



**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**MARCH 9, 2021–4:00 P.M**

**EDINBURG CITY HALL**

**415 WEST UNIVERSITY DRIVE**

**EDINBURG, TEXAS 78539**

**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 & Zoning Commission:

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

**4. ABSENCES**

- A. Consider Excusing the Absence of Vice Chairperson Hiren Govind from the February 8, 2021 Regular Meeting
- B. Consider Excusing the Absence of Commission Member Miki McCarthy from the February 8, 2021 Regular Meeting

**5. MINUTES**

- A. Consider approval of the Minutes for the February 9, 2021 Regular Meeting.

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REGULAR MEETING  
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**6. PUBLIC COMMENTS**

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

**7. PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, being Lot 4, Block 1, Evangeline Gardens Subdivision, located at 2504 East Monte Cristo Road, as requested by Flavio & Elizabeth Silva
- B. Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 3 & 4, Block "B", Amended Map of Edinburg, located at 1025 North Closner Boulevard, as requested by Gardenia Apartments LLC.
- C. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Juan & Anilia Gonzaba
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being Lots 33, 34, and 35, Mesquite Ridge Subdivision, located at 512 South Jackson Road, as requested by Realtex Development Corporation
- E. Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 46, Trenton Manor Subdivision, located at 1919 Madero Drive, as requested by Leonardo & Martha Garza
- F. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being the West 25 feet of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite, located at 420 South 21<sup>st</sup> Avenue, as requested by Omar Cura Jr.
- G. Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being a 0.32 acre tract of land out of Lot 16, Block 37, Santa Cruz Gardens Subdivision Unit No. 2, located at 705 East Davis Road, as requested by Pamela Ledesma



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- H. Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, being Lots 1 and 2, Block 4, Roseland Parks Subdivision, Lots 1 & 18, University North Subdivision Unit No. 1, located at 715 West Schunior Road, as requested by Sarg Enterprises LLC.
- I. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 10-12, McColl Estates Subdivision & Lot 13, McColl Estates Subdivision Unit No.2, located at 1320 North McColl Road, as requested by Sergio Luis Salinas

**8. CONSENT AGENDA**

- A. Preliminary Plat Approval of Enchanted Estates Subdivision, being a 10 acre tract of land, being a part or portion out of Lot 4, Section 24, Texas-Mexican Railway Company Survey Subdivision, as per the map or plat thereof recorded in Volume 1, Page 21, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the southeast corner of Mile 17 ½ North Road and Alamo Road, as requested by HLG Plan Review Services
- B. Preliminary Plat Approval of Suncrest Acres Subdivision, being a 19.39 acre tract of land, being a part or portion out of Lot 3, Block 57, Alamo Land & Sugar Company's Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, Deed Records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Tower Road, approximately 1,000 ft. south of Canton Road, as requested by Melden and Hunt, Inc.
- C. Preliminary Plat Approval of The Heights on Trenton Subdivision, being a 20 acre tract of land, being a part or portion out of Lot 16, Block 55, Alamo Land & Sugar Company's Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the north side of Trenton Road and approximately 200 ft. east of East Lopez Drive, as requested by Melden and Hunt, Inc.
- D. Final Plat Approval of Hacienda Victoria Estates Subdivision, being a 25.256 acre tract of land, being a part or portion out of lot 8, Section 267, Texas-Mexican Railway Company's Survey, located on the south side of East Richardson Road at North Terry Road, as requested by Melden and Hunt, Inc.
- E. Final Plat Approval of Oso Grande Subdivision, being a 23.04 acre tract of land, being a part or portion out of Lot 46, Baker's Subdivision, as per the map or plat thereof recorded in Volume 2, Page 45, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the south side of Amber Lane, approximately 2,000 ft. west of North Expressway 281, as requested by Quintanilla Headley and Associates, Inc.

**9. INFORMATION**

- A. City Commission Actions: March 2, 2021
- B. Planning and Zoning Highlights

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**11. 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 5<sup>th</sup> day of March, 2021.

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Nikki Marie Cavazos, 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.**

# Memo

**To:** Planning & Zoning Commission Members  
**From:** Nikki Marie Cavazos, Administrative Assistant  
**Subject:** Commission Members Absence  
**Date:** March 5, 2021

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This is to advise you that action needs to be taken with regards to the absence of Vice-Chairperson Hiren Govind from the February 8, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

# Memo

**To:** Planning & Zoning Commission Members  
**From:** Nikki Marie Cavazos, Administrative Assistant  
**Subject:** Commission Members Absence  
**Date:** March 5, 2021

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This is to advise you that action needs to be taken with regards to the absence of Commission Member Miki McCarthy from the February 8, 2021 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 9, 2021- 4:00 P.M.  
EDINBURG CITY HALL – CITY COUNCIL CHAMBERS  
415 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78541**

**MEMBERS PRESENT**

Joe Ochoa, Chairperson  
Jorge Sotelo, Commissioner  
Carlos Jasso, Commissioner  
Ruby Casas, Commissioner  
Becky Hesbrook-Garcia, Commissioner

**MEMBERS ABSENT**

Miki McCarthy, Commissioner  
Hiren Govind, Vice Chairperson

**STAFF PRESENT**

Kimberly A. Mendoza, Planning & Zoning Director  
Omar Ochoa, City Attorney  
Nikki Marie Cavazos, Administrative Assistant  
Gerardo Carmona, City Engineer

Brian Kelsey- Assistant City Manager  
Rita Guerrero, Urban Planner  
Abel Beltran, Urban Planner  
Omar Garza, Fire Marshal

**VISITORS**

Bob Guerra  
Alma Garza  
Jose E. Hernandez  
Nicolasa Zarate

Francisca P. Hernandez  
Eliza Garza  
Ramiro Garza

Graciela Guerra  
Leo Trevino Jr.  
Ivan Garcia

**1. CALL MEETING TO ORDER, ESTABLISH QUORUM:**

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

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

**2. CERTIFICATION OF PUBLIC NOTICE**

Chairperson Mr. Joe Ochoa, verified the posting of the Planning & Zoning Commission Meeting Notice and its compliance with the Open Meetings Act. Staff indicated the agenda had been posted on Friday, February 5, 2021 at 4:45 P.M.

**3. MEETING PROCEDURES:**

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

- A. All items are generally considered as they appear on the agenda. As each item is Introduced:
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

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- E. Once the Chair closes the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will then take what action it feels to be appropriate.
- 4. Consider excusing the absence of Commission Member Ruby Casas from the January 12, 2021 Regular Meeting

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO EXCUSE THE ABSENCE OF COMMISSION MEMBER MS. RUBY CASAS FROM THE JANUARY 12, 2021 REGULAR MEETING. MOTION CARRIED WITH A VOTE OF 4-1. MRS. RUBY CASAS ABSTAINED.**

- 5. Consider excusing the absence of Commission Member Mrs. Becky Hesbrook-Garcia from the January 12, 2021 Regular Meeting

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO EXCUSE THE ABSENCE OF COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA FROM THE JANUARY 12, 2021 REGULAR MEETING. MOTION CARRIED WITH A VOTE OF 4-1. MRS. BECKY HESBROOK-GARCIA ABSTAINED.**

- 6. Consider approval of the Minutes for the December 8, 2020 Regular Meeting
- 7. Consider approval of the Minutes for the January 12, 2021 Regular Meeting

**MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO APPROVE THE MINUTES FROM THE DECEMBER 8, 2020 REGULAR MEETING AND JANUARY 12, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

**8. 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](mailto: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.

**9. PUBLIC HEARINGS**

- A. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, being Lots 1 & 2, Cano Subdivision, located at 2402 East University Drive, as requested by Iced Cube Shaved Ice Edinburg, LLC.

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE SPECIAL USE PERMIT SUBJECT TO SIGNAGE STATING NO ALCOHOL CONSUMPTION ON THE PREMISES. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

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FEBRUARY 9, 2021  
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- B. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, being an 8.33 acre tract of land, more or less, out of Lot 4, Block 1, John Closner Et Al Subdivision, Located on the South side of East Canton Road, approximately 850 feet west of South Raul Longoria Road, as requested by Alpha Maverick, LLC.

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

- C. Consider the Rezoning Request from Agriculture (AG) District and Suburban Residential (S) District to Neighborhood Conservation 7.1 (NC 7.1) District, being a 23.55 acre tract of land out of Lot 10, Kelly- Pharr Subdivision , Located on the south side of West Canton Road, approximately 820 feet east of South Sugar Road, as requested by Garco, LTD

**MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

- D. Consider the Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, Being all of Lot 4 and part of Lots 5 & 6, Block 1, South Park Subdivision, Located at the Southeast Corner of West Sprague Road and South 5<sup>th</sup> Avenue, As Requested by Gustavo Montemayor

**MOTION WAS MADE BY COMMISSION MEMBER MR. CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND DISAPPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

- E. Consider the Rezoning Request from Agriculture (AG) District to Suburban Residential (S) District, Being a one acre tract of land out of Lot 16, Section 245, Texas-Mexican Railway Company's Survey, Located at 912 North Foster Road, As Requested by Rodolfo Trevino

**MOTION WAS MADE BY COMMISSION MEMBER MS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

**10. SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code as follows: Article 7 - Plat and Site Plan Design and Article 8 - Streets, Utilities, and Drainage, for Border Town Subdivision No. 3, being a 66.75-acre tract of land out of Lots 13 & 14, Block 70, Engelmann Re-Subdivision, located at the northeast corner of FM 2812 and North 3<sup>rd</sup> Street, As Requested by Rio Delta Engineering.

**MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO RECOMMEND DISAPPROVAL OF THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

**11. CONSENT AGENDA**

- A. Preliminary Plat Approval of Alberta Heights Subdivision, Being a 17.979 acre tract of land out of the East ½ of Lot 54, Kelly-Pharr Subdivision, as per the map or plat thereof recorded in Volume 3, Pages 133-134, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, Located at the northeast corner of West Alberta Road & Shalom Drive, As Requested by Trevino Engineering.

**MOTION WAS MADE BY COMMISSION MEMBER CARLOS JASSO AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE THE CONSENT AGENDA ITEM 11A. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

**9. INFORMATION**

- A. City Commission Actions: January 19, 2021 and February 2, 2021

Mrs. Kimberly Mendoza discussed the City Commission Actions for the meeting of January 19, 2021 and February 2, 2021. She stated the Selection Committee had completed the evaluations for the Request for Proposal (RFP) pertaining to the Unified Development Code (UDC) Update.

- B. Training Opportunity: February 18, 2021- 8:30 A.M. -12:00 P.M.

Mrs. Mendoza informed the Commission Board Members of an upcoming Training Opportunity regarding a Land Use Fundamentals Workshop scheduled virtually on February 18, 2021 from 8:30 A.M.-12:00 P.M.

**10. ADJOURNMENT**

There being no further business to consider, the meeting was adjourned at 4:49 P.M.

**MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. CARLOS JASSO TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.**

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Nikki Marie Cavazos, Administrative Assistant  
Planning & Zoning Department

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Joe Ochoa, Planning and Zoning Chairperson

Minutes Transcribed by: Nikki Marie Cavazos





**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Comprehensive Plan Amendment**  
**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, Being Lot 4, Block 1, Evangeline Gardens Subdivision, Located at 2504 E. Monte Cristo Road, As Requested By Flavio & Elizabeth Silva [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located on the south side of E. Monte Cristo Road approximately, 350 ft. east of N. “M” Road and is currently vacant. The tract has 100 ft. of frontage along Monte Cristo Road and 190 ft. of depth for a tract size of 19,000 square feet. The requested zoning designation allows for a commercial development on the subject property. The applicant is proposing to construct a mobile unit food truck park with an office and restrooms.

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 25 neighboring property owners and received 3 comments against and none in favor of this request at the time of the report.

**ESTIMATED TIMELINE:**

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) 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 Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, based on the development trend along the lots fronting E. Monte Cristo Road. The requested zoning allows for a mobile unit food truck park.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District
<b><u>APPLICANT:</u></b>	Flavio & Elizabeth Silva
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being Lot 4, Block 1, Evangeline Gardens Subdivision
<b><u>LOCATION:</u></b>	Located at 2504 E. Monte Cristo Road
<b><u>LOT/TRACT SIZE:</u></b>	19,000 square feet
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Mobile unit food truck park with an office and restrooms
<b><u>EXISTING LAND USE</u></b>	Auto Urban Uses
<b><u>ADJACENT ZONING:</u></b>	North – Commercial General (CG) District South – Neighborhood Conservation 7.1 (NC 7.1) District East - Commercial Neighborhood (CN) District West - Neighborhood Conservation 7.1 (NC 7.1) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Auto Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Water / Sewer
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District

**REZONING REQUEST**  
**FLAVIO & ELIZABETH SILVA**

**EVALUATION**

The following is staff's evaluation of the request.

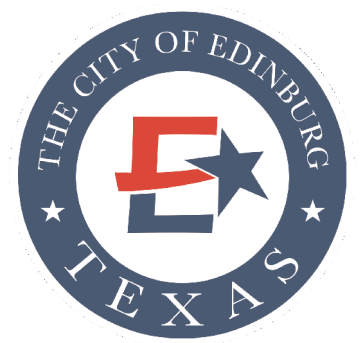
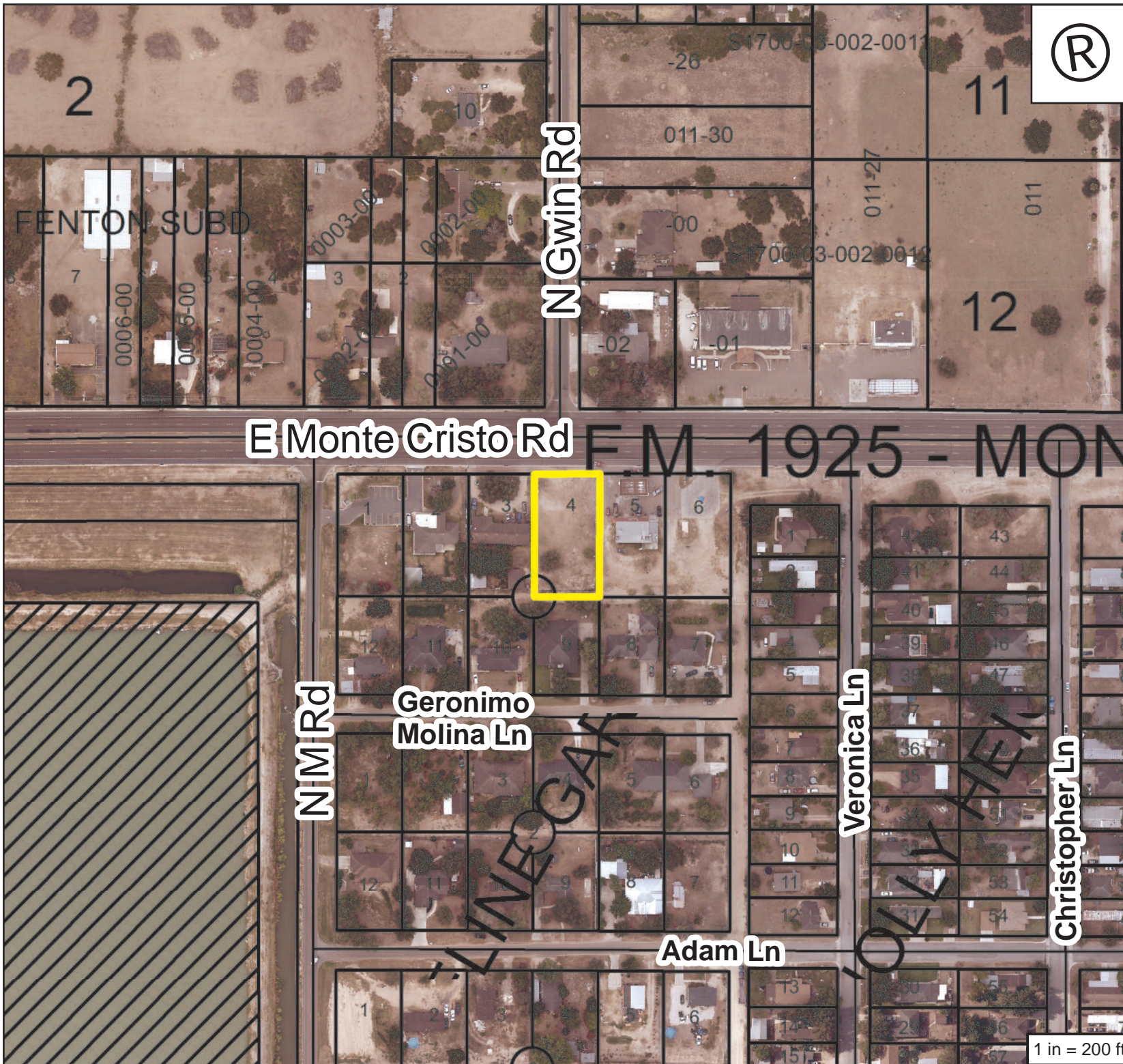
1. The land use pattern for this area of the community consists of single family residential uses and commercial business.
2. The applicant is proposing a mobile unit food truck park with an office and restrooms.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District based on the development trend along the lots fronting E. Monte Cristo Road. The requested zoning allows for a mobile unit food truck park. 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 25 neighboring property owners and received 3 comments against and none in favor of this request at the time of the report.

