 LOT 90 LOT 89 LOT 78 LOT 88 N82 00 00 E 121 8 LOT 117 LOT 38 N90° 00' 00"E 130.00 ALFREDO LOT 187 TEXAS-MEXICAN LOT 119 LOT 229 N79" 00' 00"W 142.22" LOT 185 LOT 120 LOT 186 DETAIL "E LQT 122 St. 00' 00'E 158.92' 120 STREET E -15-LOT 184 LOT 124 LOT 182 S3* 00' 00"W 160 LOT 81 LOT 123 LOT 181 LOT 180 LOT 125 L223 LOT 96 LOT 126 LOT 179 45' 51"W 143.0 LOT 158 LOT 177 S6* 49' 01"W 156. LOT 160 00' 00"W 131. LOT 156 1202 LOT 152 00.00,M LOT 176 260, 00, 00.E 5 LOT 161'0' LOT 164 00' 00"W 12 LOT 185 0' 00' 12 LOT 151 0' 00"W | 89 /8 LOT 143 107 135 7 TO N81°05'.27"W 1320.00 S.W. CRN LOT 9, SECTION 239 TEXAS-MEXICAN RAILWAY COMPANY CIRCLE HOLDINGS LP LOT 16, SECTION 239, SUBDIVISION **TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION** VOL. 1, PAGE 12, H.C.M.R. DOC. # 2800971 O.R.H.C.



CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: August 10, 2021

VARIANCE Agenda Item No: 8B Tower Crossing Subdivision

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code (UDC) as follows: 1) Section 8.204, Street Standards., and 2) Section 8.203, Functional Classification (Sidewalks), **Tower Crossing Subdivision**, a single family residential development, being 20.00 acres out of Lot 11, Block 53, Alamo Land & Sugar Company's Subdivision in Hidalgo County, Texas, located at the Southeast corner of South Tower Road and East Alberta Road. As Requested by Quintanilla, Headley and Associates, Inc.

2. <u>Description/Scope</u>:

Tower Crossing is a proposed subdivision located at the southeast corner of South Tower Road and Alberta Road, within the City of Edinburg Extra-Territorial Jurisdiction (ETJ) at 3.45 miles east of the westernmost city limits. The 20.00 acre tract is currently vacant and is proposed for a single family residential development consisting of 95 lots.

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

Variance #1: Section 8.204, Street Standards

This Variance Request is to the street widening requirements for South Tower Road and East Alberta Road. An additional 16.5 ft. of pavement is required on East Alberta Road as well as an additional 20.0 ft. of pavement on South Tower Road.

According to the recorded Alamo Land & Sugar's Company Subdivision Plat, a 40 ft. road right-of-way was dedicated on the original west and north original lot lines of Lot 11, Block 53.

According to UDC Section 8.204, Street Standards, the developer is required to dedicate an additional 20 ft. of right-of-way east of Alberta Road which is designated as a Collector Street, for a total of 80 ft. of right-of-way and a street section of 57 ft. back-to-back. The required widening for East Alberta Road is 16.5 ft. from edge of pavement to back of curb.

The developer is also required to dedicate an additional 30 ft. of right of way for South Tower Road which is designated as a Minor Arterial for a total of 100 ft. of right-of-way and a street section of 64 ft. back-to-back. The existing county pavement section is approximately 24 ft. edge-to-edge. The required widening for South Tower Road is 20 ft. from edge of pavement to back of curb.

<u>Staff's Recommendation</u>: Staff recommends disapproval of this variance and that the streets be widened to meet UDC requirements.

Variance #2, Section 8.203, Functional Classification (Sidewalks):

This Variance Request is to the required 5-foot concrete sidewalk on East Alberta Road and South Tower Road.

According to UDC Section 8.203, Functional Classification, the streets in question are classified as Collector and Minor Arterial, requiring the developer to install a 5 ft. concrete sidewalks as per engineering standards. The required 5 ft. concrete sidewalks must match existing alignment in area or be set a minimum of 3 ft. from back of curb along East Alberta Road and South Tower Road.

<u>Staff's Recommendation</u>: Staff recommends disapproval of this variance and that sidewalks be placed on the streets in questions in accordance with UDC and engineering standards.

Reason for Request:

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

Prepared By: Approved By:

Jaime X. Ayala

Planner II

Kimberly Mendoza, MPA

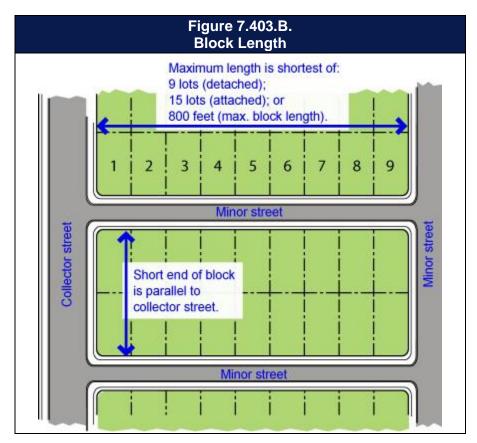
Director of Planning and Zoning

Attachments:

Unified Development Code Aerial Photo Site Plan

Sec. 7.404 Blocks

B. Block Length. Where possible, blocks shall be laid out to have their short length abutting arterials, collectors, or the development's major road. The blocks should not, in most instances, exceed nine lots in length on one side of the street, except for attached units on individual lots, which shall not exceed 15 lots (or, in the case of condominiums, cooperatives, or rental housing, 15-unit footprints plus required building side yards). See Figure 7.403.B., Block Length. No block may exceed 800 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection.