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



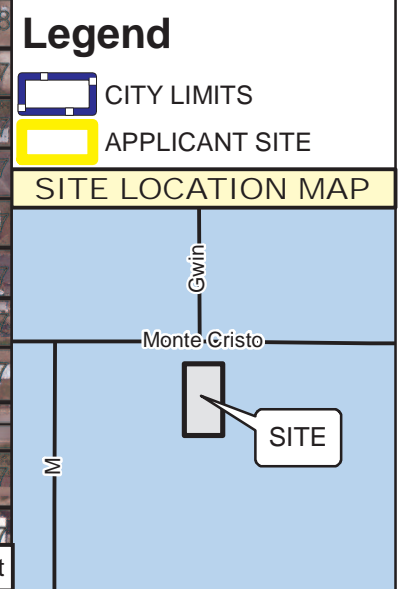


**AERIAL MAP**

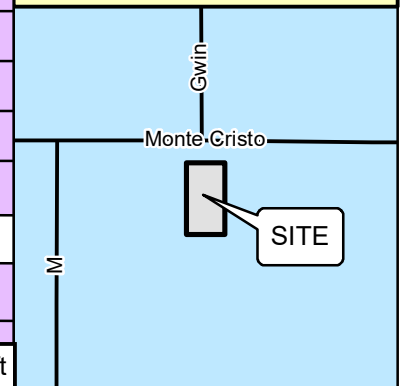
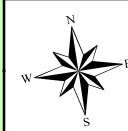
**CASE CAPTION:**

**APPLICANT NAME:**  
**FLAVIO & ELIZABETH SILVA**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION, LOCATED AT 2504 E. MONTE CRISTO ROAD, AS REQUESTED BY FLAVIO & ELIZABETH SILVA







$$1 \text{ in} = 200 \text{ ft}$$

E Monte Cristo Rd E.M. 1925 - MONT

# NMRd

**Geronimo  
Molina Ln**

Veronica Ln

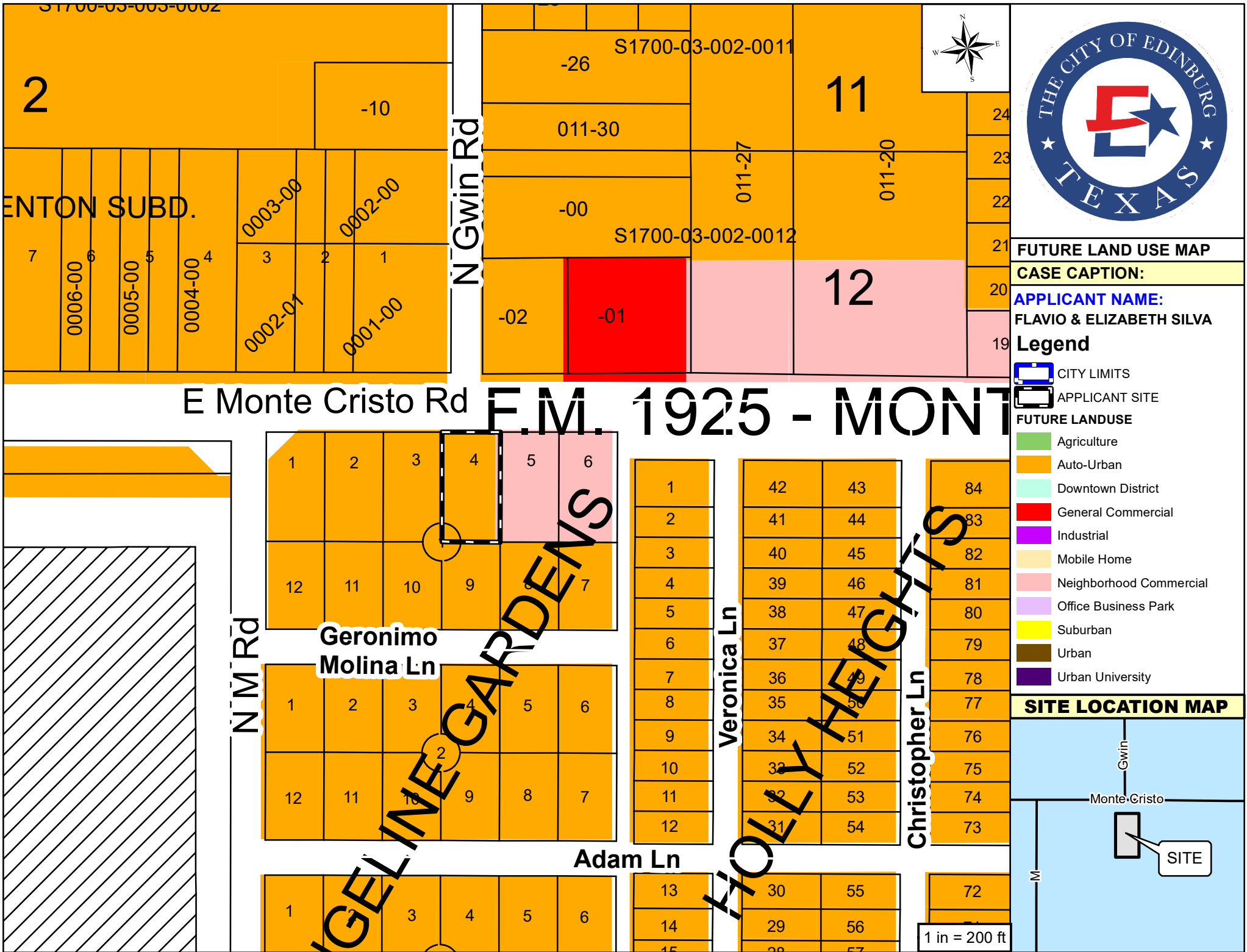
Christopher Ln

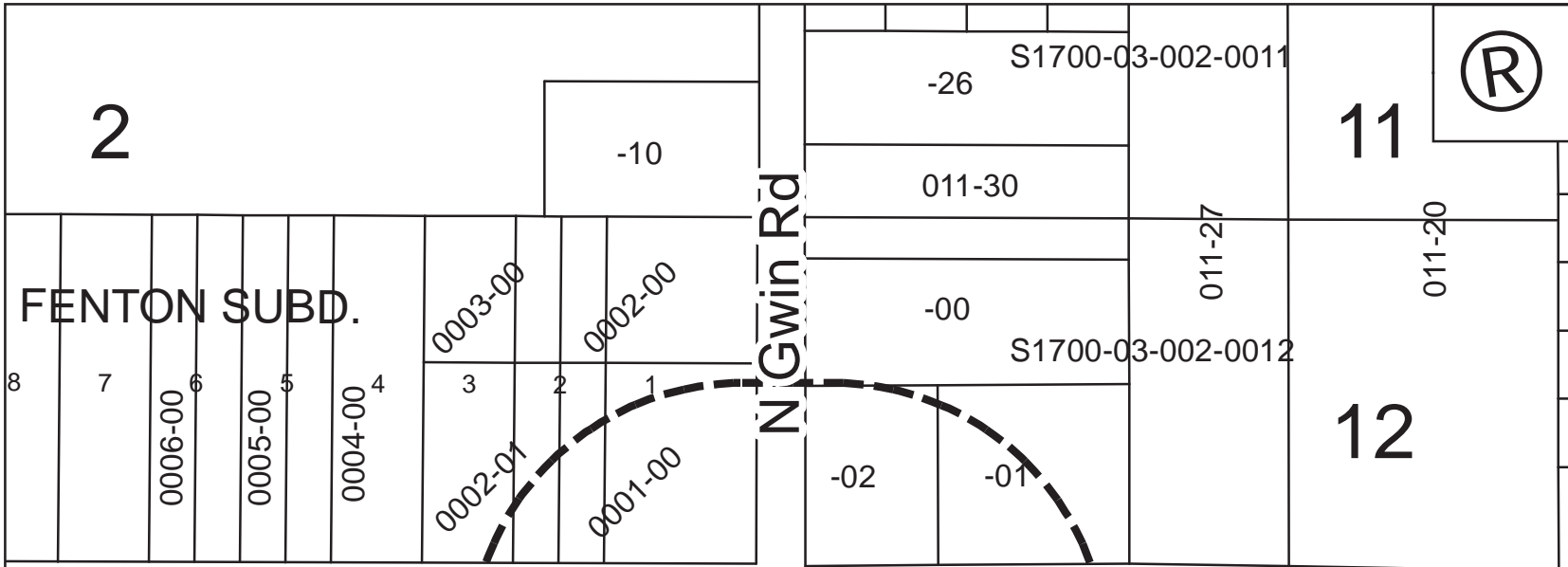
## Adam Ln

The map displays a 12x12 grid of lots. The streets are labeled as follows:

- Top Street:** Geronimo
- Second Street from Top:** Molina Ln
- Bottom Street:** Adam Ln
- Left Side Street:** Veronica Ln
- Right Side Street:** Christopher Ln

The grid is divided into four 6x6 quadrants by the horizontal streets. The top-left quadrant (Geronimo/Molina) contains lot numbers 11, 10, 9, 8, 7 in the first row and 2, 3, 4, 5, 6 in the second row. The top-right quadrant (Veronica/Christopher) contains lot numbers 42, 43, 41, 44, 40, 45, 39, 46, 38, 47, 37, 48, 36, 49, 35, 50, 34, 51, 33, 52, 32, 53, 31, 54. The bottom-left quadrant (Molina/Adam) contains lot numbers 11, 10, 9, 8, 7 in the first row and 3, 4, 5, 6 in the second row. The bottom-right quadrant (Veronica/Adam) contains lot numbers 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775,





**MAILOUT AND SITE MAP**




**CASE CAPTION:**

**APPLICANT NAME:**

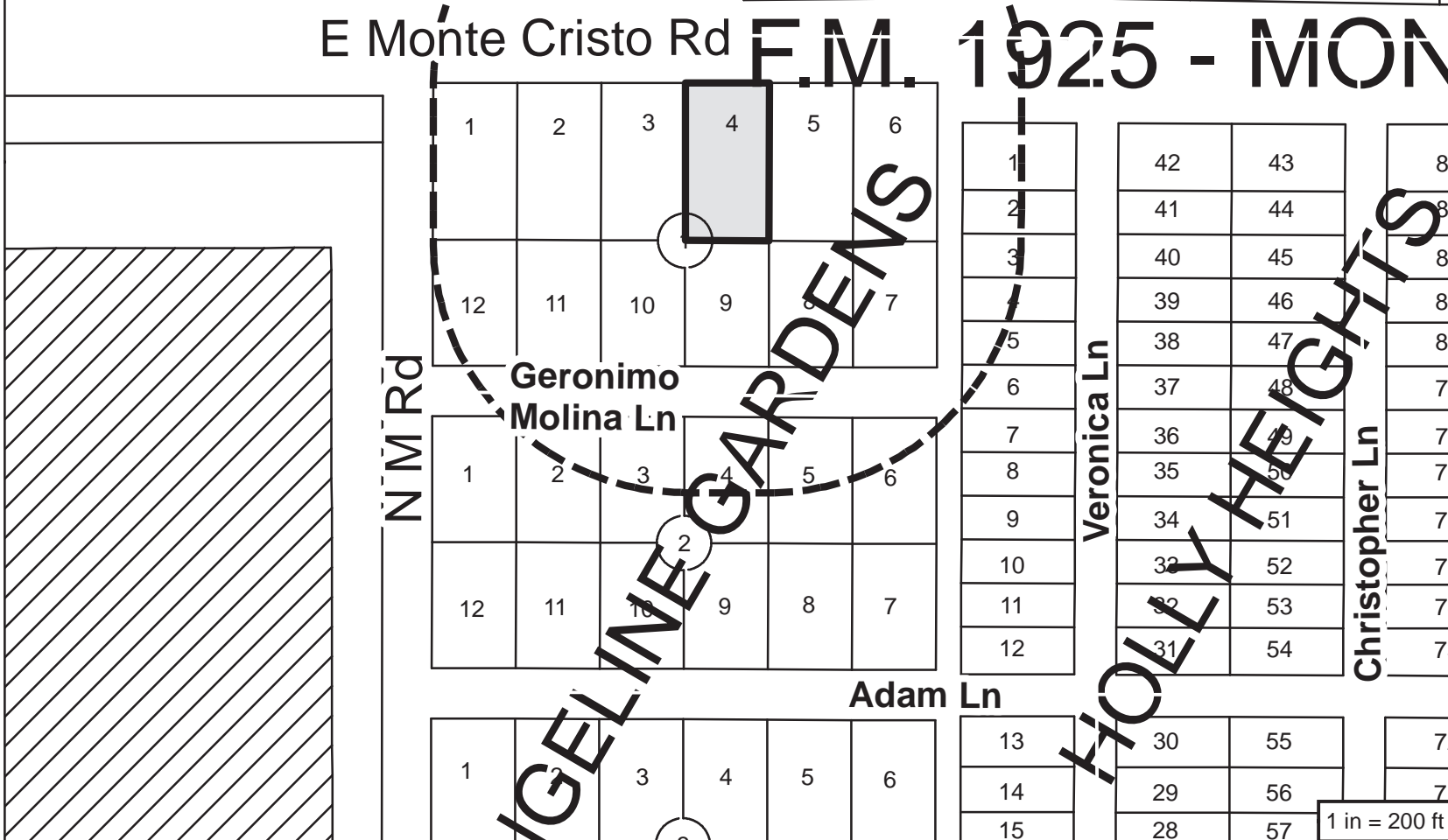
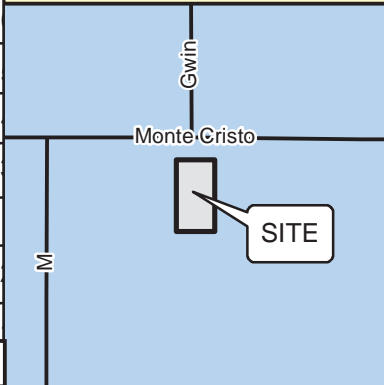
**FLAVIO & ELIZABETH SILVA**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION, LOCATED AT 2504 E. MONTE CRISTO ROAD, AS REQUESTED BY FLAVIO & ELIZABETH SILVA

**Legend**

-  CITY LIMITS
-  300FT NOTIFICATION
-  APPLICANT SITE

**SITE LOCATION MAP**





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

### ZONE CHANGE APPLICATION

1. Name: Silva Flavio & Elisabetha Phone No. (956) 270-0578  
(956) 207-7851
2. Mailing Address: P.O. Box 2387  
City: Edinburg State: Texas Zip: 78540  
Email Address: fgsilva01956@gmail.com Cell No. \_\_\_\_\_
3. Agent: \_\_\_\_\_ Phone No. \_\_\_\_\_
4. Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Address/Location being Rezoned: 2504 E. Monte Cristo Rd.
7. Legal Description of Property: Evangeline Gardens LOT 4 BIK 1
8. Zone Change: From: NC 7 To: Commercial
9. Present Land Use: Vacant
10. Reason for Zone Change: mobile unit food park.

Flavio Silva Elisabetha Silva  
(Please Print Name)

Flavio Silva Elisabetha Silva  
Signature

AMOUNT PAID \$ \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.: March 9, 2021

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

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

### ZONING CHANGE REQUIREMENTS

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



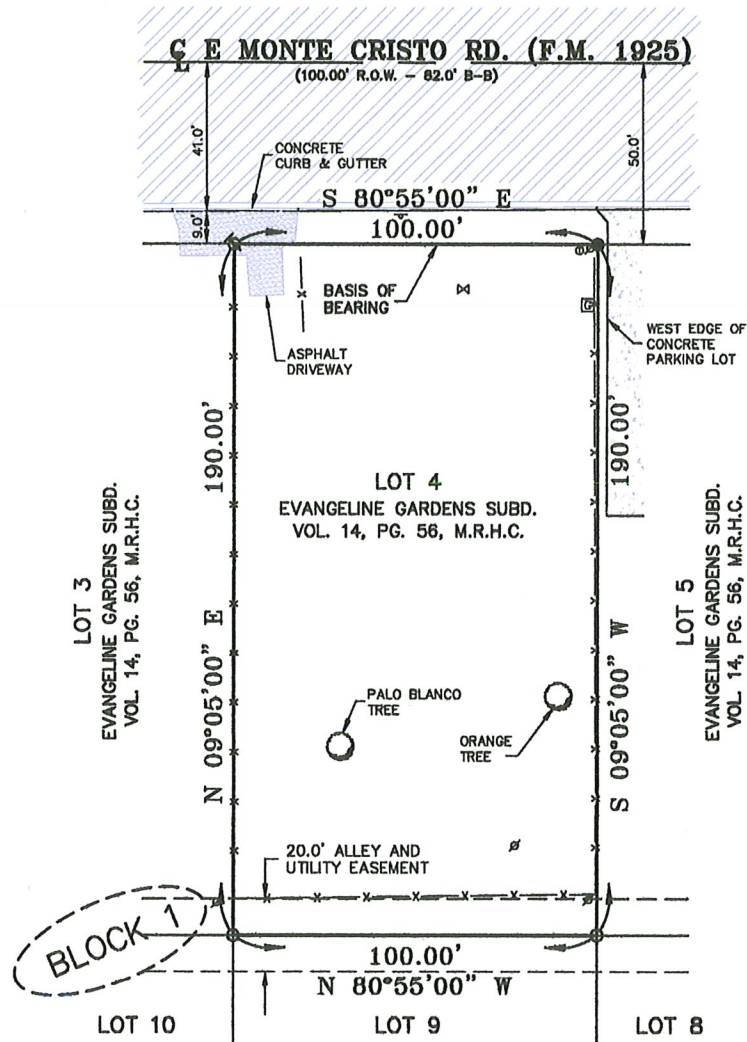
**PABLO SOTO, JR. P.E.**

**CIVIL ENGINEER & LAND SURVEYOR**

1208 S. IRONWOOD, PHARR, TEXAS - 78577  
(TEL) 956-460-1605 (FAX) 956-782-8277



SCALE: 1"=40'



1. BASIS OF BEARING:  
NORTH LINE OF LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION,  
VOLUME 14, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. PROPOSED SETBACK LINES, AS PER ZONING ORDINANCE CITY OF EDINBURG.

### PLAT SHOWING

ALL OF LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 14, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPERTY ADDRESS: 2504 E. MONTE CRISTO RD.  
EDINBURG, TEXAS.

SURVEYED: FEBRUARY 04, 2021

REQUESTED BY: FLAVIO SILVA & ELEZABETH SILVA

FLOOD ZONE DESIGNATION: ZONE "X" SHADED  
COMMUNITY-PANEL NUMBER: 480334 0325 D  
MAP REVISED: JUNE 6, 2000

JOB NUMBER

**SUR 21 018**

### LEGEND

- |                       |                      |
|-----------------------|----------------------|
| ● - FD. 1/2" IRON ROD | ⊗ - WATER VALVE      |
| ○ - SET 1/2" IRON ROD | -x- CHAIN-LINK FENCE |
| STAMPED: RPLS 4541    | ⊕ - TRAFFIC SIGN     |
| ⊕ - SET P-K NAIL      | ⊗ - GAS SIGN         |
| ⊕ - POWER POLE        | ○ - TREE             |
| ⊕ - TEL. PEDESTAL     |                      |

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

PABLO SOTO, JR.