B. Required lot frontage.

- 1. Every lot shall have frontage along the right-of-way lines of a street.
- 2. Residential lots (except multifamily) within a new subdivision shall not front on streets with functional classifications of collector or higher. However, they may face such streets if:
 - a. They are accessed by alleys and off-street parking is accessed via side streets; or
 - b. They are accessed by a common access easement, which may run parallel to the arterial or collector, provided that the required street bufferyard (see Section 10.404, *Street Bufferyard Standards*) is located between the access easement and the right-of-way of the arterial or collector instead of on the residential lots themselves. No walls shall be required in said street bufferyard.
- 3. The minimum lot frontage shall be the same as the required minimum lot width, unless the street is a curvilinear street or cul-de-sac and the irregular lots assist in achieving other design objectives. However, no frontage shall be less than that which is required to provide the minimum required access plus 15 feet of landscaping along the street.

Table 3.301 Single-Family Lot and Building Standards Minimum Maximum									
	Minimum								
Zoning District	Minimum Lot Area	Lot Width (ft.)	Street Yard ¹ (ft.)	Side Yard single / total (ft.) ²	Rear Yard (ft.)	Height (ft.)			
Agriculture (AG)	10 ac.	330	60	30 / 60	40	$35 / 60^3$			
Suburban Residential (S)	15,000 sf.	90	30	15 / 30	30	35			
Auto-Urban Residential (AR)	5,000 sf.	50	20	6 / 12	20	35			
Urban Residential (UR)	4,000 sf.	40	10	5 / 12	15	35			
Neighborhood Conservation (NC7.1)	7,100 sf.	60	25	7 / 14	25	35			
Neighborhood Conservation (NC5)	5,000 sf.	50	25	6 / 12	20	35			
NC Manufactured Home (NC-MH)	3,500 sf. ⁴	20	20	10 / 20	10	35			

¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots.

Sec. 7.403 Streets

- C. **Access.** Access shall meet the City's right-of-way standards, shall be accessible to general traffic circulation, delivery of City services, and emergency responders.
 - 1. All residential development shall provide a minimum number of access points as follows:
 - a. Less than 60 dwelling units: 1 access point
 - b. 60 to 120 dwelling units: 2 access points
 - c. More than 120 dwelling units: 2 access points, plus 1 access point per 60 units in excess of 120.
 - 2. The number of required access points may be reduced for multifamily development if it is demonstrated to the City Engineer that the access that is provided:
 - a. Is adequate to ensure adequate delivery of City services and emergency response; and
 - b. Provides for safe and efficient traffic circulation.
 - 3. The City Engineer may require an increased number of access points if, due to unusual characteristics of a site or adjacent streets, such additional access is necessary to ensure safe and adequate sanitation, public school transportation, and emergency response.
 - Alleys shall be provided to serve areas of development where the lot areas are less than 10,000 square feet.

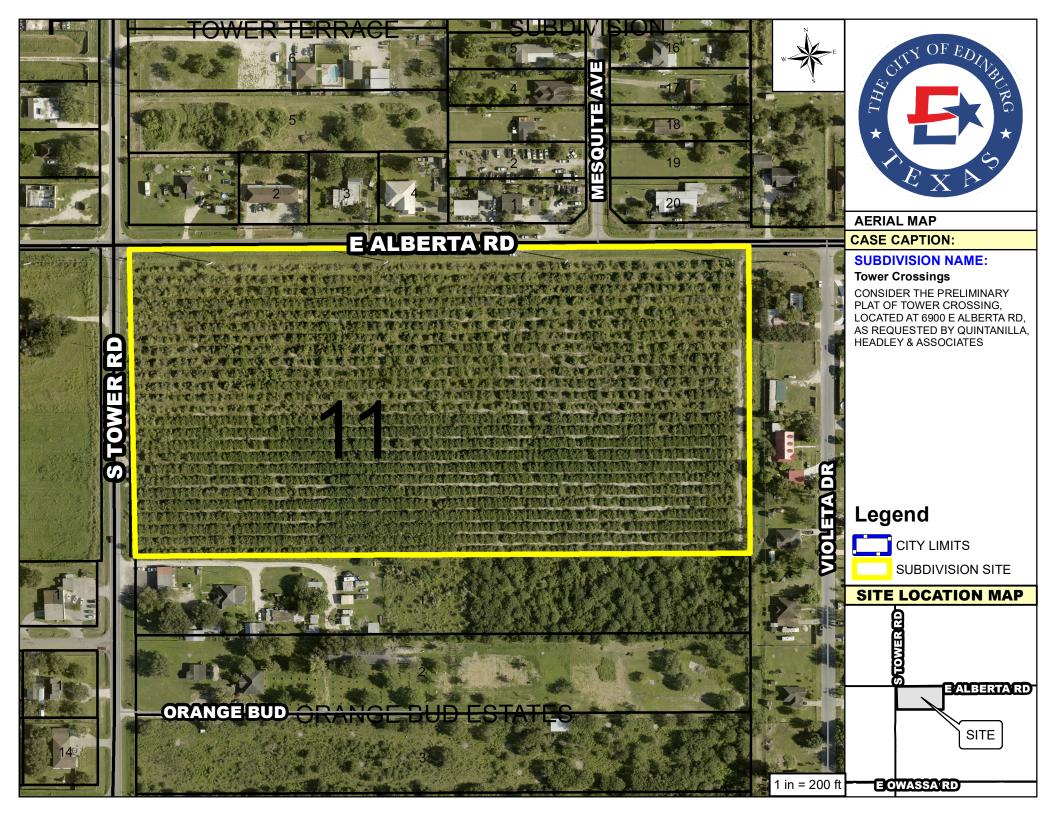
² The first number is the minimum side yard. The second number is the sum of the two side yards. The side yard may be reduced subject to structures meeting approved building and fire codes.