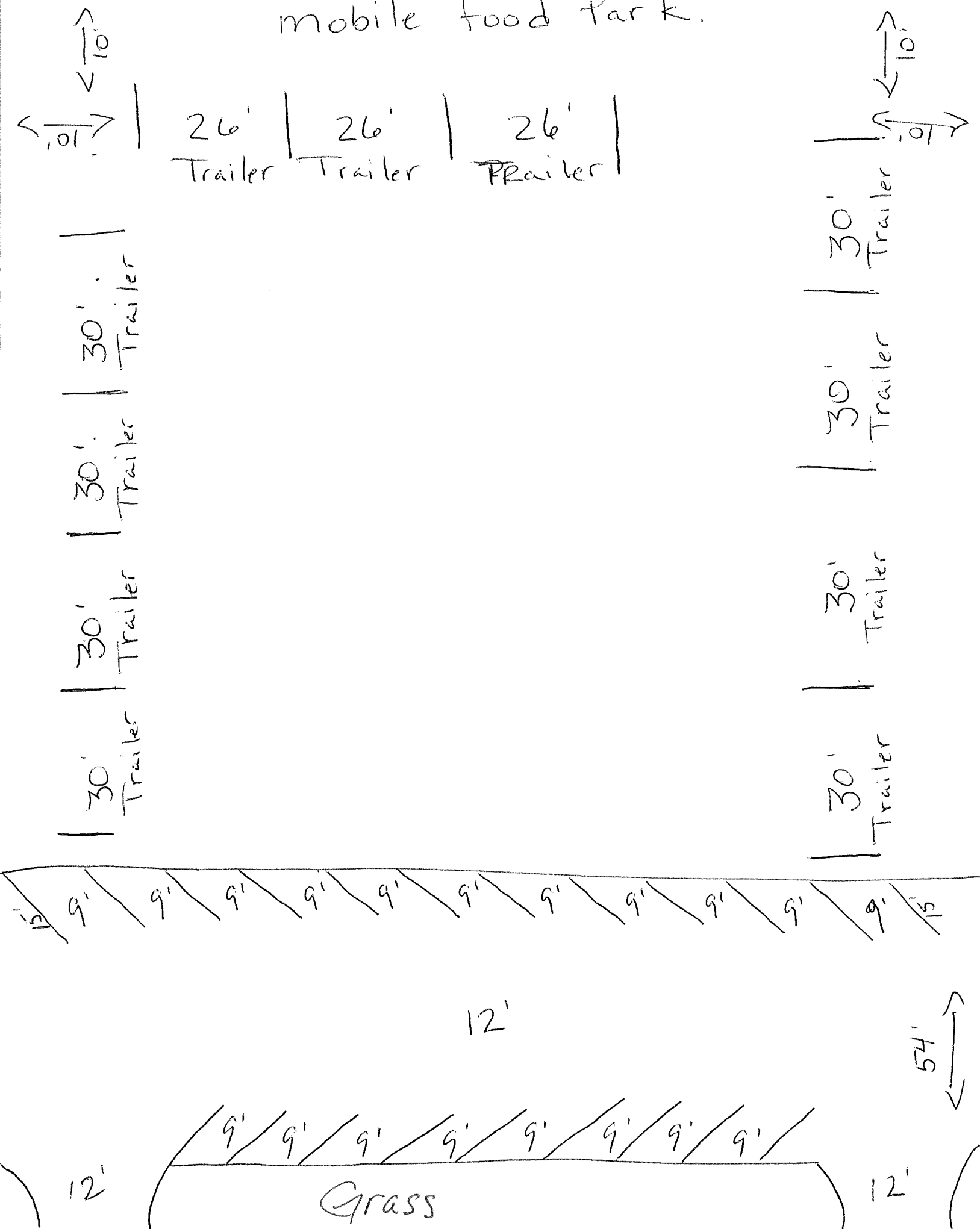
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541



*Julia* 2/09/2021

DATE

mobile food park.





## NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, March 9, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

**COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION, LOCATED AT 2504 E. MONTE CRISTO ROAD, AS REQUESTED BY FLAVIO & ELIZABETH SILVA**

This request is scheduled to be heard by the City Council on Tuesday, April 6, 2021 at 6:00 p.m. As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Tuesday, March 9, 2021
- EMAIL- [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

Comments: We have enough issues with the convenience store

Adjacent to this property, and do not need more commercial at  
this location. We receive the heavy smell of all sorts of foods, trash,

Print Name: And often we see men Phone No.: 956-289-3530

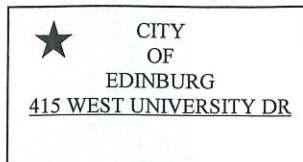
Address: Urinating behind the store. City: Lot 9, Bk 1, Evangeline Gardens State: \_\_\_\_\_ Zip: \_\_\_\_\_

*Richard Hardy*

## NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



RECEIVED

MAR 03 2021

Name: BC9:05am

3th Ave.

University Dr. (S.H.107)





## NOTIFICATION

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Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor

☒ Against/En Contra

☒ No Comments/No Comentario

Comments: \_\_\_\_\_

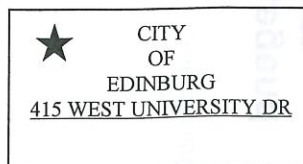
Print Name: Irene M. Gonzalez Phone No.: (956) 292-3924

Address: 2510 Gerardo Molina St. City: Edinburg State: TX Zip: 78542

## NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



MAR 05 2021

Name: oaf 11:28 AM

3th Ave.

University Dr. (S.H.107)



## NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, March 9, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

**COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING LOT 4, BLOCK 1, EVANGELINE GARDENS SUBDIVISION, LOCATED AT 2504 E. MONTE CRISTO ROAD, AS REQUESTED BY FLAVIO & ELIZABETH SILVA**

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- EMAIL- [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

Comments: ya existe un negocio y los contenedores de basura se llenan y el excedente se tira alrededor de los contenedores dando mal aspecto y mal olor y a veces personas orinan dentro del negocio y eso tambien esta mal

Print Name: Martin S. Gonzalez

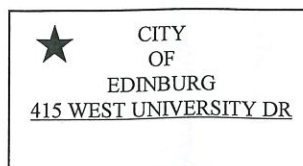
Phone No.: \_\_\_\_\_

Address: 2510 Gerónimo Molina St City: Edinburg State: TX Zip: 78542

## NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



RECEIVED

MAR 05 2021

Name: ag 11:29 AM

3th Ave.

University Dr. (S.H.107)





**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Comprehensive Plan Amendment**  
**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, Being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, Being a part or portion out of Lots 3 & 4, Block “B”, Amended Map of Edinburg, Located at 1025 N. Closner Blvd., As Requested By Gardenia Apartments LLC [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located on the west side on N. Closner Blvd approximately 470 ft. north of W. Chavez Street and is currently vacant. The tract has 90 ft. of frontage along N. Closner Blvd. and 420 ft. of depth for a tract size of 2.025 acres. The requested zoning designation allows for a multi-family residential development on the subject property. The applicant is proposing a multi-family residential development on the property.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Industrial (I) District to the east, Commercial General (CG) District to the south, Urban Residential (UR) District to the west. A Union Pacific Railroad right-of-way is located to the north of the property. The surrounding area consists of multi-family residential development and commercial business. The future land use designation is Industrial Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 15 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 April 6, 2021. City Council’s decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

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

**JUSTIFICATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District. The requested zoning is consistent with the surrounding land use in the area and allows for a multifamily residential development.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District
<b><u>APPLICANT:</u></b>	Gardenia Apartments, LLC
<b><u>AGENT:</u></b>	Melden & Hunt Inc.
<b><u>LEGAL:</u></b>	Being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, Being a part or portion out of Lots 3 & 4, Block “B”, Amended Map of Edinburg
<b><u>LOCATION:</u></b>	Located at 1025 N. Closner Blvd
<b><u>LOT/TRACT SIZE:</u></b>	2.025 acres
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Multi-family residential development
<b><u>EXISTING LAND USE</u></b>	Vacant
<b><u>ADJACENT ZONING:</u></b>	North – Union Pacific Railroad right-of-way South – Commercial General (CG) District East - Industrial (I) District West - Urban Residential (UR) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Industrial Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Water / Sewer
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District.

**REZONING REQUEST  
GARDENIA APARTMENTS LLC**

**EVALUATION**

The following is staff's evaluation of the request.

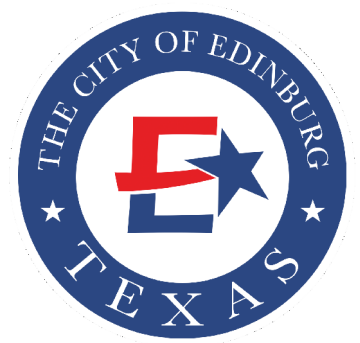
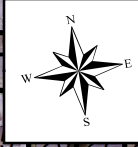
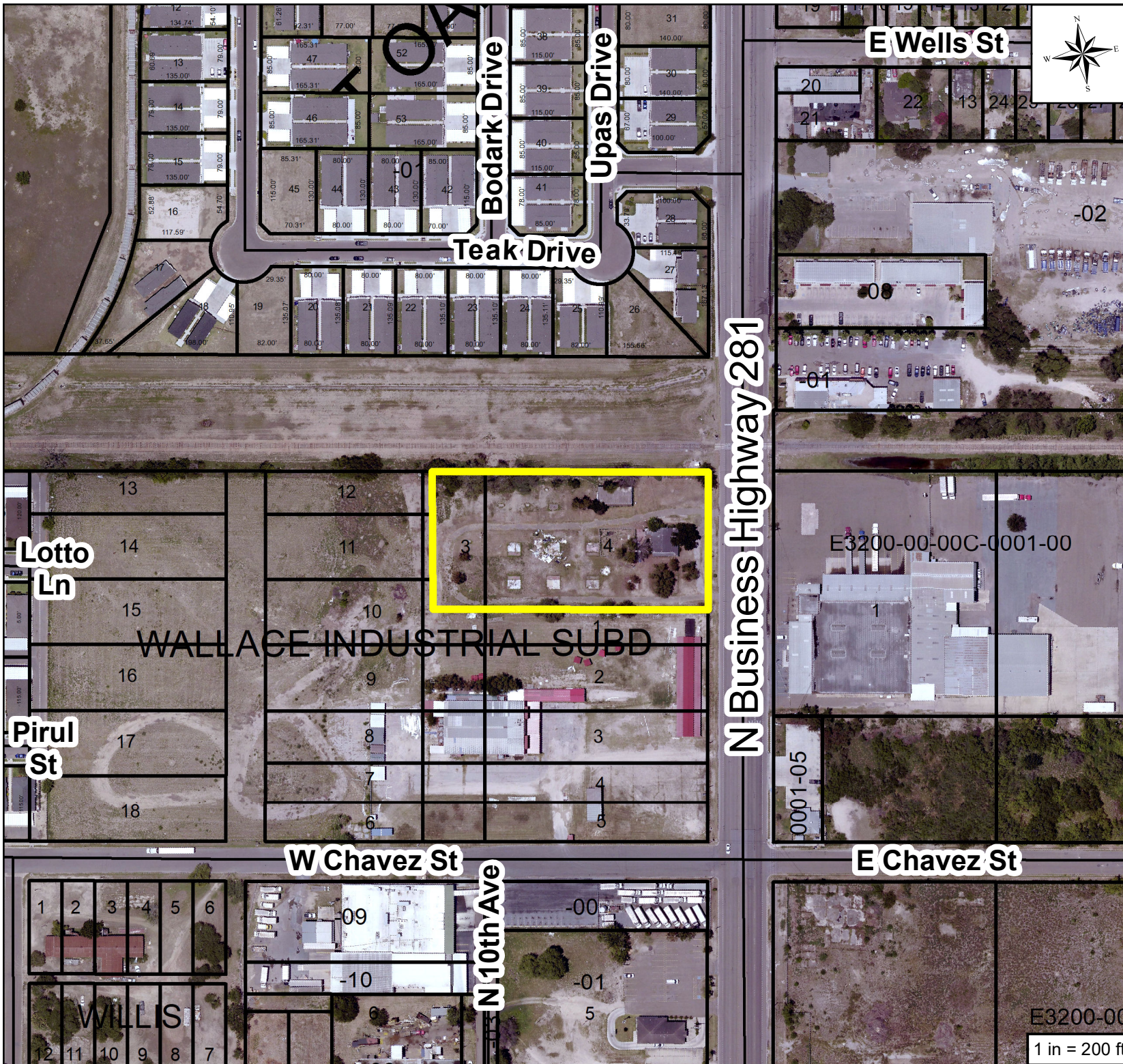
1. The land use pattern for this area of the community consists of multifamily residential uses and commercial business.
2. The applicant is proposing a multi-family residential development.

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

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



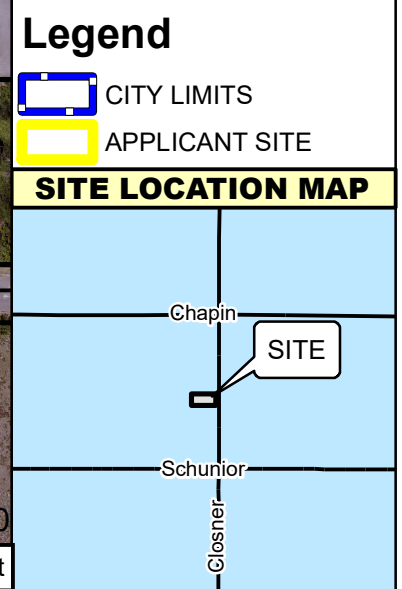


**AERIAL MAP**

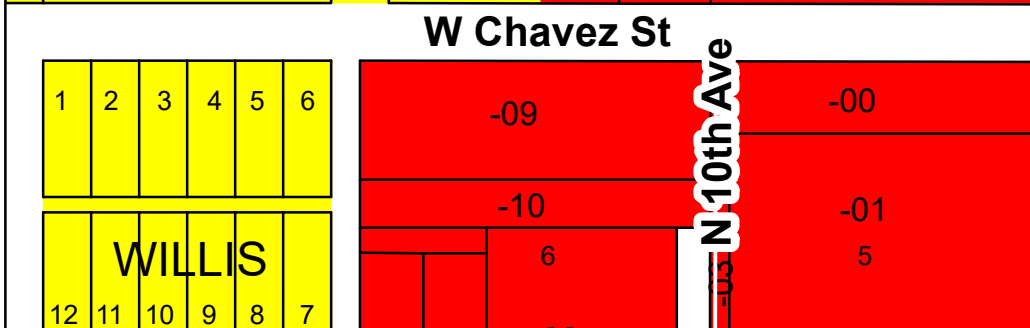
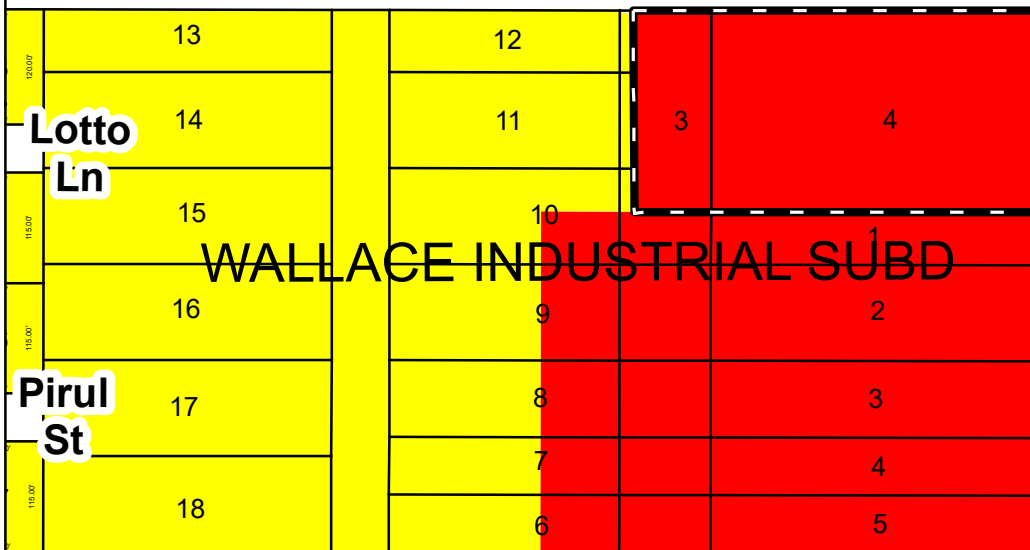
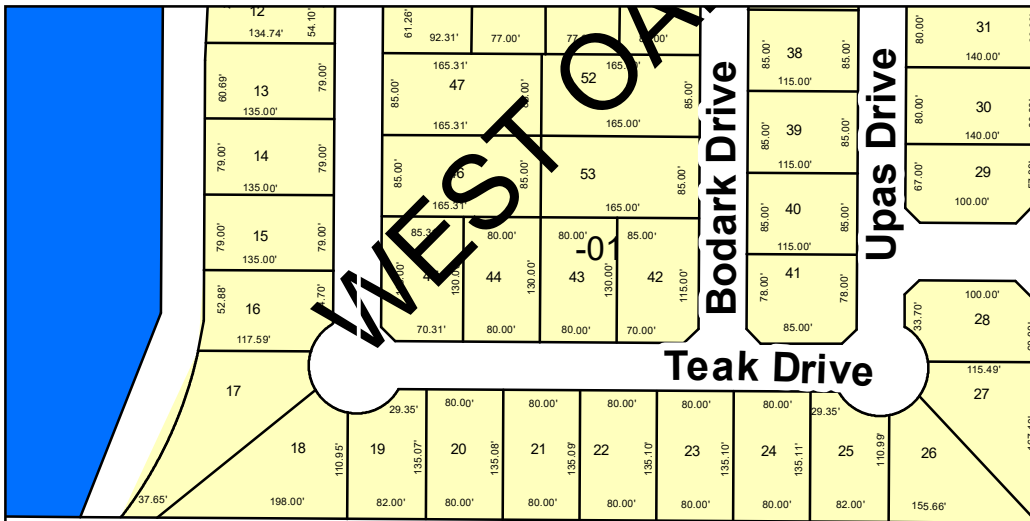
**CASE CAPTION:**

**APPLICANT NAME:**  
**GARDENIA APARTMENTS LLC**

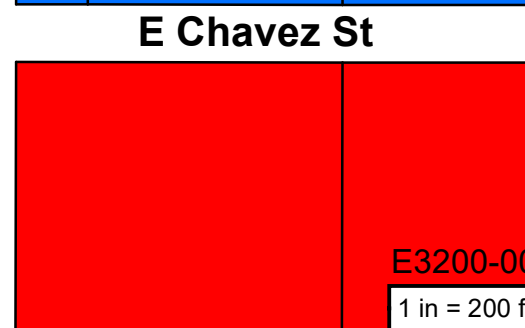
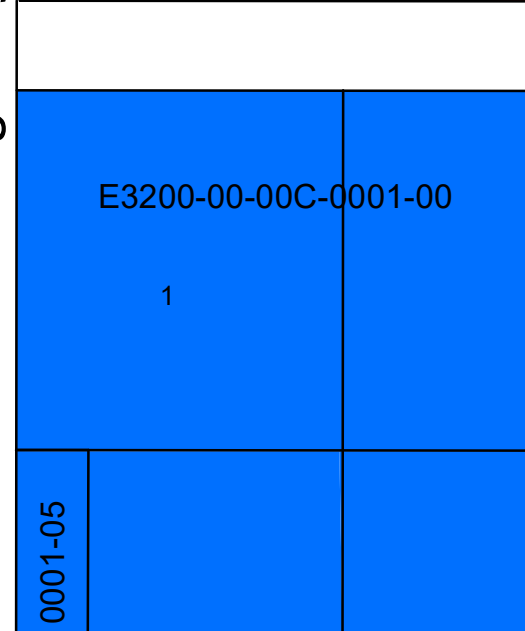
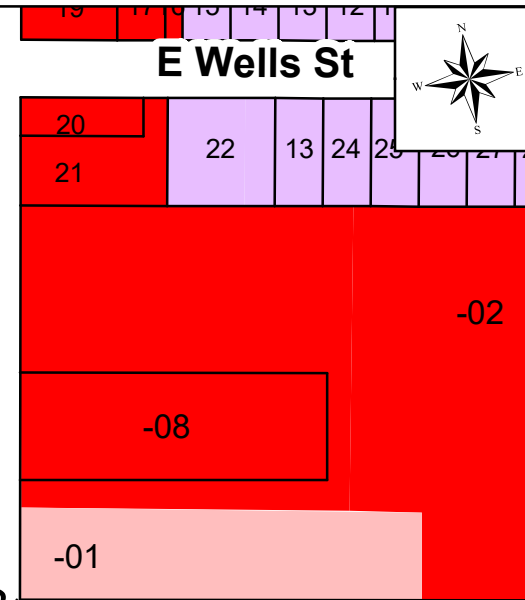
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM INDUSTRIAL USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A TRACT OF LAND CONTAINING 2.025 ACRES SITUATED ON THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOTS 3 & 4, BLOCK "B", AMENDED MAP OF EDINBURG, LOCATED AT 1025 N CLOSNOR BLVD., AS REQUESTED BY GARDENIA APARTMENTS LLC







N Business Highway 281



THE CITY OF EDINBURG TEXAS

**ZONING MAP**

**CASE CAPTION:**

**APPLICANT NAME:**  
GARDENIA APARTMENTS LLC

**Legend**

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

**SITE LOCATION MAP**

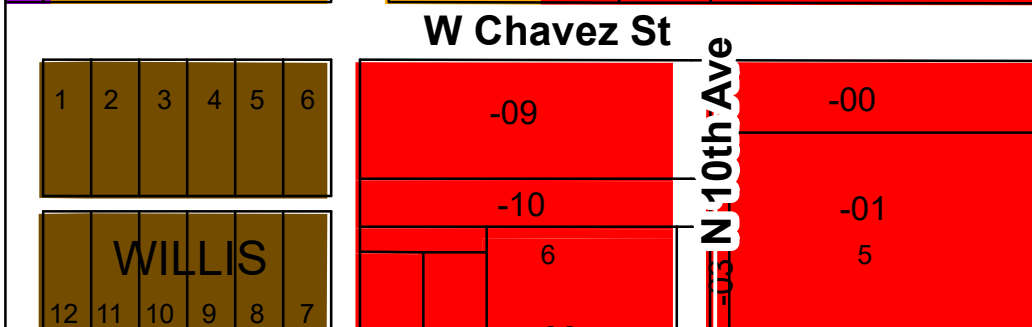
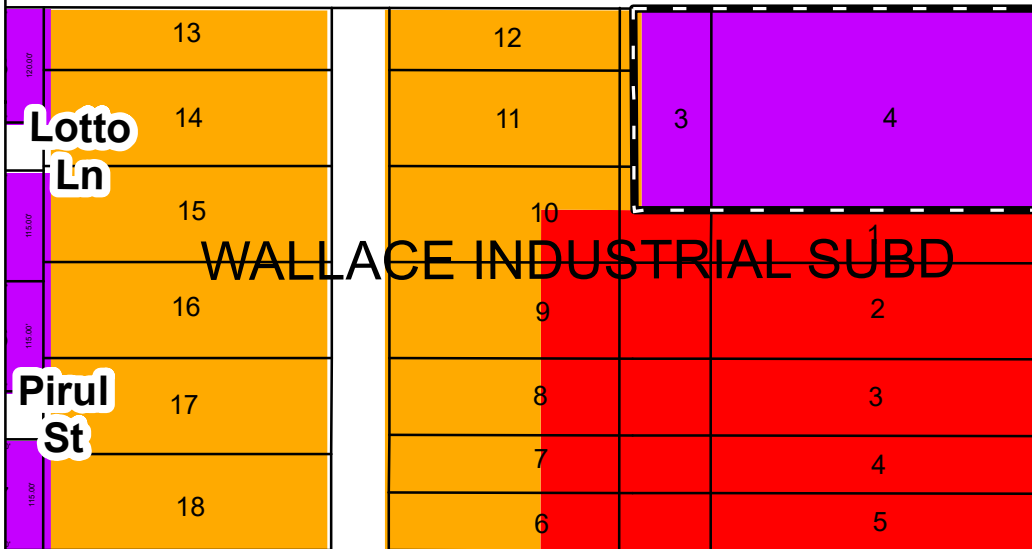
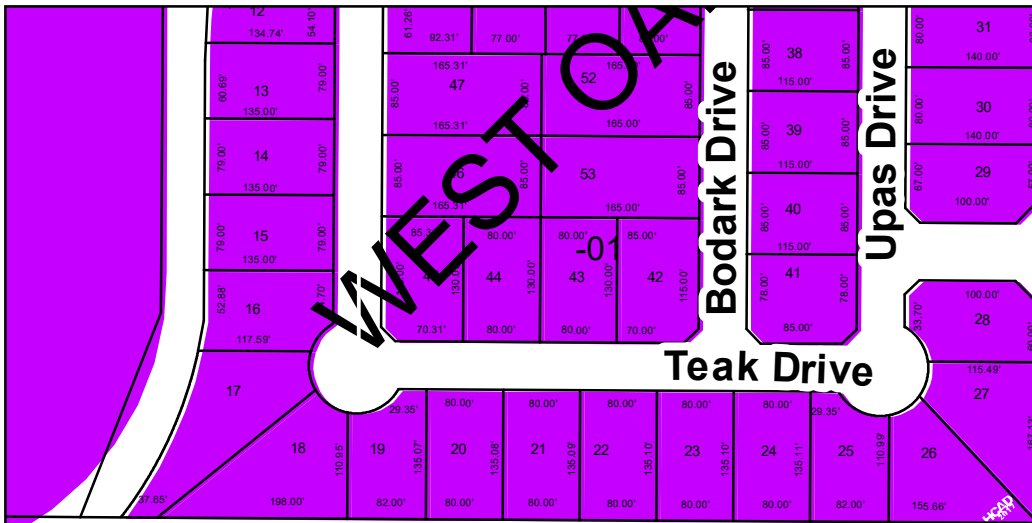
Chapin

Schunior

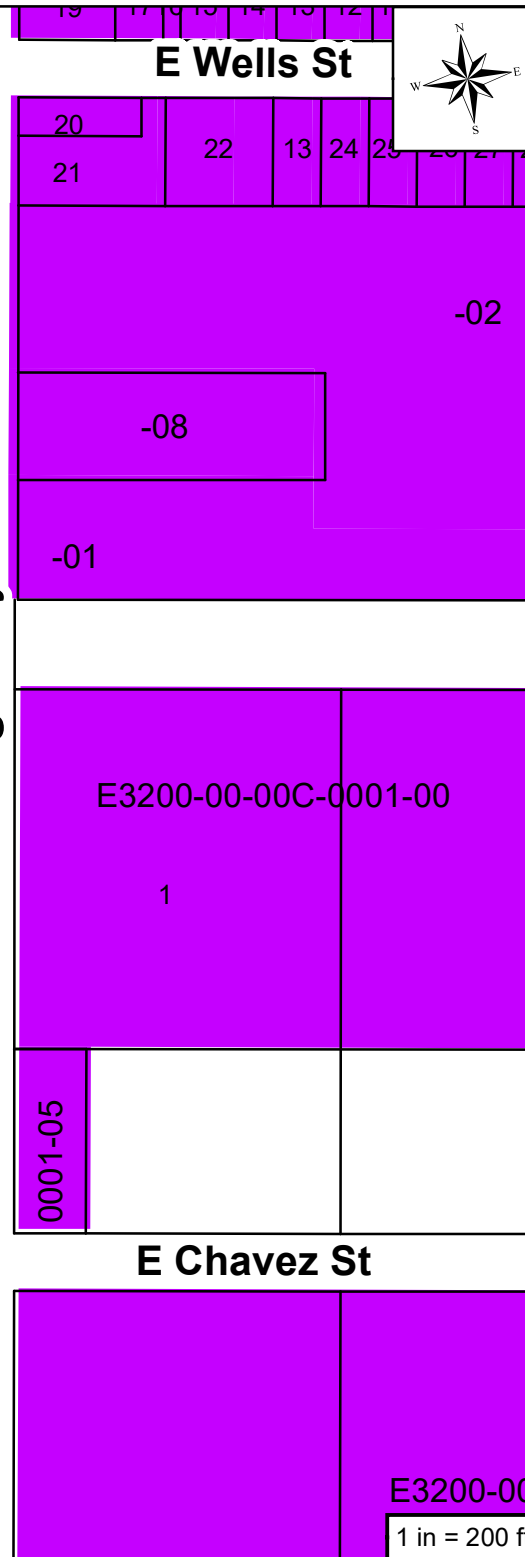
Closner


**SITE**

1 in = 200 ft



N Business Highway 281


















**FUTURE LAND USE MAP**

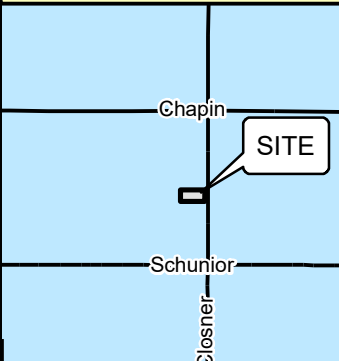
**CASE CAPTION:**

**APPLICANT NAME:**  
GARDENIA APARTMENTS LLC

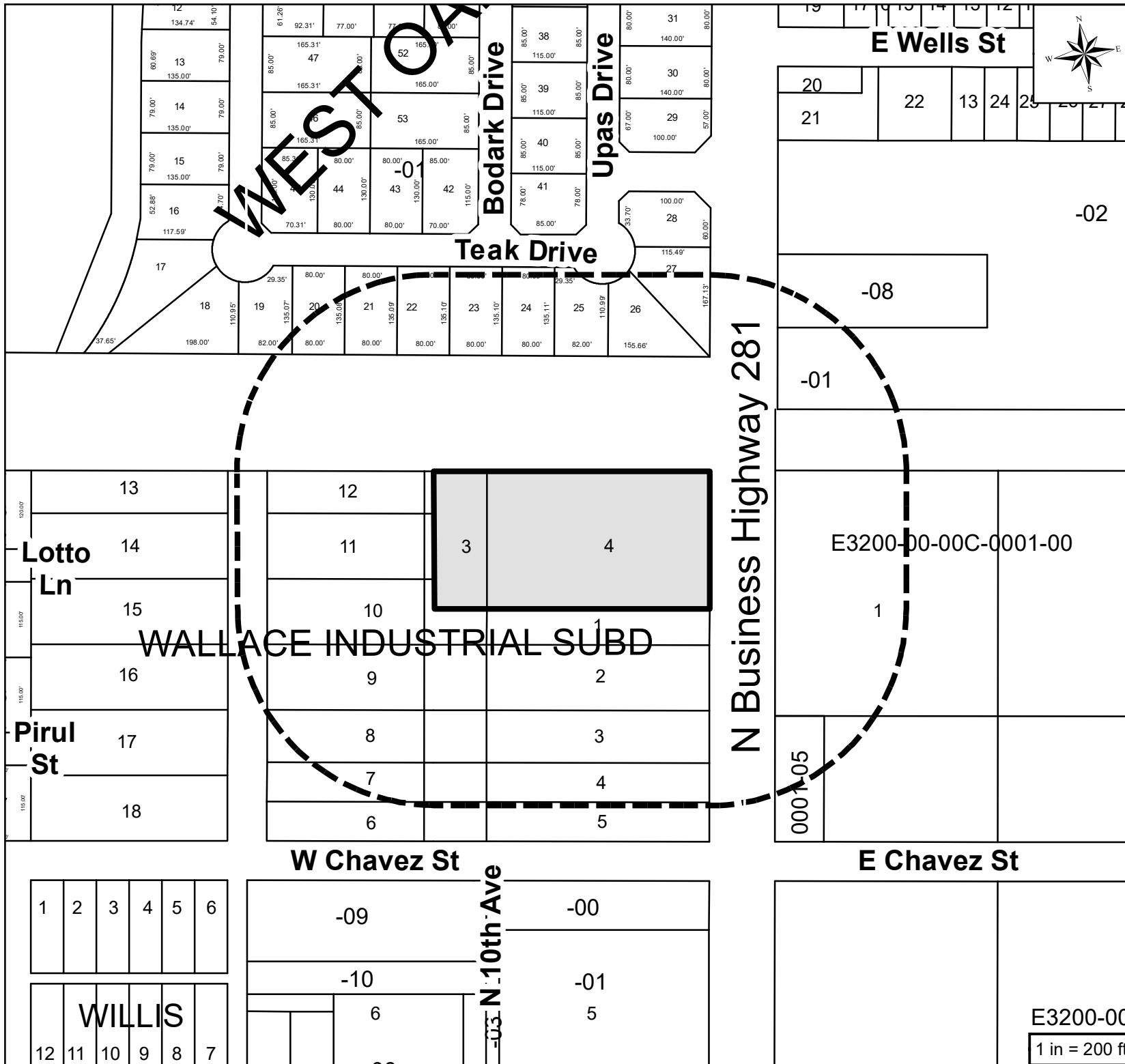
**Legend**

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

**SITE LOCATION MAP**



1 in = 200 ft



**MAILOUT AND SITE MAP**

**CASE CAPTION:**

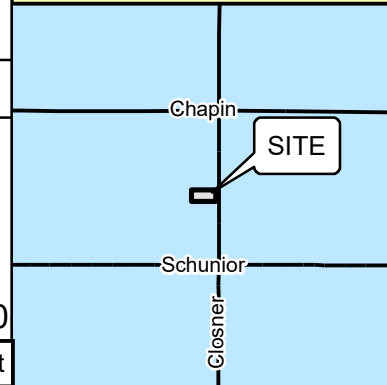
**APPLICANT NAME:**  
**GARDENIA APARTMENTS LLC**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM INDUSTRIAL USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A TRACT OF LAND CONTAINING 2.025 ACRES SITUATED ON THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOTS 3 & 4, BLOCK "B", AMENDED MAP OF EDINBURG, LOCATED AT 1025 N CLOSNER BLVD., AS REQUESTED BY GARDENIA APARTMENTS LLC

**Legend**

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

**SITE LOCATION MAP**



E3200-00  
 1 in = 200 ft



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

## ZONE CHANGE APPLICATION

1. Name: Gardenia Apartments Subdivision Phone No. c/o 381-0981
2. Mailing Address: 4001 S. Shary Rd., Ste. 550  
City: Mission State: TX Zip 78572  
Email Address: c/o mario@meldenandhunt.com Cell No. (956) 500-2734
3. Agent: Melden & Hunt, Inc. c/o Mario A. Reyna, P.E. Phone No. 381-0981
4. Agent's Mailing Address: 115 W. McIntyre Street  
City: Edinburg State: TX Zip 78541
5. Email Address: c/o mario@meldenandhunt.com
6. Address/Location being Rezoned: -
7. Legal Description of Property: 2.025 acres o/o Lots 3 & 4, Blk. B" Amended Map of Edinburg
8. Zone Change: From: Commercial General To: Urban Residential
9. Present Land Use: Open
10. Reason for Zone Change: Multi-Family Apartments

Mario A. Reyna, P.E.  
(Please Print Name)

Signature

RECEIVED

FEB 01 2021

AMOUNT PAID \$ 400.00

RECEIPT NUMBER \_\_\_\_\_ Name: \_\_\_\_\_

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

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

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

## ZONING CHANGE REQUIREMENTS

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







**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Comprehensive Plan Amendment**  
**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, Being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, Being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision, Located at 2952 Regency Drive, As Requested By Juan & Anilia Gonzaba [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the southeast corner of S. Gateway Drive and Regency Drive and is currently vacant. The tract has 226.96 ft. of frontage along Regency Drive and 223.57 ft. of depth for a tract size of 1.240 acres. The requested zoning designation allows for a multi-family residential development on the subject property. The applicant is proposing to a multi-family residential development on the property. The future land use designation is Auto Urban Uses.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial General (CG) District to the north and east, Auto Urban Residential (AU) District to the south, and Urban Residential (UR) District to the west. The surrounding area consists of multi-family residential and commercial business. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 59 neighboring property owners and received 1 comment in favor and none 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the 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 Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District. The request is consistent with the surrounding land use in the area and allows for a multifamily residential development.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District
<b><u>APPLICANT:</u></b>	Juan & Anilia Gonzaba
<b><u>AGENT:</u></b>	Melden & Hunt Inc.
<b><u>LEGAL:</u></b>	Being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, Being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision
<b><u>LOCATION:</u></b>	Located at 2952 Regency Drive
<b><u>LOT/TRACT SIZE:</u></b>	1.240 acres
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Mutli-family residential development
<b><u>EXISTING LAND USE</u></b>	Vacant
<b><u>ADJACENT ZONING:</u></b>	North – Commercial General (CG) District South – Auto Urban Residential (AU) District East - Commercial General (CG) District West - Urban Residential (UR) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Auto Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Water / Sewer
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District



**REZONING REQUEST  
JUAN & ANILIA GONZABA**

**EVALUATION**

The following is staff's evaluation of the request.