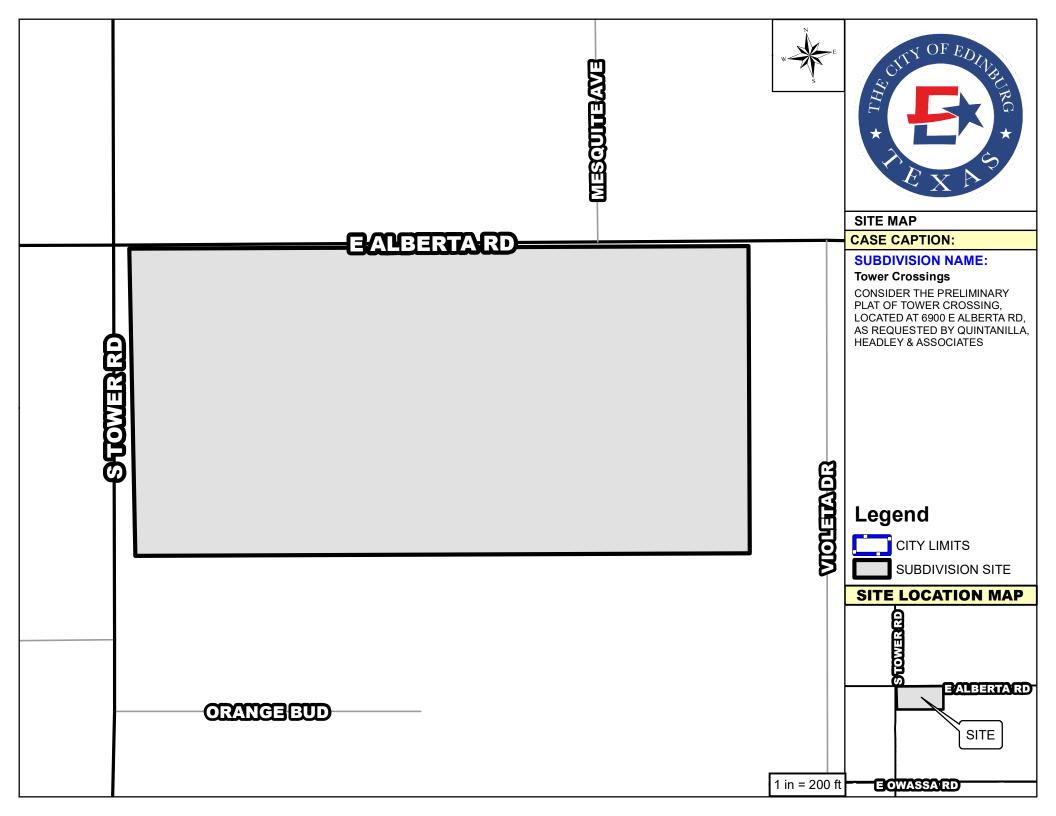
³ The second height refers to agricultural structures.

⁴ Minimum lot area also applies to the area of rented lots in a manufactured home park.

⁵ Rear setback may be reduced as noted on a recorded subdivision plat for Neighborhood Conservation Districts.

^{*} Lot depth is determined by dividing lot area by lot width.







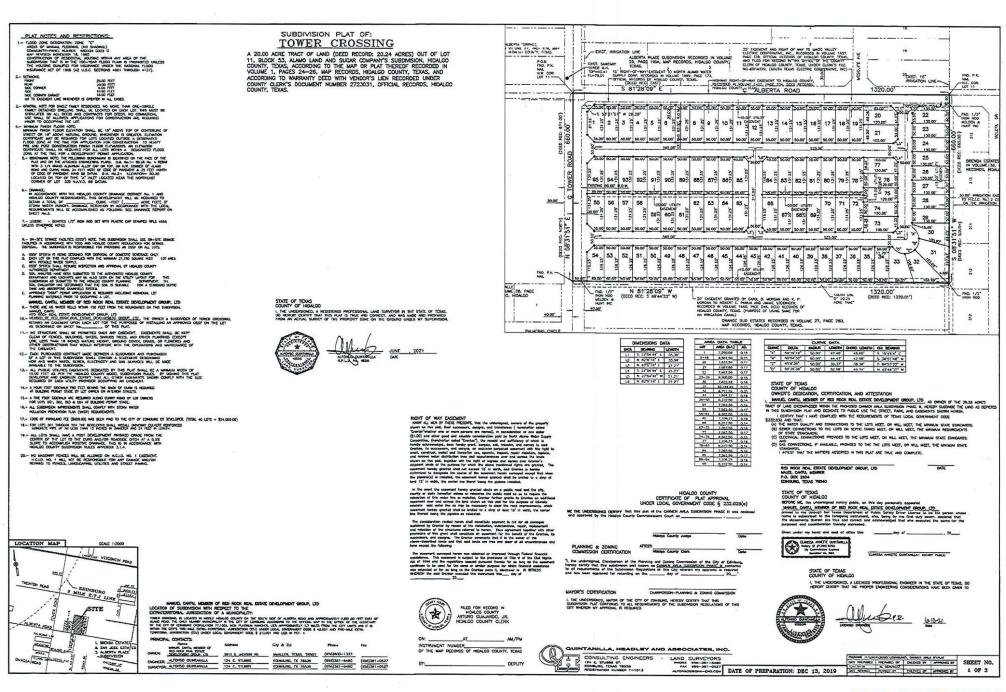
Subdivision Appeals / Variance Application