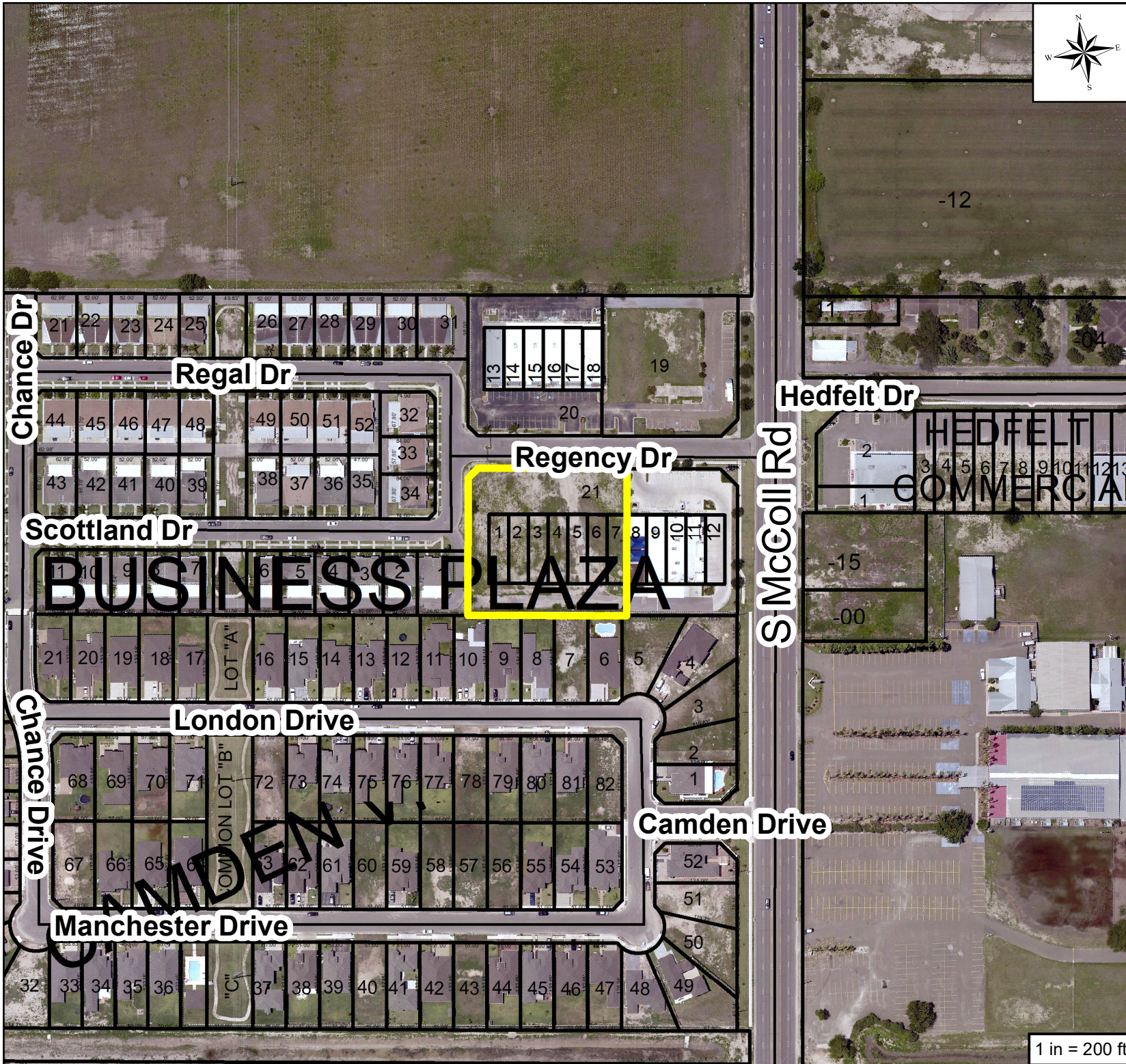
1. The land use pattern for this area of the community consists of multifamily residential uses and commercial business.
2. The applicant is proposing a multi-family residential development.

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 59 neighboring property owners and received 1 comment in favor and none against this request at the time of the report.

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





## AERIAL MAP

### CASE CAPTION:

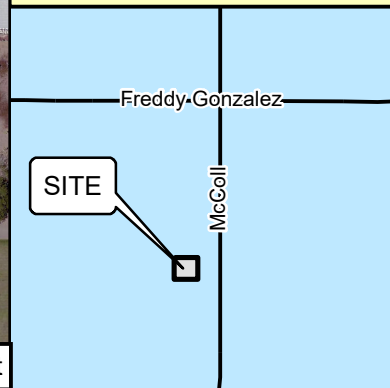
#### APPLICANT NAME:

**JUAN AND ANILIA GONZABA**  
CONSIDER THE COMPREHENSIVE  
PLAN AMENDMENT FROM AUTO  
URBAN USES TO URBAN USES AND  
THE REZONING REQUEST FROM  
COMMERCIAL GENERAL (CG)  
DISTRICT TO URBAN RESIDENTIAL  
(UR) DISTRICT, BEING A TRACT OF  
LAND CONTAINING 1.240 ACRES  
SITUATED IN THE CITY OF  
EDINBURG, HIDALGO COUNTY,  
TEXAS, BEING ALL OF LOTS 1,2,3,4,  
5,6,7 AND PART OR PORTION OF  
LOT 21, BLOCK 1, THE BOARDWALK  
SUBDIVISION, LOCATED AT THE  
SOUTHEAST CORNER OF S.  
GATEWAY DRIVE AND REGENCY  
DRIVE, AS REQUESTED BY JUAN &  
ANILIA GONZABA

### Legend

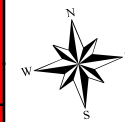
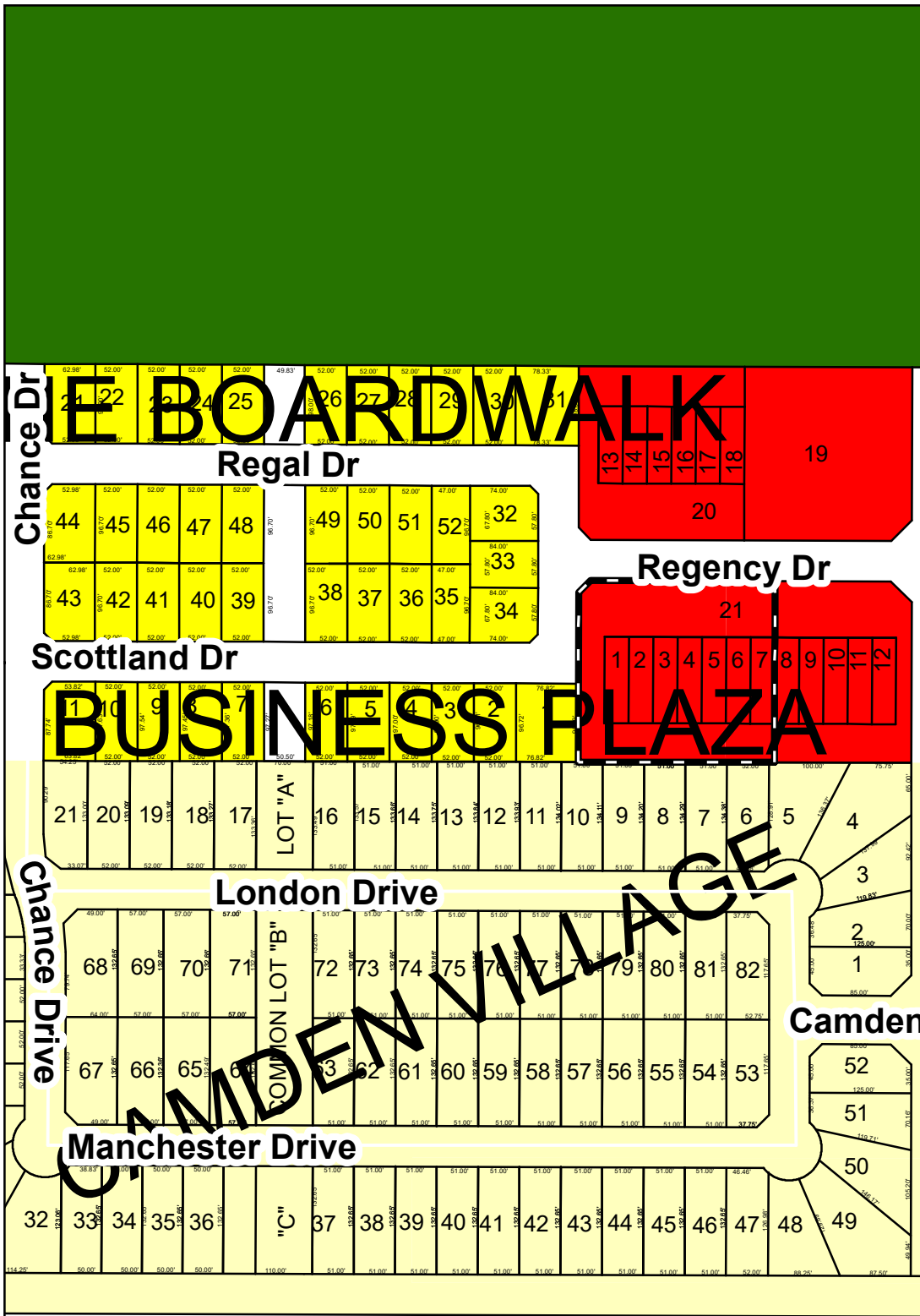
-  CITY LIMITS
-  APPLICANT SITE

### SITE LOCATION MAP



1 in = 200 ft





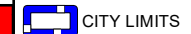
## ZONING MAP

### CASE CAPTION:

### APPLICANT NAME:

JUAN AND ANILIA GONZABA

### Legend



CITY LIMITS

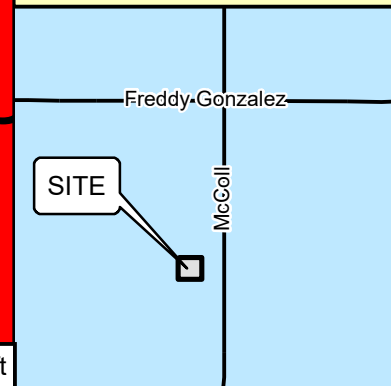


APPLICANT SITE

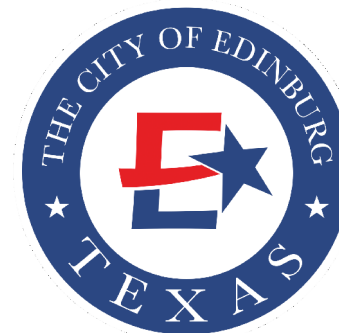
### ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

## SITE LOCATION MAP



1 in = 200 ft



**CASE CAPTION:**

### Legend



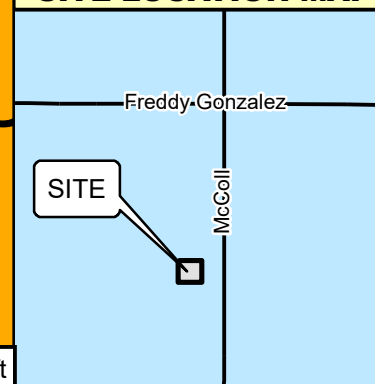
CITY LIMITS

**APPLICANT SITE**

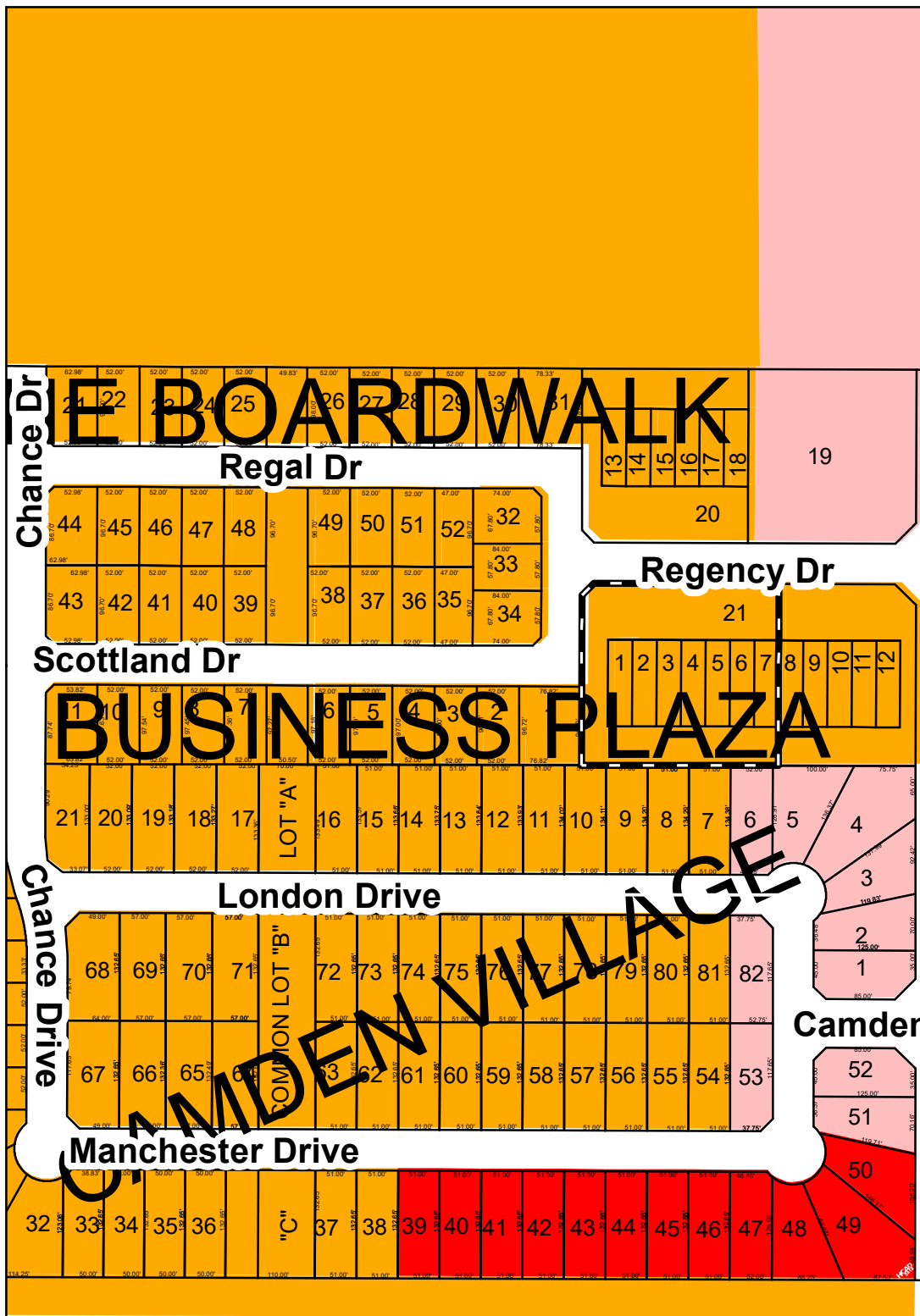
## FUTURE LANDUSE

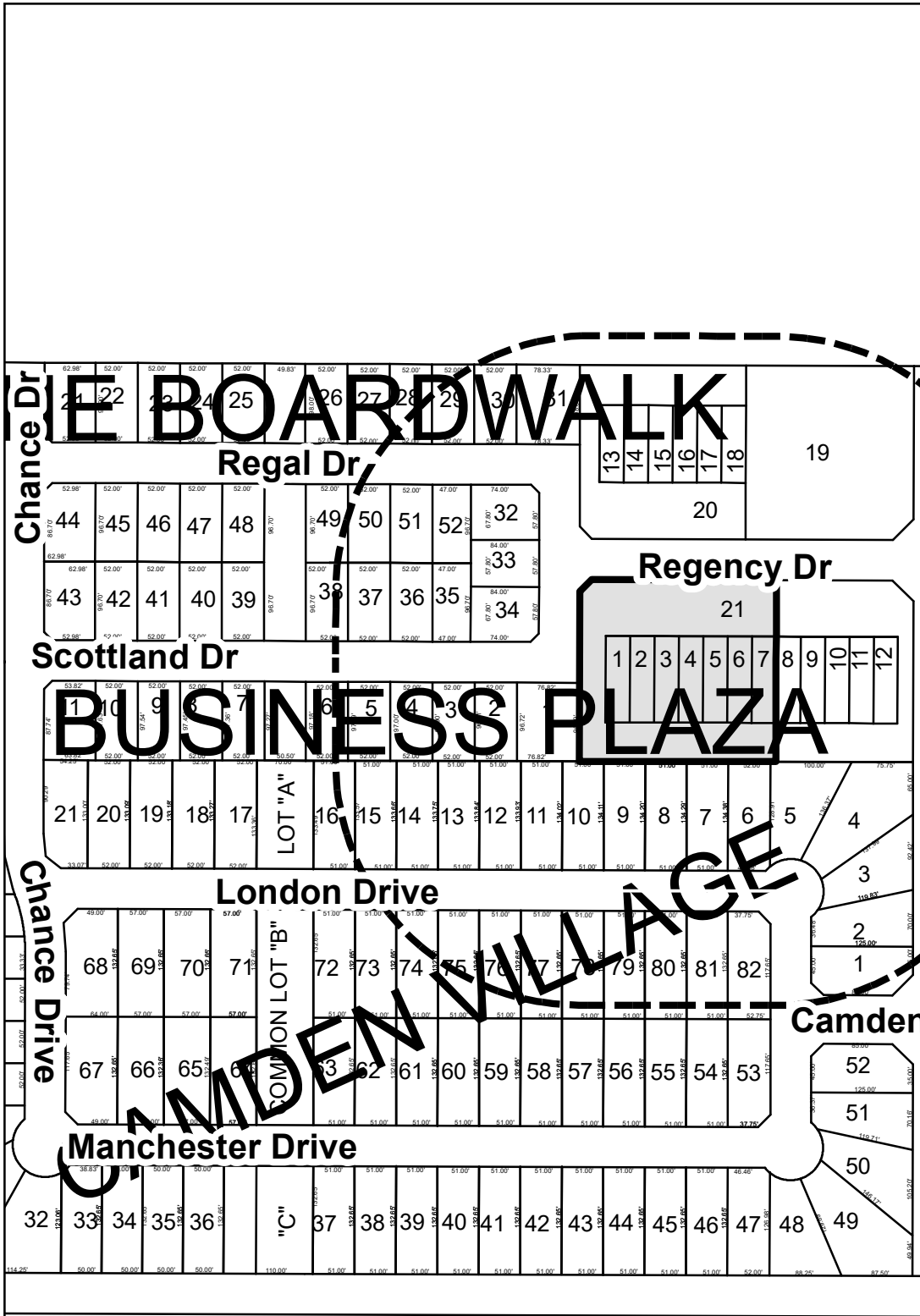
- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

## SITE LOCATION MAP



1 in = 200 ft







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

### ZONE CHANGE APPLICATION

1. Name: Juan Gonzaba and spouse, Anilia Gonzaba Phone No. (956) 381-0981
2. Mailing Address: 1707 S. Jackson Rd.  
City: Edinburg State: TX Zip: 78539  
Email Address: %mario@meldenandhunt.com Cell No. (956) 500-2734
3. Agent: Melden & Hunt, Inc. Phone No. (956) 381-0981
4. Agent's Mailing Address: 115 W. McIntyre St.  
City: Edinburg State: TX Zip: 78541  
Email Address: mario@meldenandhunt.com
6. Address/Location being Rezoned: 168' (+/-) West of McCall Road on Regency Dr.
7. Legal Description of Property: 1.240 acres, more or less, being all of Lots 1 thru 7 & part of 21, Blk 1, The Boardwalk Subdivision
8. Zone Change: From: Commercial, general To: urban residential
9. Present Land Use: Vacant
10. Reason for Zone Change: in order to allow for multi-family development

Mario A. Reyna, P.E.  
(Please Print Name)

[Signature] **RECEIVED**  
Signature

**FEB 01 2021**

AMOUNT PAID \$ \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_  
Name: \_\_\_\_\_

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

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

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

### ZONING CHANGE REQUIREMENTS

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









### NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, March 9, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

**COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A TRACT OF LAND CONTAINING 1.240 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 1, THROUGH 7 AND PART OR PORTION OF LOT 21, BLOCK 1, THE BOARDWALK SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF S. GATEWAY DRIVE AND REGENCY DRIVE, AS REQUESTED BY JUAN & ANILIA GONZABA**

This request is scheduled to be heard by the **City Council on Tuesday, April 6, 2021 at 6:00 p.m.** As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Tuesday, March 9, 2021
- EMAIL- [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☒ In Favor/A Favor

☐ Against/En Contra

☐ No Comments/No Comentario

Comments: Not opposed to it being changed to residential.

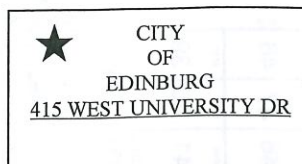
Print Name: Abundant Grace Church Phone No.: 381-0622

Address: 2110 S. McColl City: Edinburg State: TX Zip: 78539

### NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



RECEIVED

MAR 05 2021

Name: BCS:00am  
via mail

th Ave.

University Dr. (S.H.107)





**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Comprehensive Plan Amendment**  
**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, Being Lots 33, 34, and 35, Mesquite Ridge Subdivision, Located at 512 S. Jackson Road, As Requested By Realtex Development Corporation [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the northeast corner of S. Jackson Road and W. Upland Drive and is currently vacant. The tract has 495.04 ft. of frontage along S. Jackson Road and 306.21 ft. of depth for a tract size of 3.44 acres. The requested zoning designation allows for multi-family uses on the subject property. The applicant is proposing a multi-family residential development consisting of 84 units on the property.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial General (CG) District to the north and south, Urban Residential (UR) District to the east, and Neighborhood Conservation 7.1 (NC 7.1) District to the west. The surrounding land uses consist of single family, multi-family and commercial uses. The future land use designation is General Commercial Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 36 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the development trend. 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 General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District. The request is consistent with the surrounding land use and zoning adjacent to the east, and allows for a multifamily residential development on the property.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District
<b><u>APPLICANT:</u></b>	Realtex Development Corporation
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being Lots 33,34, and 35, Mesquite Ridge Subdivision
<b><u>LOCATION:</u></b>	Located at 512 S. Jackson Road
<b><u>LOT/TRACT SIZE:</u></b>	3.44 acres
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Multi-Family Residential Development
<b><u>EXISTING LAND USE</u></b>	Vacant
<b><u>ADJACENT ZONING:</u></b>	North – Commercial General (CG) District South – Commercial General (CG) District East - Urban Residential (UR) District West - Neighborhood Conservation 7.1 (NC 7.1) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	General Commercial Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Sewer / Water
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District

**REZONING REQUEST  
REALTEX DEVELOPMENT CORPORATION**

**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, multi-family, and commercial uses.
2. The applicant is proposing a multi-family residential development consisting of 84 units on the property.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District. The request is consistent with the surrounding land use and zoning adjacent to the east, and allows for a multifamily residential development 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 36 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

Pacific Ave S Pacific Ave

Boardwalk Ave  
W Champion St

S Boardwalk Ave

W Samano St

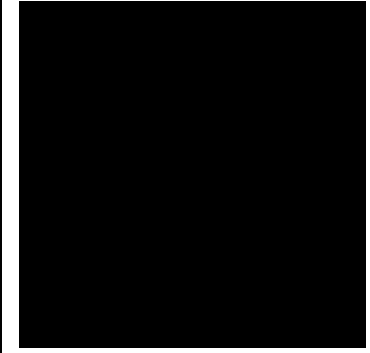
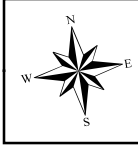
S Shortline Ave  
Shortline Ave

S Jackson Rd

Upland Dr

Pebble Creek

Gaston Cir



**AERIAL MAP**



**CASE CAPTION:**

**APPLICANT NAME:**

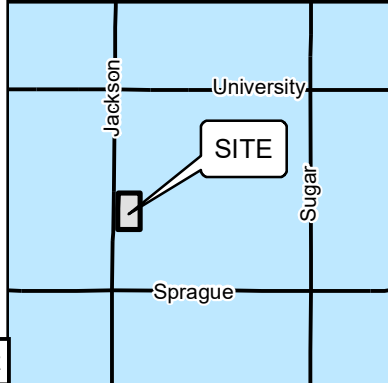
**REALTEX DEVELOPMENT CORPORATION**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM GENERAL COMMERCIAL USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOTS 33,34,35, MESQUITE RIDGE SUBDIVISION, LOCATED AT 512 S JACKSON ROAD, AS REQUESTED BY REALTEX DEVELOPMENT CORPORATION

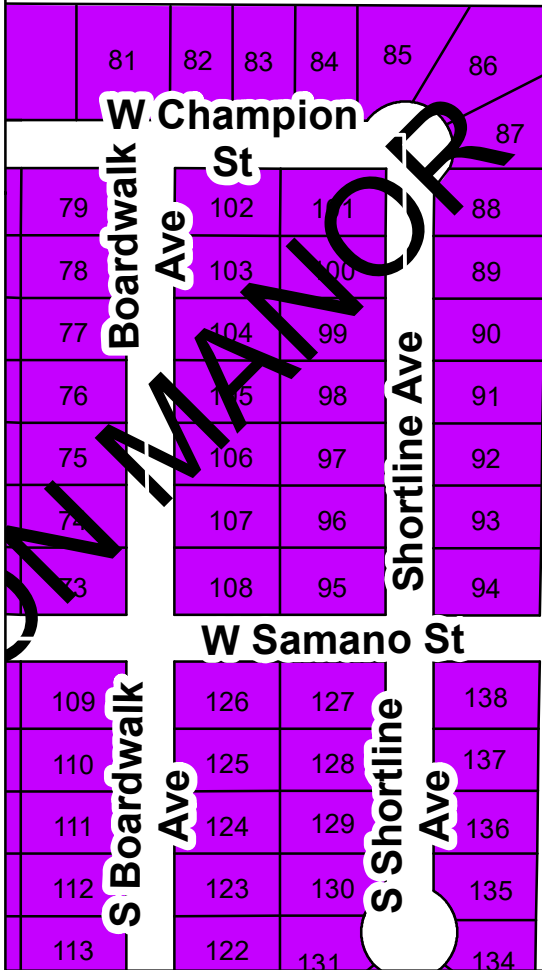
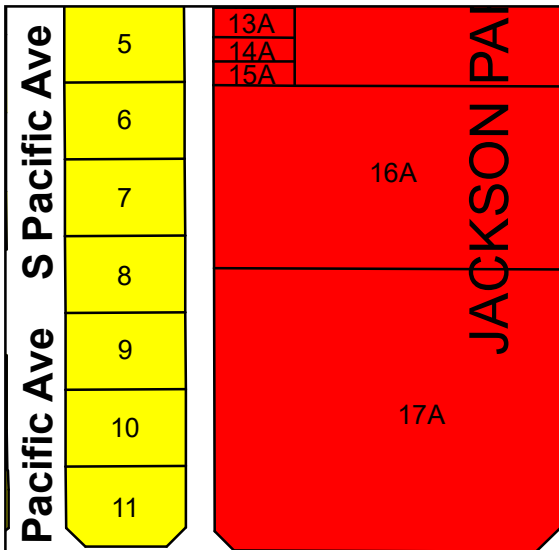
**Legend**

-  CITY LIMITS
-  APPLICANT SITE

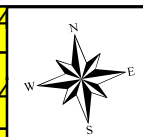
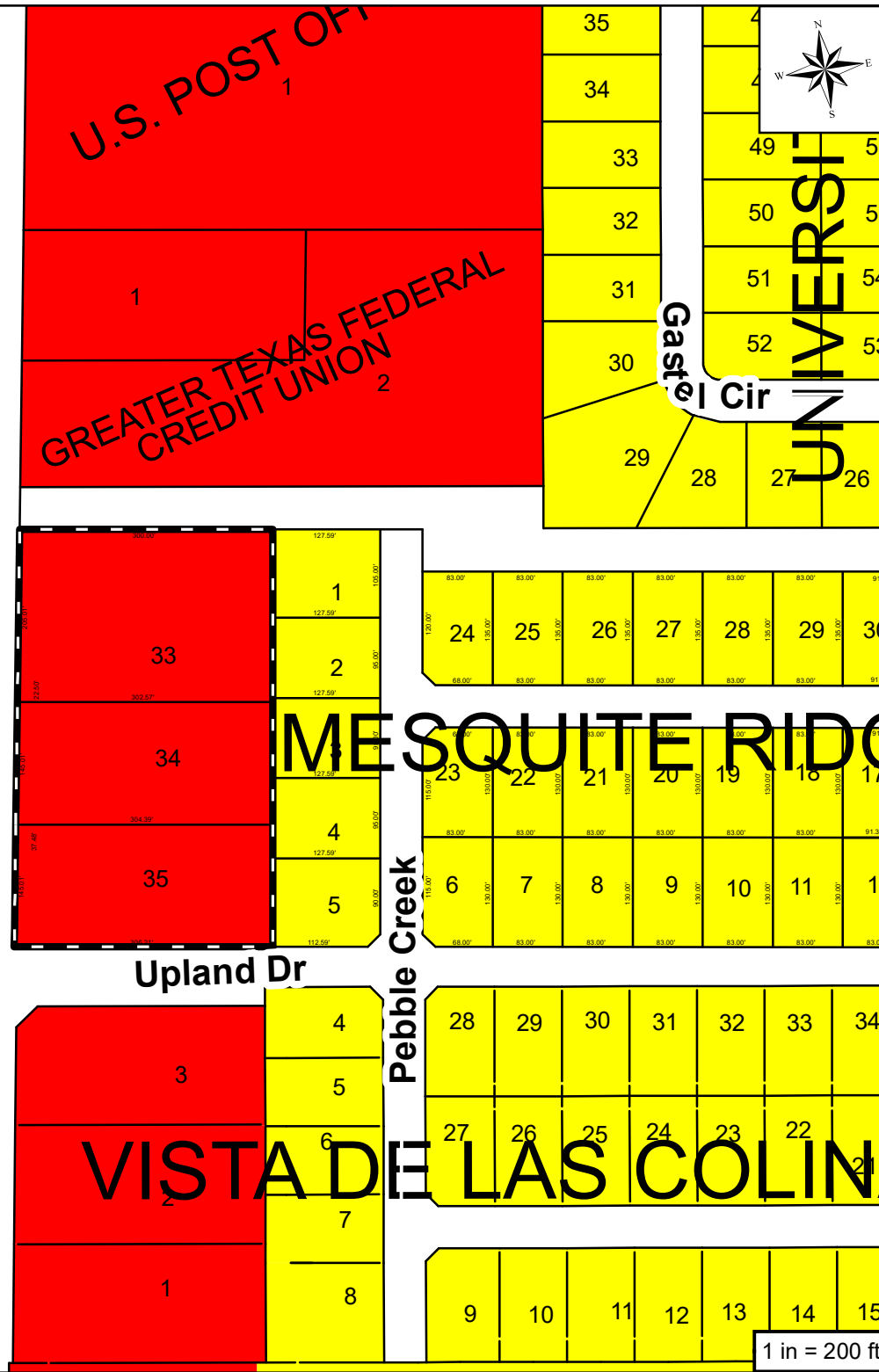
**SITE LOCATION MAP**



1 in = 200 ft



S Jackson Rd



## ZONING MAP

CASE CAPTION:

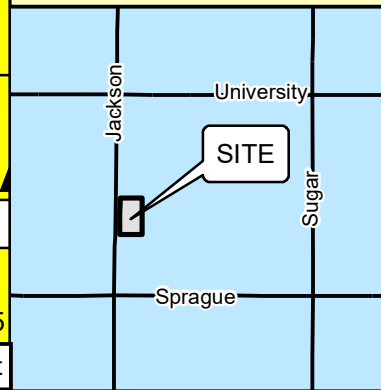
APPLICANT NAME:

REALTEX DEVELOPMENT CORPORATION

## Legend

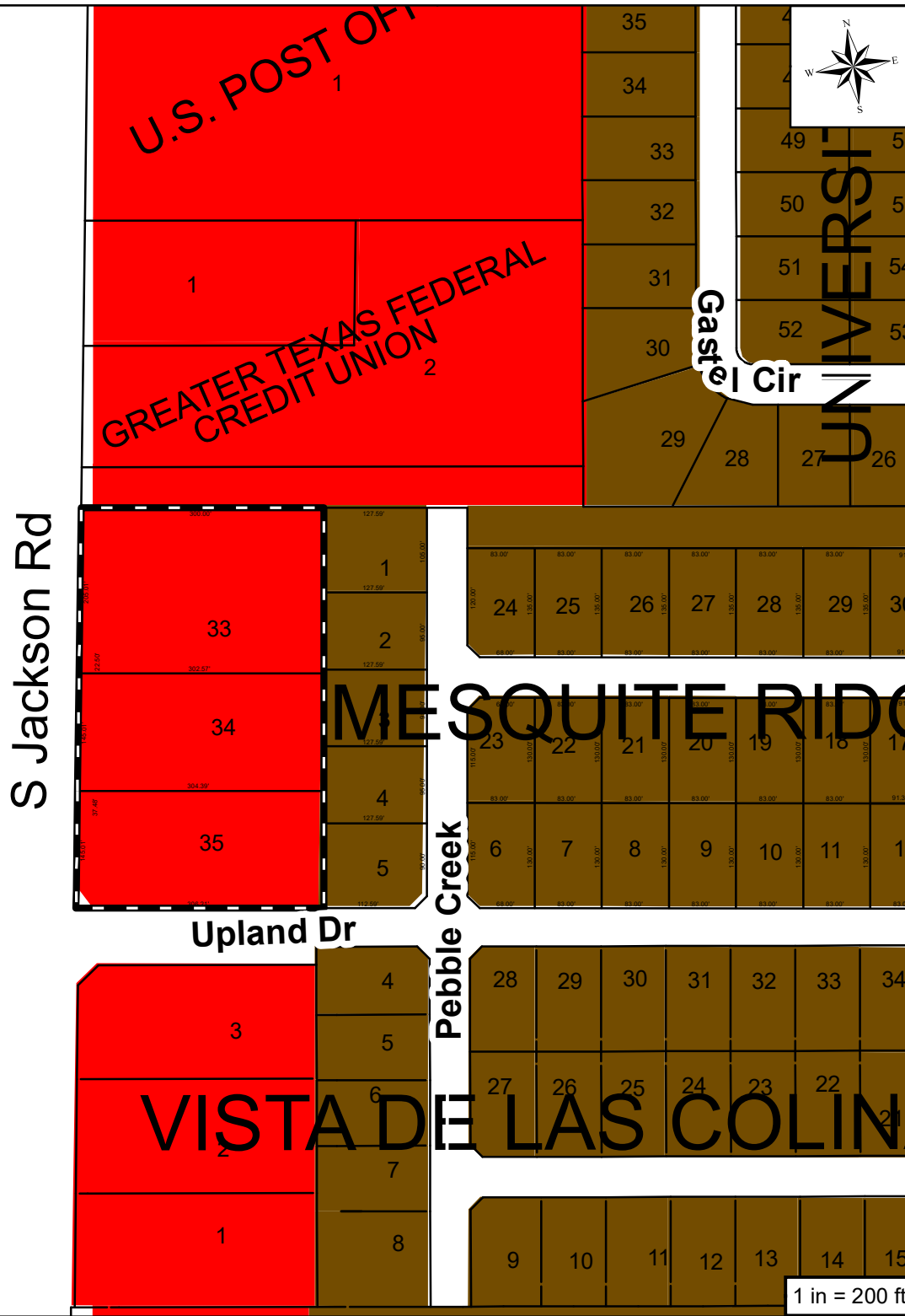
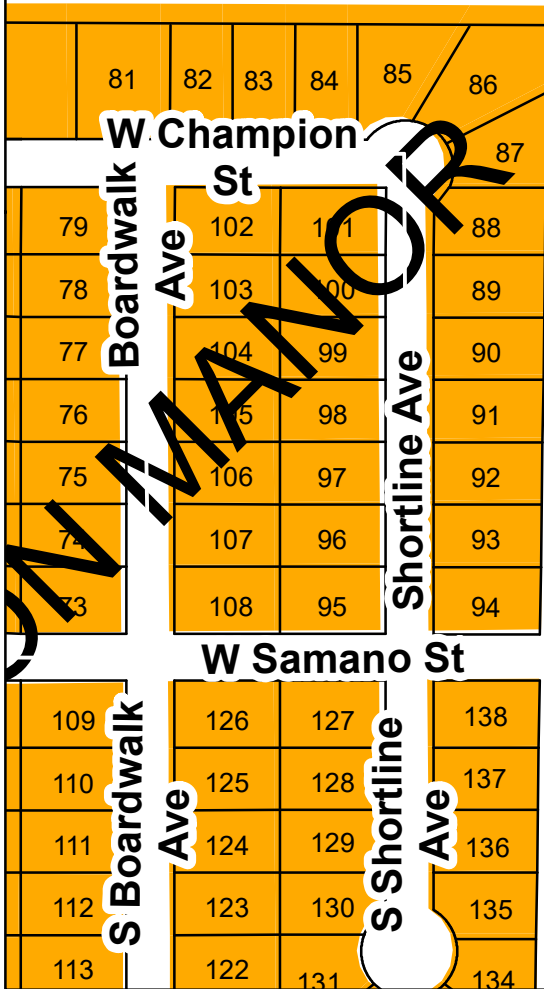
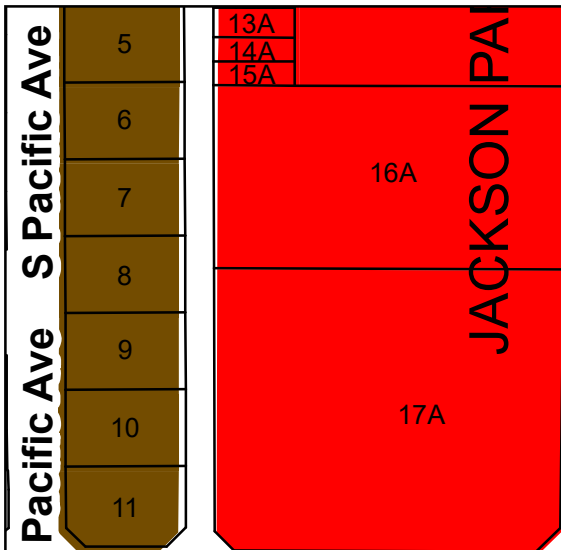
- CITY LIMITS
- APPLICANT SITE
- ZONING DISTRICTS**
- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL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