Submittal Date:							
Legal Description:	Legal Description:						
Lot 11, Block 53, Alamo Land & Sugar Compan	nv's Subdivision. Hidalgo County. Texas						
(Tower Crossing Subdivision)	,						
Variance Requested (Identify section of code for which variance is being requested):							
Sec. 7.502 C1 Road Widening along Tower Road & Alberta Road							
Reason for Request:							
Property is too far from city limits.							
3							
Red Rock Real Estate Group, Ltd Manuel Cantu, Manager	Quintanilla, Headley & Associates, Inc Alfonso Quintanilla, P.E.						
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)						
2912 S. Jackson Rd Address	124 E. Stubbs Address						
Addiess	Address						
McAllen, Texas, 78503	Edinburg, Texas 78539						
City, State, Zip	City, State, Zip						
(956) 800-1333	(956) 381-6480						
Telephone	Telephone						
riocantu@yahoo.com	alfonsoq@qha-eng.com						
e-mail address	e-mail address						
	Much						
Signature	Signature						
\$450 Application Fee:	Received By:						



Subdivision Appeals / Variance Application

Submittal Date:	
Legal Description:	
Lot 11, Block 53, Alamo Land & Sugar Comp	pany's Subdivision Hidalgo County Tayas
(Tower Crossing Subdivision)	Texas
Variance Requested (Identify section of code	e for which variance is being requested):
Sec. 8.213 Sidewalk along Alberta Road & To	ower Road
Reason for Request:	
Property is too far from city limits.	
Red Rock Real Estate Group, Ltd Manuel Cantu, Manager Property Owner (Print legibly or type)	Quintanilla, Headley & Associates, Inc Alfonso Quintanilla, P.E. Applicant / Agent (Print legibly or type)
2912 S. Jackson Rd	124 E. Stubbs
Address	Address
McAllen, Texas, 78503	Edinburg, Texas 78539
City, State, Zip	City, State, Zip
(956) 800-1333	(956) 381-6480
Telephone	Telephone
riocantu@yahoo.com	alfonsoq@qha-eng.com
e-mail address	/x ¹ // e-mail address
\mathcal{A}	Whink
Signature	Signature
\$450 Application Fee:	Received By:





CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: August 10, 2021

VARIANCE

Agenda Item No: 8C Variance – Sugar Mill Estates Subdivision

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code as follows: 1.) Section 3.303 Multi-Family, Lot Width and 2.) Section 3.303 Multi-Family, Lot Area. **Sugar Mill Estates Subdivision**, a multi-family residential development, being 19.64 acres out of Lots 7 & 8, Section 242, Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located at 1700 North Sugar Road, as Requested by Melden and Hunt, Inc.

2. <u>Description/Scope</u>: Sugar Mill 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 (UR) District. It is proposed for a multifamily residential development consisting of 56 lots.

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

The aforementioned Variances were brought to the Planning & Zoning Commission at their meeting of July 13, 2021, and tabled pending evaluation of a project site plan. A third Variance for street widths was recommended for approval by this Commission at the July 13, 2021, meeting. Subsequent to this meeting, no site plan for this project was submitted to the City. Consequently, no assessment could be made regarding the suitability of the proposed lot widths for the intended use. Variances of a similar nature have been granted by City Council in the past year.

Variance #1 – Section 3.303 Multi-Family, Lot Width

This Variance Request is to the lot width requirement for a multi-family development. The property is zoned Urban Residential (UR) District and multi-family lots in this district require a minimum of 100 ft. of lot frontage, according to the Unified Development Code, Section 3.303 Multi-Family Lot and Building Standards. 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.

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

Variance #2 – Section 3.303 Multi-Family, Lot Area

This variance is to the minimum lot square footage requirement of 10,000 square feet for said development. The property is zoned Urban Residential (UR) District and requires a minimum of 10,000 square-foot per lot for a multi-family development.

The proposed lots' square footage ranges from 5,871.41 to 59,743.99 sq. ft. with most lots measuring over the required 10,000 sq. ft. Only 3 of the 56 proposed lots do not meet the minimum area requirements and could be modified to be in compliance.

<u>Staff's Recommendation</u>: Staff recommends disapproval and that the developer adjust the three nonconforming lots to comply with the Unified Development Code, providing 10,000 square feet for all lots in accordance with the property zoning.

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 BeltranKimberly Mendoza, MPAPlanner IDirector of Planning and Zoning