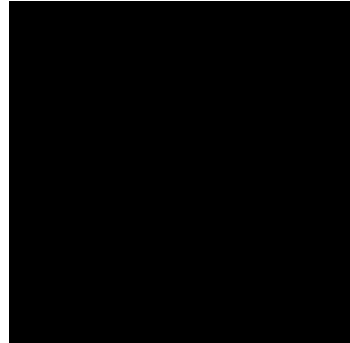
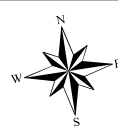
## SITE LOCATION MAP

















1 in = 200 ft



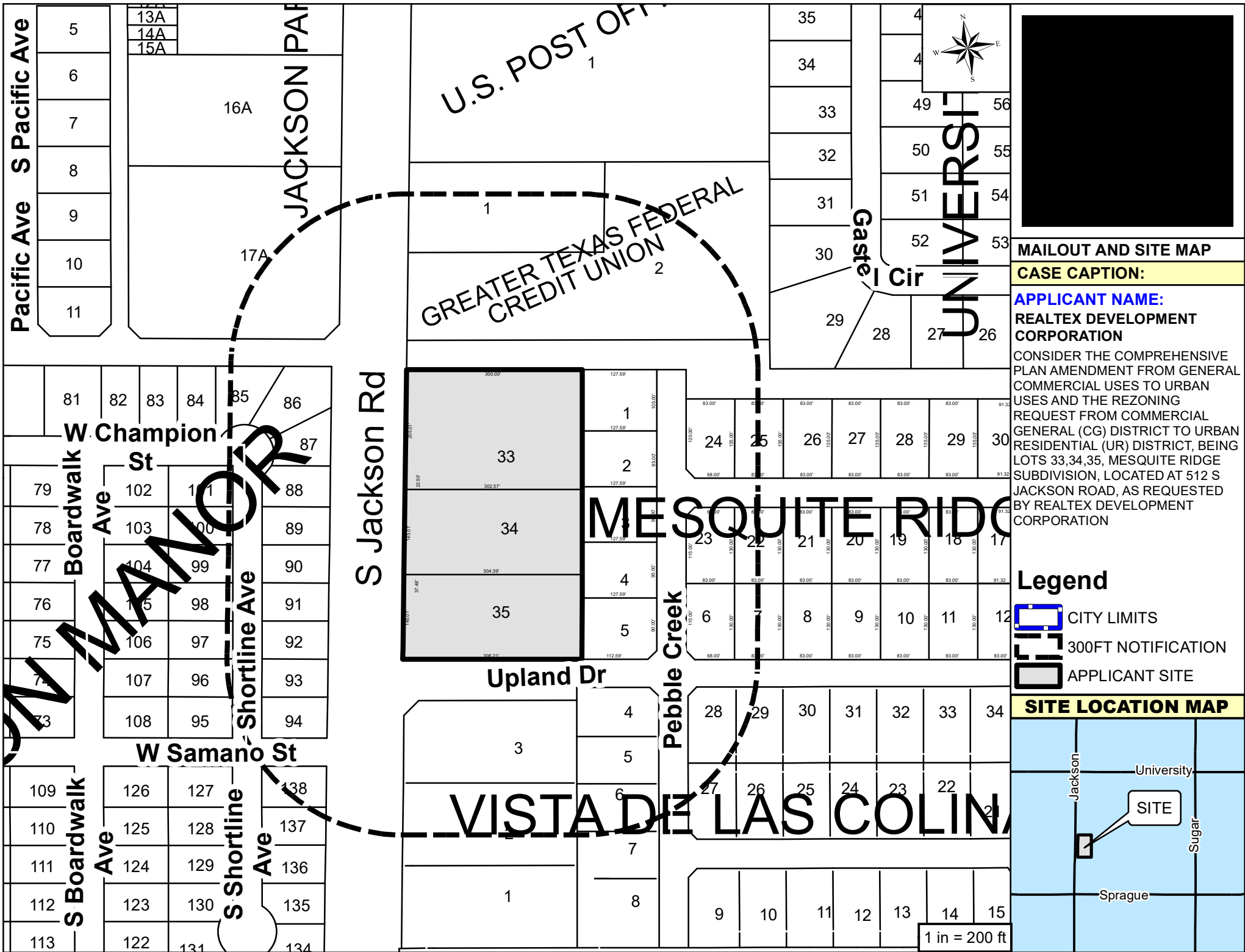




**FUTURE LAND USE MAP**  
**CASE CAPTION:**  
**APPLICANT NAME:**  
REALTEX DEVELOPMENT CORPORATION  
**Legend**  
 CITY LIMITS  
 APPLICANT SITE  
**FUTURE LANDUSE**  
 Agriculture  
 Auto-Urban  
 Downtown District  
 General Commercial  
 Industrial  
 Mobile Home  
 Neighborhood Commercial  
 Office Business Park  
 Suburban  
 Urban  
 Urban University

**SITE LOCATION MAP**  


1 in = 200 ft



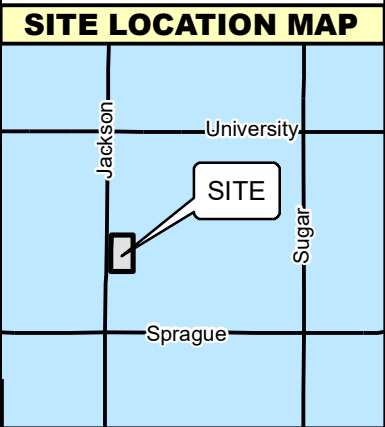
**MAILOUT AND SITE MAP**

**CASE CAPTION:**

**APPLICANT NAME:**  
**REALTEX DEVELOPMENT CORPORATION**

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM GENERAL COMMERCIAL USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOTS 33,34,35, MESQUITE RIDGE SUBDIVISION, LOCATED AT 512 S JACKSON ROAD, AS REQUESTED BY REALTEX DEVELOPMENT CORPORATION

- Legend**
- CITY LIMITS
  - 300FT NOTIFICATION
  - APPLICANT SITE





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

## ZONE CHANGE APPLICATION

1. Name: Realtex Development Corporation, Attn. Rick J Deyoe Phone No. (512) 306-9206 ext 103
2. Mailing Address: 1114 Lost Creek Blvd., Suite G20  
City: Austin State: Texas Zip 78746  
Email Address: rdeyoe@realtexdevelopment.com Cell No. (512) 426-5205
3. Agent: Carney Engineering, Attn. Craig Carney Phone No. (469) 443-0861
4. Agent's Mailing Address: 5700 Granite Parkway, Suite 200  
City: Plano State: Texas Zip 75024
5. Email Address: Craig@eng-firm.com
6. Address/Location being Rezoned: 3.2 acres at the Northeast Corner of Jackson Rd. and Upland St.
7. Legal Description of Property: Mesquite Ridge Lots 33-35 (500 Block of S. Jackson Rd.)
8. Zone Change: From: Commercial, General To: Urban Residential (UR)
9. Present Land Use: Vacant land
10. Reason for Zone Change: To construct an 84 unit mixed income senior housing community

Rick J. DEYOE

(Please Print Name)

[Signature]

Signature

RECEIVED

FEB 10 2021

AMOUNT PAID \$

400.00

RECEIPT NUMBER

Name: [Signature]

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

4/13/21

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

5/4/21

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



STATE OF TEXAS  
COUNTY OF HIDALGO

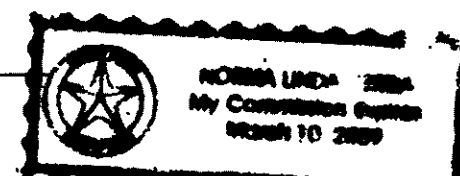
I, THE UNDERSIGNED, OWNERS OF THE LAND WITHIN THE MULTI-FAMILY SECTION SHOWN ON THIS PLAT, AND DESIGNATED AS "MESQUITE RIDGE", DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENT THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS TO RESTRICTED THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

*Ramon Garcia*  
RAMON GARCIA  
222 W. UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMON GARCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF MAY, 2007.

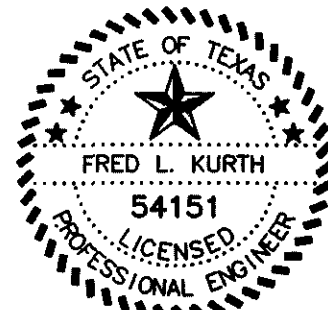
*[Signature]*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: NOVEMBER 10, 2009



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

*[Signature]* 5-19-07  
FRED L. KURTH, PE # 54151 RPLS # 4750  
DATE SURVEYED: 05/15/03 BY: MHT  
T-370 PG. 37, JOB NO. 05152.00  
SURVEY JOB NO. 94001.35



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN ANY OTHER PLAT IS REQUIRED.

*[Signature]* 4/6/09  
CHAIRPERSON, PLANNING COMMISSION DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 17th DAY OF MAY, 2007.

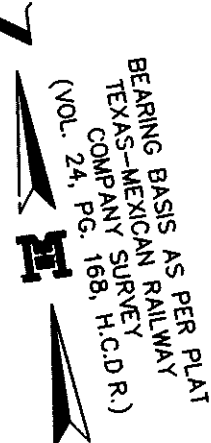
*[Signature]*  
ATTEST: Rafael Rodriguez  
PRESIDENT

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: [Signature]

PLAT NOTES AND RESTRICTIONS:

- THE PROPERTY IS LOCATED IN ZONE "X" (SHADED) DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD COMMUNITY PANEL NUMBER 480338 0015 E, REVISED JUNE 8, 2000. FURTHER REVISED TO REFLECT LOWR DATED MAY 14, 2001, AND FURTHER REVISED TO REFLECT LOWR DATED DECEMBER 16, 2003.
- MINIMUM SETBACKS SHALL BE:
  - FRONT: 20 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
  - SIDE: 6 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
  - SIDE CORNER: 10 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
  - REAR: 20 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF EACH LOT.
- EACH RESIDENTIAL LOT SHALL BE REQUIRED TO DETAIN 1.368 C.F. OF STORM SEWER RUNOFF. EACH COMMERCIAL LOT SHALL BE REQUIRED TO DETAIN 1.534 C.F. OF STORM SEWER RUNOFF.
- BENCH MARK: TOP OF INLET ALONG EAST RIGHT-OF-WAY OF JACKSON ROAD AND APPROXIMATELY 495.00 FEET SOUTH OF THE SUBDIVISION. REFERENCE TO NAD 83 ELEV=95.84 NAVD 88.
- NO BUILDING ALLOWED OVER ANY EASEMENT OR LOT LINE
- A PERMIT FROM THE CITY OF EDINBURG WILL BE REQUIRED BEFORE STARTING CONSTRUCTION IN ANY OF THE LOTS.
- A 4.0 (FOUR) FOOT SIDEWALK ALONG INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- A 5 (FIVE) FOOT SIDEWALK ALONG JACKSON ROAD REQUIRED DURING BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
- ALL CONSTRUCTION SHALL COMPLY IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- LOTS 1 THRU 32 MULTI-FAMILY URBAN RESIDENTIAL (UR) LOTS 33 THRU 35 COMMERCIAL GENERAL (CG)
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DURING BUILDING PERMIT STAGE.
- PROPOSED 25 FEET ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY OWNERS ASSOCIATION OR LOT OWNERS.
- 50 PERCENT OF PARK LAND FEE WILL BE DONE AT BUILDING PERMIT STAGE.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS ON COMMERCIAL LOTS.
- NO ACCESS TO PIN OAK ROAD FOR LOTS 14, 15 & 32
- DEVELOPER SHALL INSTALL BUFFER FENCE ALONG THE REAR OF LOTS 33-35.
- PROPOSED DETENTION AREAS SHALL BE MAINTAIN BY INDIVIDUAL LOTS OWNERS.
- A FOUR (4) FOOT SIDEWALK FOUR (4.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE.
- A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR COMMERCIAL AND RESIDENTIAL AREAS.
- RECIPROCAL ACCESS AGREEMENT IS REQUIRED BETWEEN COMMERCIAL LOTS.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- 50% OF PARKLAND FEE WILL BE REQUIRED AT BUILDING PERMIT STAGE (\$125.00).
- ADDITIONAL FIRE HYDRANTS MAY REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE FUTURE LOT OWNERS.
- "THE STREET, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES."
- THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.



SCALE: 1" = 100'

- LEGEND:
- FOUND #4 IRON RODS
  - SET #4 IRON ROD WITH YELLOW CAP STAMP MELDEN AND HUNT
  - FOUND IRON P PE
- SET 1/2" IRON RODS ON ALL LOT CORNERS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.59 ACRES, SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 13, SECTION 273, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, SAID 14.59 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAID #4 IRON ROD BEARS S 80° 53' 00" E A DISTANCE OF 39.62 FEET FROM THE NORTHWEST CORNER OF LOT 13, SECTION 273, TEXAS-MEXICAN RAILWAY COMPANY SURVEY;

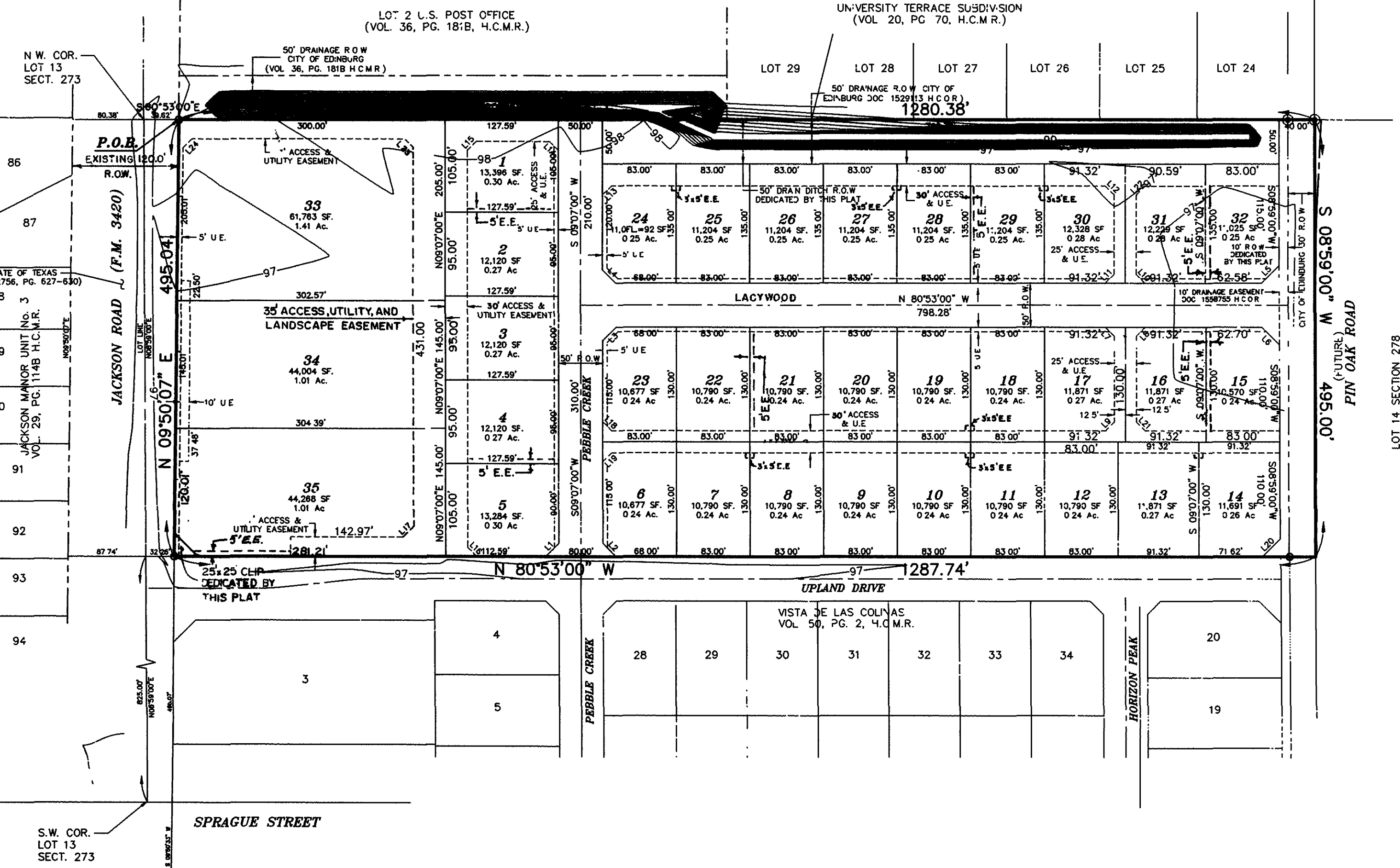
THENCE, S 80° 53' 00" E ALONG THE NORTH LINE OF SAID LOT 13, AT A DISTANCE OF 1280.38 FEET PASS A #4 IRON PIPE FOUND FOR THE EXISTING WEST LINE OF A 30-FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1280.38 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 13 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 59' 00" W ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 495.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 53' 00" W AT A DISTANCE OF 30.00 FEET PASS A #4 IRON ROD FOUND FOR THE EXISTING WEST LINE OF SAID 30-FOOT H.C.I.D. NO. 1 RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1287.74 FEET TO A #4 IRON ROD FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420) FOR THE SOUTHWEST CORNER OF THIS TRACT;