Attachments: Unified Development Code Aerial Photo Site Plan

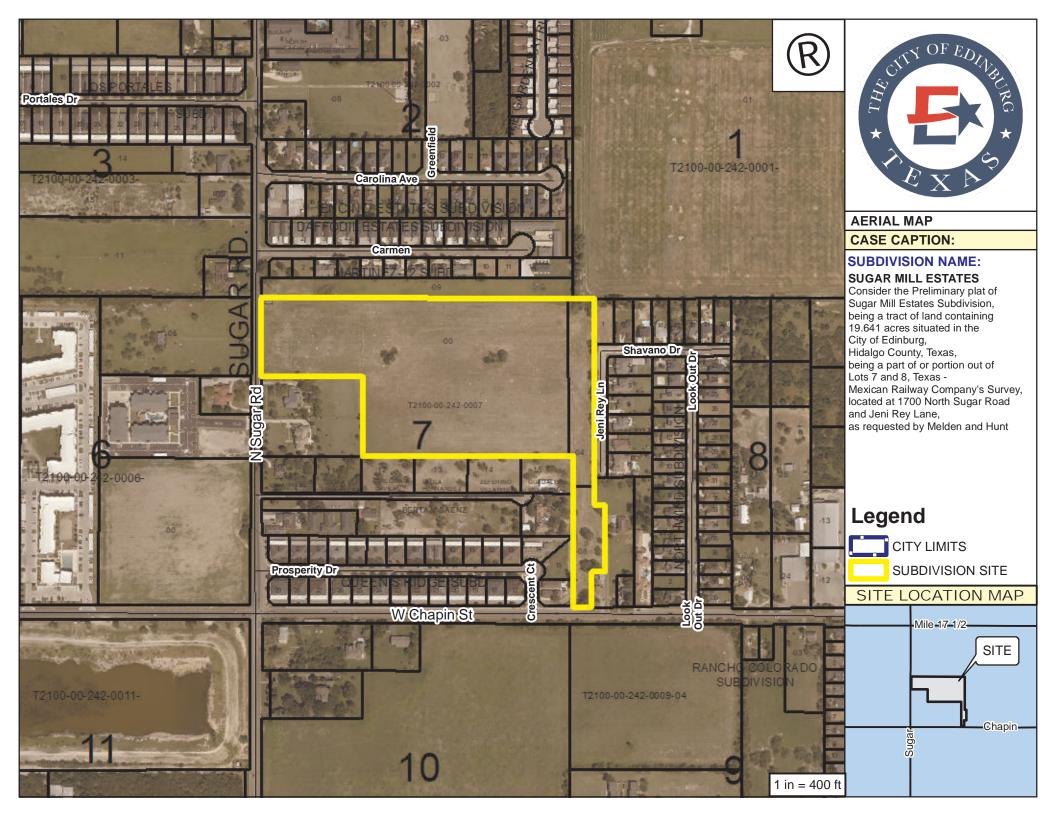
Sec. 3.303 Multi-Family

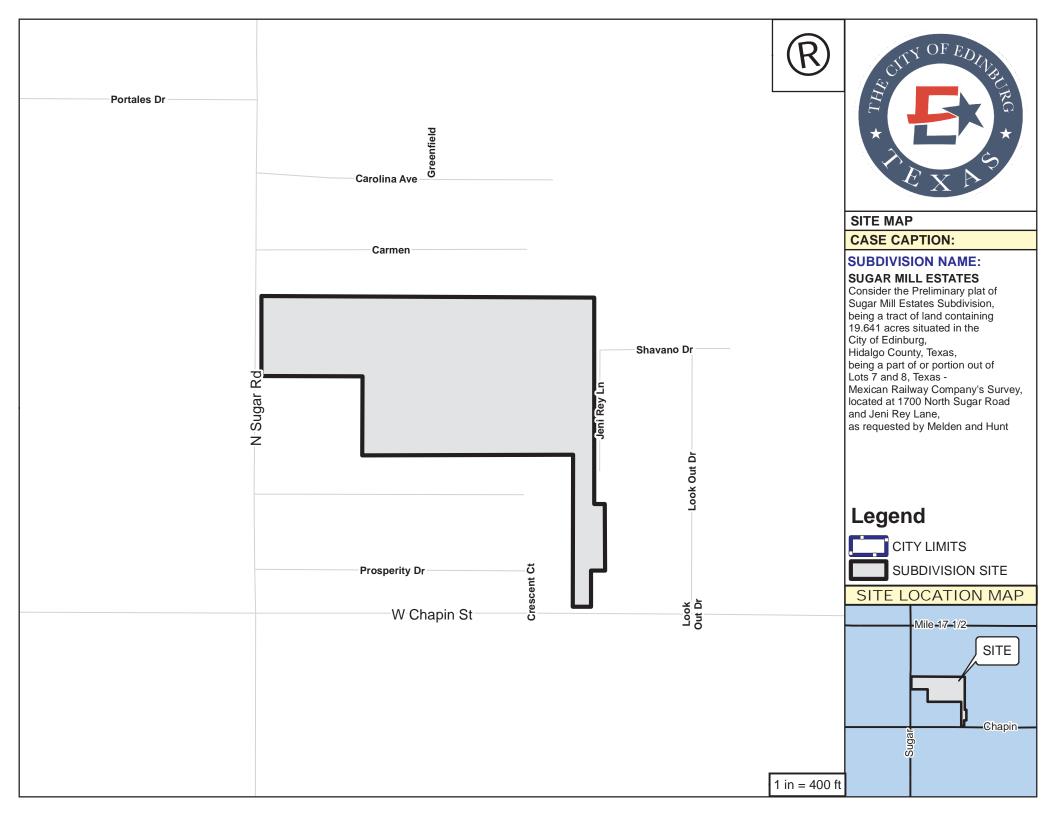
The following bulk standards apply to multi-family buildings that are not part of a planned development:

Table 3.303 Multi-Family Lot and Building Standards									
		Maximum							
Zoning District	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.







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 c	ode for which variance is being requested):			
Article 3 District and Bulk Standards- Section 3.301 S	Single-Family Lot building standards- Variance on square			
footage requirements				
Reason for Request:				
Property constrains for proposed Multi-Family Develo	ppment			
No. 18 of the	Maldan Ollhard Inna de Maria A. Danna D.E.			
Novellini Ltd Property Owner (Print legibly or type)	Melden & Hunt, Inc c/o Mario A. Reyna, P.E. Applicant / Agent (Print legibly or type)			
Troporty Switch (Franciogally of type)	Applicant Agent (1 hint logisty of typo)			
4001 S Shary Rd Ste 550	115 W McIntyre Street			
Address	Address			
Mission TX 78572	Edinburg TX 78541			
City, State, Zip	City, State, Zip			
c/o (956) 381-0981	(956) 381-0981			
Telephone	Telephone			
mario@meldenandhunt.com	mario@meldenandhunt.com			
e-mail address	e-mail address			
	m			
Signature	Signature			
\$450 Application Fee:	Received By:			
	RECEIV			

Name:	
ivame:	



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	or which variance is being requested):
Article 8 Streets, Utilities, and Drainage- Section 8.204 Street	et 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	Melden & Hunt, Inc c/o Mario A. Reyna, P.E.
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
4004 0 QL	445)WW 1 4 9 4
4001 S Shary Rd Ste 550 Address	115 W McIntyre Street Address
Mission TX 78572	Edinburg TX 78541
City, State, Zip	City, State, Zip
c/o (956) 381-0981	(956) 381-0981
Telephone	Telephone
mario@meldenandhunt.com	mario@meldenandhunt.com
e-mail address	e-mail address
	Mr 3
Signature	Signature
\$450 Application Fee:	Received By:
	RECEIVE

Name:	
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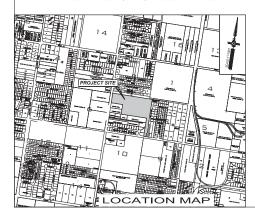


Subdivision Appeals / Variance Application

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	e 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 Developme	ent			
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	115 W McIntyre Street			
Address	Address			
Mission TX 78572	Edinburg TX 78541			
City, State, Zip	City, State, Zip			
c/o (956) 381-0981	(956) 381-0981			
Telephone	Telephone			
mario@meldenandhunt.com	mario@meldenandhunt.com			
e-mail address	e-mail address			
Signature	Signature			
\$450 Application Fee:	Received By:RECEIVE			

Name:

THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS



BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT

- I. THENCE, S 80° 55° 00° E ALONG THE NORTH LINE OF SAID LOT 7 AND LOT 8, AT A DISTANCE OF 20.00 FEET PASS A NO. REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF SUGAR ROAD, AT A DISTANCE OF 1,320.00 FEET PASS THE NORTHEAS!
- 3. THENCE, S 80° 47° 10° E.A. DISTANCE OF 43.84 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT 4. THENCE, S 00° 05° 00° W A DISTANCE OF 278.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 5. THENCE, N 80° 10' 40" W A DISTANCE OF 48.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 60° 05° 00° W AT A DISTANCE OF 190.15 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF CHAPIN ROAD, CONTINUING A TOTAL DISTANCE OF 180.15 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THE TRACET.

- THENCE, N 00° 13° 40° E A DISTANCE OF 330,00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT

DRAWN BY: Cesar P. SURVEYED, CHECKED___

FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED)ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAN. "X" (SHADED) ARE AREAS OF 500-YEAR FLOOD WARAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROJECTED BY LEVES FROM 100-YEAR FLOOD.

3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND OTHE ATTACHED ENGINEERING PLANS. AS PER NAVD 88 (GEOID 2003 L BENCH MARK #1- IRON ROD SET APPROXIMATELY 10.5 FT. EAST FROM THE SOUTHEAST CORNER OF LOT 1, N:16843340.3080, E: 1082763.7260 ELEVATION: 97.24

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRIBES THEES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 NOVES MATURE HEIGHT, GROUND COVER, RASS, OR FLOWERS) AND OTHER GOSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. A 5 FOOT SDEWALK WITH ADA RAMPS IS REQUIRED ALONG N. SUGAR ROAD, CHAPIN ROAD & JENI REY LANE BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEMALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

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

10. 50% OF PARK LAND FEE (\$300.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOT 18 & 19
50% OF PARK LAND FEE (\$400.00 PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE FOR LOTS 1-17 & 20-54.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MIGUEL A. PEREZ. AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT, WHO, BERND BYM, FIRST DULLY SWORN AND DECLARED THAT THE STREAMST STREEMS HARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXCEPTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES:

MARIO A. REYNA, PE # 117368 DATE SURVEYED: 04-05-2021 JOB No. 21092 00



I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MORE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPRAINT SOCKEMANCES, CONFLICTS OFFERAPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMMENTARY DATA, AND THAT THE CORRES MOMENTES SHOWN THEREON WERE PROPERTY PLACED MIXER WITH

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



"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF I DO HERBERY CERTIFY THE MINORS SUBDIVISION PLAT KNOWN AS SUGAR MILL ESTATES SUBDIVISION OF THE PROPERTY OF THE PROPERTY OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEED

APPROVED FOR RECORDING ON THIS THE _____ DAY OF ___



)N:	_		AT			AM/P	м
NS	TRUM	IENT	NUMBER				_
ΣF	THE	MAP	RECORDS	OF	HIDALGO	COUNTY,	TEXAS

DEPLITY

TBPLS No. 100R

FINAL CHECK _



CITY OF EDINBURG - PLANNING AND ZONING COMMISSION

Meeting Date: August 10, 2021

VARIANCE

Agenda Item No: 8D Woodlands Estates Subdivision

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code as follows: 1.) Section 3.303 Multi-Family, Lot Width and 2.) Section 3.303 Multi-Family, Lot Area. **Woodlands 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 at 901 North McColl Road (FM 2061), as requested by Melden and Hunt Inc.

2. <u>Description/Scope</u>: 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 (AU) District. It is proposed for a multi-family 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 Woodlands Estates Subdivision. A subdivision plat by the name Woodland Estates received preliminary approval by the Planning and Zoning Commission at their meeting of May 11, 2021.

The aforementioned Variances were brought to the Planning & Zoning Commission at their meeting of July 13, 2021, and tabled pending evaluation of a project site plan. A third Variance for street widths was recommended for approval by this Commission at the July 13, 2021, meeting. Subsequent to this meeting, a site plan was submitted to the City, but only shows proposed duplex units on one of the wider lots for this subdivision (78 ft.). Most lots shown on the plat are 76 and 77 ft. in width. There are four lots shown that are only 45 ft. in width. The project engineer did not address how these narrower lots will comply. Variances of a similar nature have been granted by City Council in the past year.

Variance #1 – Section 3.303 Multi-Family, Lot Width

This Variance Request is to the lot frontage requirements for said development. The property is zoned Auto Urban (AU) Residential District and requires a minimum of 100 ft. of frontage.

According to the Unified Development Code, Section 3.303 Multi-Family Lot and Building Standards, the minimum required lot width is 100 ft. The lots within the proposed development

range from 45 ft. to 83 ft. in width. These lot widths do not conform to the requirements of the Unified Development Code.

<u>Staff's Recommendation</u>: 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 – Section 3.303 Multi-Family, Lot Area

This Variance Request is to the minimum lot square footage requirement of 10,000 sq. ft. for said development. The property is zoned Auto-Urban Residential (AU) District and requires a minimum of 10,000 sq. ft. per lot for multi-family residential, according to the Unified Development Code, Section 3.303. The lot area for 36 of the 90 proposed lots is less than the required 10,000 sq. ft.

<u>Staff's Recommendation</u>: Staff recommends disapproval and that the developer change the 36 non-conforming lot to comply with the required square footage of 10,000 sq. ft. in accordance with the property zoning.

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 BeltranKimberly Mendoza, MPAPlanner IDirector of Planning and Zoning

Attachments: Unified Development Code Aerial Photo Site Plan

Sec. 3.303 Multi-Family

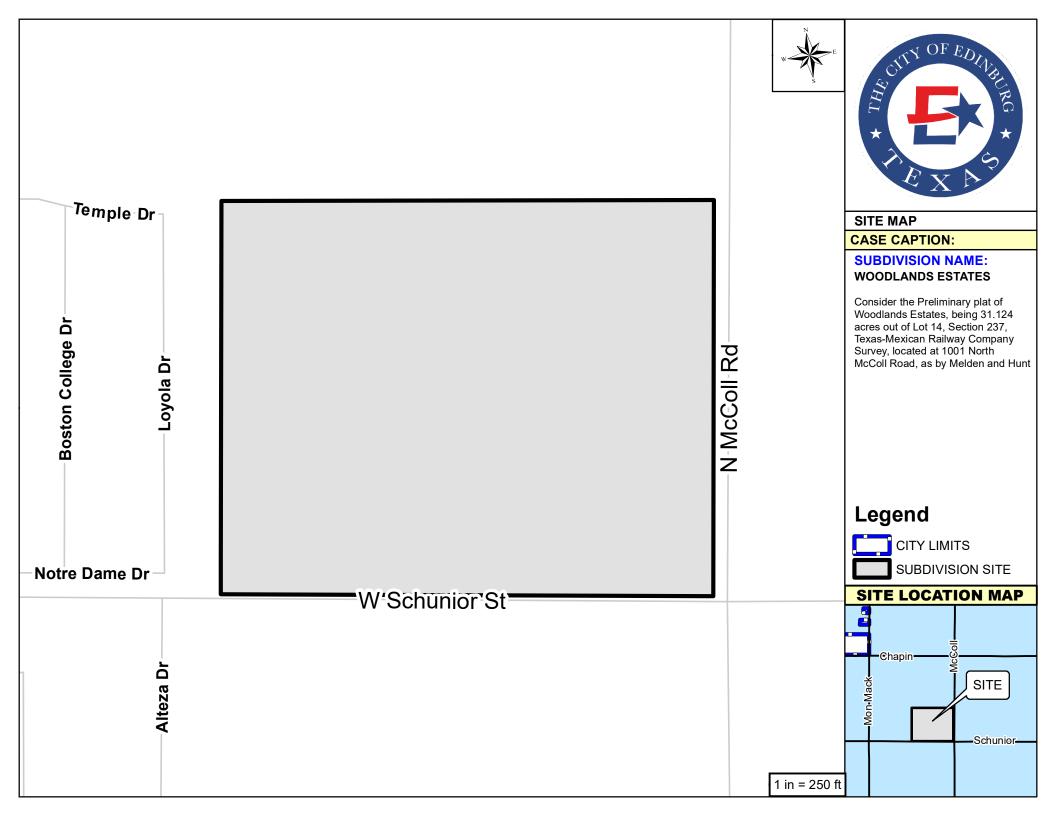
The following bulk standards apply to multi-family buildings that are not part of a planned development:

Table 3.303 Multi-Family Lot and Building Standards						
Minimum M			Maximum			
Zoning District	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.







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				
Article 8 Streets, Utilities and Drainage Section 8.204 S	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 Develop	ment			
Erickson Construction Property Owner (Print legibly or type)	Melden & Hunt, Inc c/o Mario A. Reyna, P.E. Applicant / Agent (Print legibly or type)			
3520 Buddy Owens	115 W McIntyre Street			
Address	Address			
McAllen TX 78504	Edinburg TX 78541			
City, State, Zip	City, State, Zip			
c/o (956) 381-0981	(956) 381-0981			
Telephone	Telephone			
mario@meldenandhunt.com	mario@meldenandhunt.com			
e-mail address	e-mail address			
	Mry			
Signature	Signature			
\$450 Application Fee:	Received By:RECEIV			

Name	
Name	



Subdivision Appeals / Variance Application

Submittal Date: 6/7/21	
Legal Description:	
Proposed The Woodlands Being a 31.124 acre tract of	of land out of Lot 14, Section 237, Texas Mexican Railway
Company's Survey	
Variance Requested (Identify section of co	ode for which variance is being requested):
Article 3 District and Bulk Standards- Section 3.301 S	ingle Family Lot building standards variance on square
footage requirements	a de la companya de la companya de la companya de la companya de la companya de la companya de la companya de
Reason for Request:	
Property constrains for proposed Multi-Family Develo	pment
Erickson Construction	Melden & Hunt, Inc c/o Mario A. Reyna, P.E.
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
3520 Buddy Owens	115 W McIntyre Street
Address	Address
McAllen TX 78504	Edinburg TX 78541
City, State, Zip	City, State, Zip
c/o (956) 381-0981	(956) 381-0981
Telephone	Telephone
mario@meldenandhunt.com	mario@meldenandhunt.com
e-mail address	e-mail address
	Mr 2
Signature	Signature
\$450 Application Fee:	Received By:
	RECEIVED

JUN 07 2021

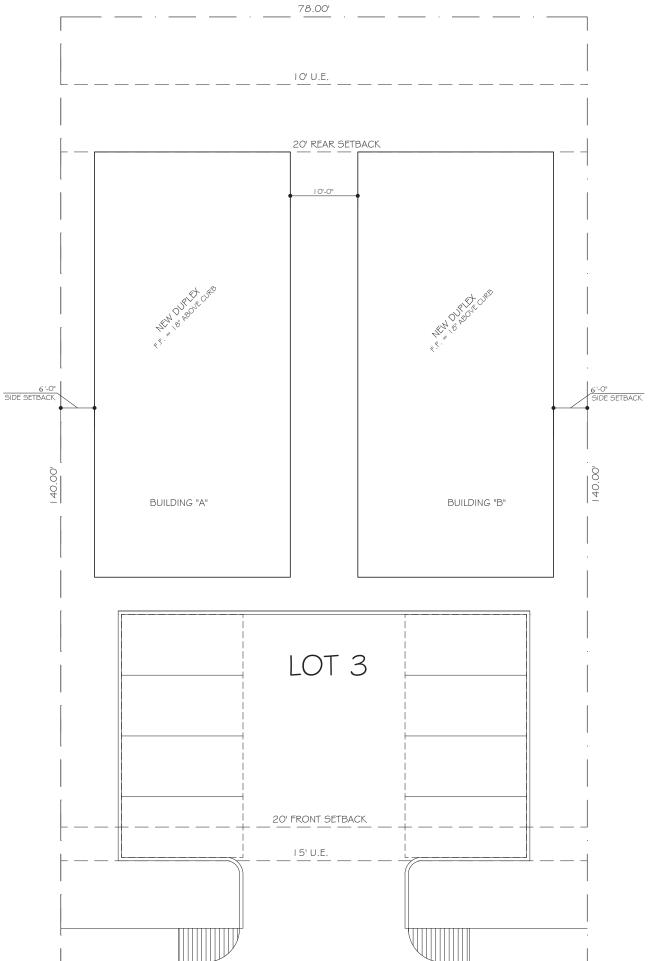
Name:



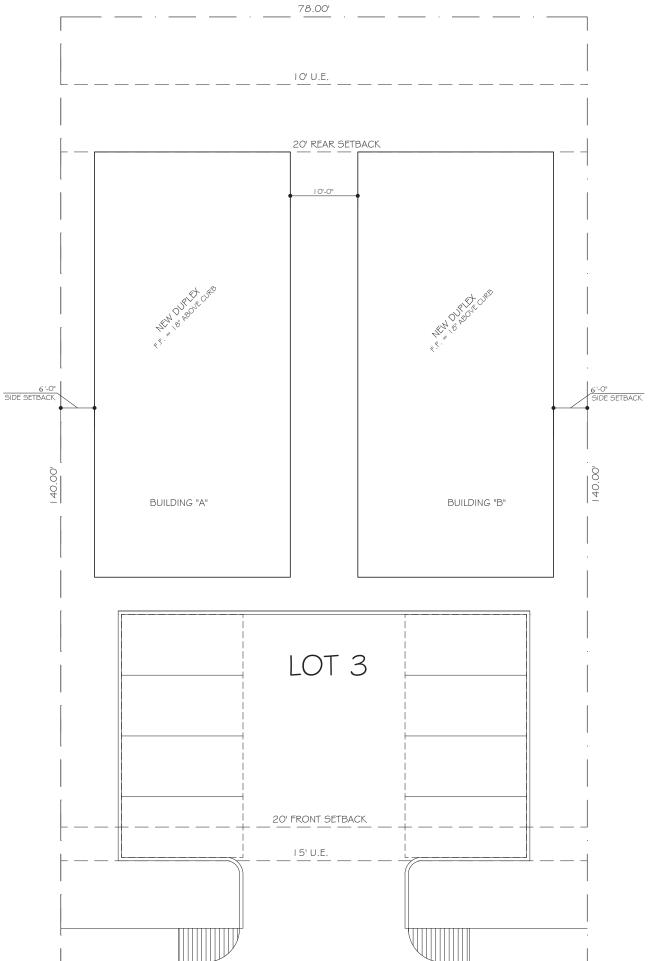
Subdivision Appeals / Variance Application

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 co	de for which variance is being requested):			
Article 3 District and Bulk Standards- Section 3.303 Mu	ulti-Family Lot width per City ordinance 100 Ft width			
variance on lot width				
Reason for Request:				
Property constrains for proposed Multi-Family Develop	ement			
Erickson Construction	Melden & Hunt, Inc c/o Mario A. Reyna, P.E.			
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)			
3520 Buddy Owens	115 W McIntyre Street			
Address	Address			
McAllen TX 78504	Edinburg TX 78541			
City, State, Zip	City, State, Zip			
c/o (956) 381-0981	(956) 381-0981			
Telephone	Telephone			
mario@meldenandhunt.com	mario@meldenandhunt.com			
e-mail address	e-mail address			
	Mil			
Signature	Signature			
\$450 Application Fee:	Received By:			

Na	me:			



78.00'



78.00'



Meeting Date: July 20, 2021

ORDINANCE FOR VOLUNTARY ANNEXATION:

Consider Ordinance providing for the Voluntary Annexation of a 5.0 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 20, 2021