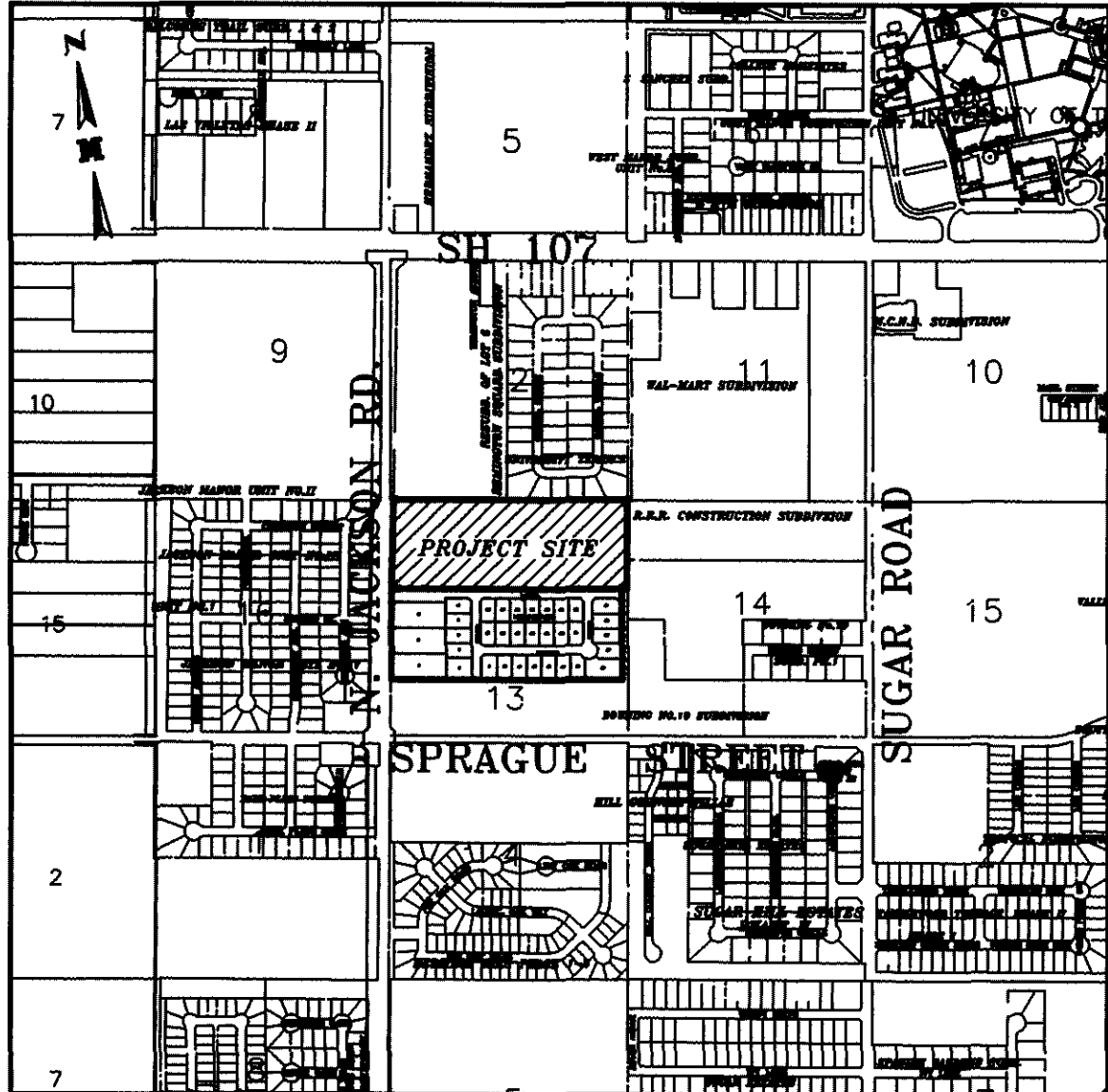
THENCE, N 09° 50' 07" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 3420) A DISTANCE OF 495.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.59 ACRES, OF WHICH 0.34 OF ONE ACRE LIES IN THE EXISTING 30-FOOT H.C.I.D. NO. 1 RIGHT-OF-WAY, LEAVING A NET OF 14.25 ACRES OF LAND, MORE OR LESS

LINE	LENGTH	BEARING
L1	21.21	S54°07'00"W
L2	21.21	N35°53'00"W
L3	21.21	N54°07'00"E
L4	21.21	N35°53'00"W
L5	28.25	S54°03'00"W
L6	28.32	S35°57'00"E
L7	14.14	S35°53'00"E
L8	14.14	N54°07'00"E
L9	14.14	N54°07'00"E
L10	14.14	N35°53'00"W
L11	14.14	S54°07'00"W
L12	14.14	S35°53'00"E
L13	14.14	N54°07'00"E
L14	14.14	S35°53'00"E
L15	14.14	N54°07'00"E
L16	14.14	N35°53'00"W
L17	14.14	N54°07'00"E
L18	14.14	S35°53'00"E
L19	14.14	N54°07'00"E
L20	28.25	S54°03'00"W
L21	14.14	S35°53'00"E
L22	14.14	N54°07'00"E
L23	14.14	S35°53'00"E
L24	14.23	N54°28'33"E



MAP OF  
**MESQUITE RIDGE**  
BEING A RESUBDIVISION OF 14.59 ACRES  
OUT OF LOT 13, SECTION 273  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
AS RECORDED IN VOLUME 24, PAGE 168, H.C.D.R.  
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

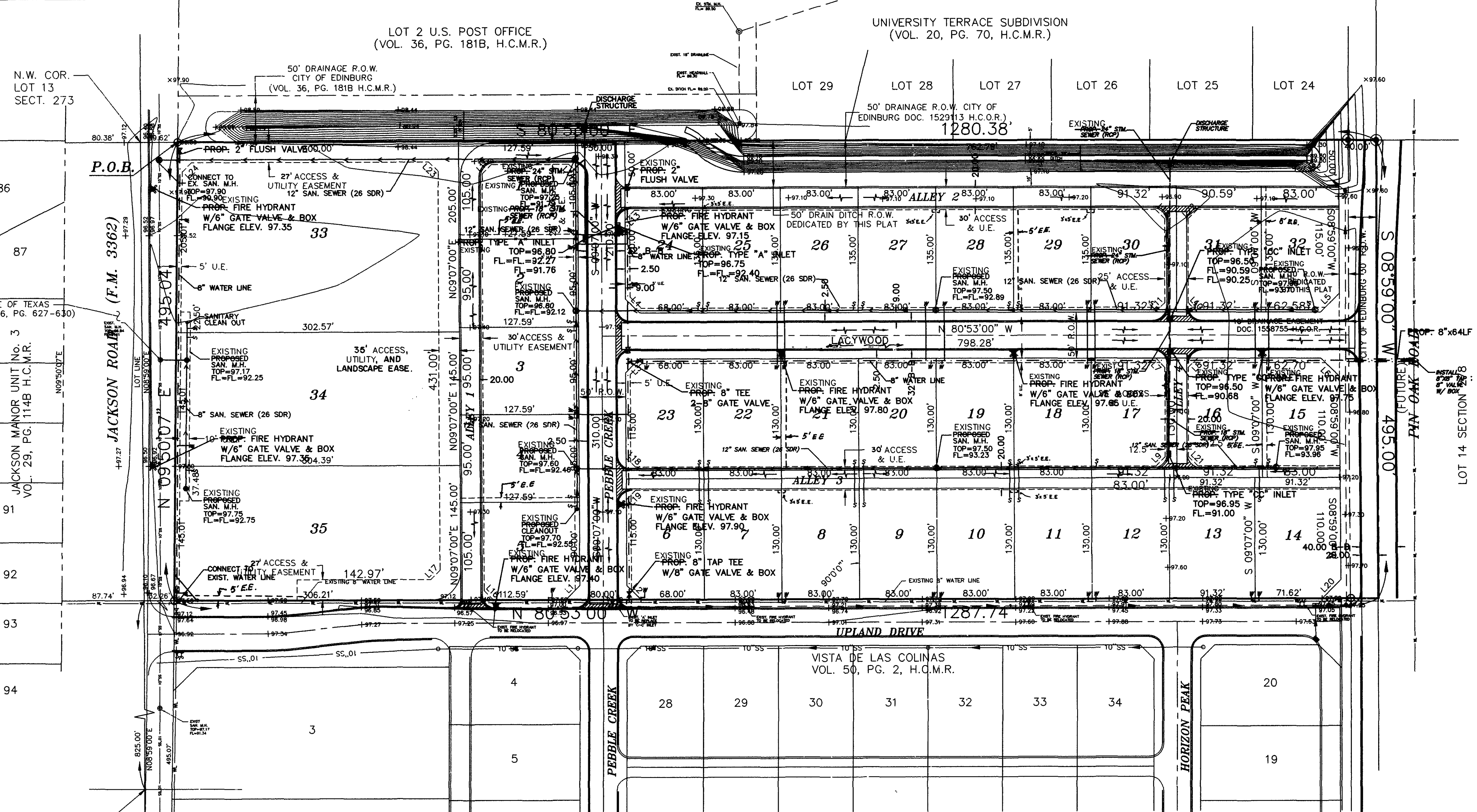
LOCATION MAP  
SCALE 1"=1000'



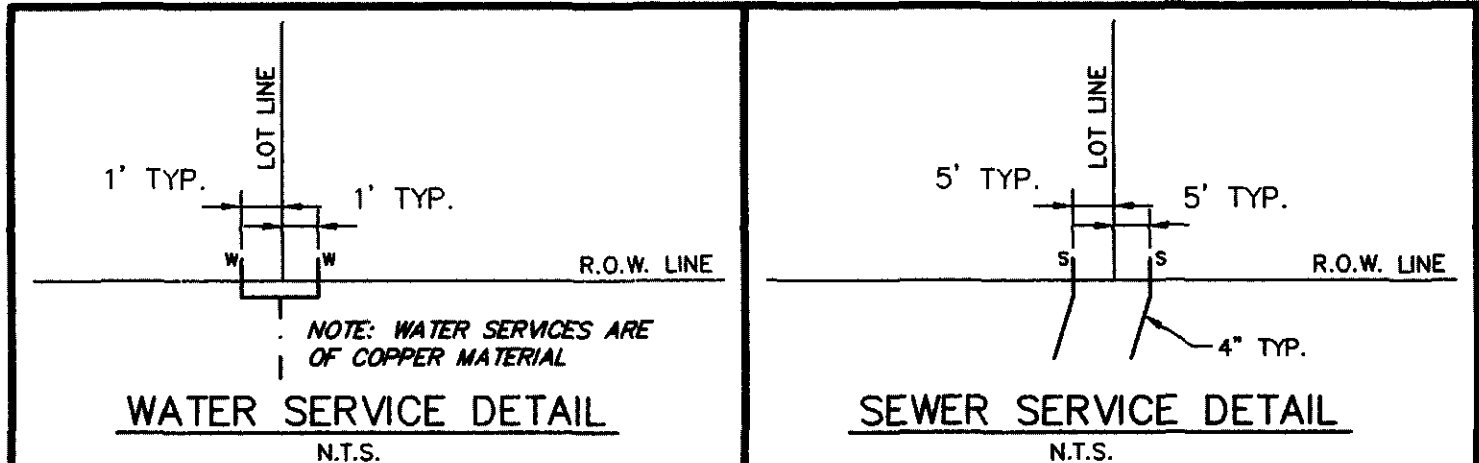
**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE 515 E. 2nd St.  
EDINBURG, TX 78541 80 GRANDE CITY, TX 78862  
PH: (956) 381-0981 PH: (956) 487-8256  
FAX: (956) 381-1839 FAX: (956) 488-8591  
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: MHT & CIRLO DATE: 5-17-07  
IRRIGATION, CHECKED: DATE:  
SURVEYED, CHECKED: DATE:  
FINAL CHECK: *[Signature]* DATE: 5-17-07





FINAL ENGINEERING REPORT FOR  
MESQUITE RIDGE  
EDINBURG, TEXAS



MESQUITE RIDGE DRAINAGE STATEMENT

MESQUITE RIDGE IS A RESUBDIVISION OF 14.59 ACRES OUT OF NORTH OF LOT 13, SECTION 273, TEXAS-MEXICAN RAILWAY COMPANY SURVEY AS RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS (HIDALGO COUNTY, TEXAS). THE PROPERTY IS LOCATED IN ZONE 'X' (SHADED) IS DEFINED AS AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1-YEAR FLOOD. FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480338 0015 E, MAP REVISED JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 14, 2001. FURTHER REVISED TO REFLECT LOMR DATED DECEMBER 15, 2003.

THE SOILS IN THIS AREA ARE SANDY CLAY LOAM, SANDY CLAY LOAM GROUP "B" AND IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 4.35 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR MESQUITE RIDGE SHALL CONSIST OF THE INSTALLATION OF AN INTERNAL C/TORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THE STREET RUNOFF SHALL FLOW TOWARDS THE CENTRAL LOCATION IN THE SUBDIVISION FLOWING INTO TYPE 'A' AND 'C-C' INLETS. PIPE SIZE SHALL RANGE TO 18" TO 30" WITH TWO OUTFALLS. THE OUTFALLS WILL DRAIN INTO THE PROPOSED DITCH WITHIN AND ALONG THE NORTH PROPERTY LINE. THE PROPOSED DITCH WILL CONNECT TO AN EXISTING DITCH, THENCE, FLOWING WEST AND ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN.

IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS, 67,860 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE LOTS OF THIS SUBDIVISION. EACH RESIDENTIAL LOT SHALL BE REQUIRED TO DETAIN 1,713 CUBIC FEET, AND 18,187 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE COMMERCIAL LOTS OF THIS SUBDIVISION. EACH COMMERCIAL LOT SHALL BE REQUIRED TO DETAIN 6,082 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE LOT OF THIS SUBDIVISION IN THE GREEN AREAS AND WILL BE DESIGNED ALONG WITH THE SITE PLAN AT TIME OF BUILDING PERMIT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480338 0015 E, MAP REVISED, JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATED MAY 14, 2001, AND FURTHER REVISED TO REFLECT LOMR DATED DEC. 15, 2003, IS CONTAINED WITHIN THE DRAIN DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

FRED L. KURTH, RPE # 54151 RPLS # 4750

5-19-08  
DATE

SCALE: 1" = 60'

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

ON: 8-07-08 AT 3:58 AM  
INSTRUMENT NUMBER 1917102  
RECORDED IN VOLUME 55 PAGE 137-138  
OF THE MAP BOOKS OF HIDALGO COUNTY, TEXAS

BY: *Small Hidalgo* DEPUTY

WATER SUPPLY:

MESQUITE RIDGE WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG. AN 8" EXISTING WATER LINE IS LOCATED ALONG AND WITHIN THE NORTH RIGHT-OF-WAY OF UPLAND DRIVE. THE DEVELOPER WILL INSTALL AN 8" WATER LINE ALONG AND WITHIN THE 5 FEET UTILITY EASEMENT RUNNING NORTH ALONG JACKSON ROAD TO THE NORTH BOUNDARY OF THIS SUBDIVISION. THE OWNER INSTALLED AN 8" WATER ALONG AND WITHIN THE 5 FEET UTILITY EASEMENT RUNNING NORTH ALONG THE EAST SIDE OF PEBBLE CREEK AND AN 8" WATER LINE ALONG AND WITHIN THE 5 FEET UTILITY EASEMENT ON THE SOUTH SIDE OF LACYWOOD. THE OWNER PROVIDED 12- TWO INCH (2") DOUL SERVICES AND 11-TWO INCH (2") SINGLE SERVICE CONNECTIONS. ALL THESE WATER SERVICES ARE LOCATED AT THE FRONT LOT CORNER. THESE WATER LINES AND SERVICE CONNECTIONS ARE OWNED AND MAINTAINED BY THE CITY OF EDINBURG.

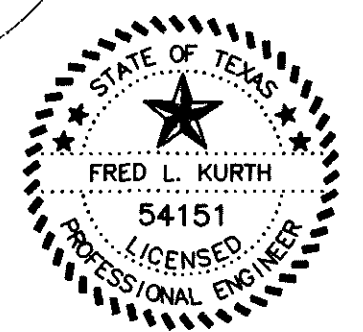
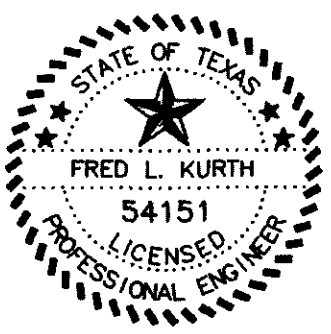
SEWAGE FACILITIES:

SEWAGE FROM MESQUITE RIDGE SHALL BE SERVICED BY AN EXISTING 10" SANITARY SEWER LINE LOCATED ALONG AND WITHIN THE EAST RIGHT-OF-WAY OF JACKSON ROAD. THE DEVELOPER HAS CONNECTED INTO AN EXISTING 10" SANITARY SEWER LINE ALONG JACKSON ROAD. THE OWNER HAS ALSO INSTALLED AN 12" SANITARY SEWER LINE ON EACH STREET AND AN ALLEY. EACH LOT IS PROVIDED A 4-INCH DIAMETER SANITARY SEWER CONNECTION LOCATED AT THE FRONT LOT CORNER EXCEPT LOT 6-23 SHALL HAVE SEWAGE SERVICE ALONG THE REAR. ALL THESE SANITARY SEWER LINES AND SERVICE CONNECTIONS ARE OWNED AND MAINTAINED BY THE CITY OF EDINBURG.

CERTIFICATION:

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, CERTIFY THAT THE WATER AND SANITARY SEWER FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES UNDER SECTION 16.343 OF THE WATER CODE. ALL THE IMPROVEMENTS SHALL BE COMPLETED AND OPERABLE BY DECEMBER 31, 2005

FRED L. KURTH, RPE # 54151 5-19-08  
DATE







## NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, March 9, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

**COMPREHENSIVE PLAN AMENDMENT FROM GENERAL COMMERCIAL USES TO URBAN USES AND THE REZONING REQUEST FROM COMMERCIAL GENERAL (CG) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOTS 33,34,35, MESQUITE RIDGE SUBDIVISION, LOCATED AT 512 S JACKSON ROAD, AS REQUESTED BY REALTEX DEVELOPMENT CORPORATION**

This request is scheduled to be heard by the City Council on Tuesday, April 6, 2021 at 6:00 p.m. As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Tuesday, March 9, 2021
- EMAIL- [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☒ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

Comments: IT WILL MAKE A GREAT  
SKYLINE IN MY OPINION!! IT ALSO WILL  
IMPROVE PROPERTY TAX SHARING FOR THE AREA.

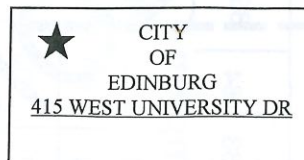
Print Name: W. STYVE Phone No.: 713-589-3347

Address: 509 SHORTLINE AVE City: EDINBURG State: TX Zip: 78541

## NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



RECEIVED

MAR 03 2021

Name: W. Styve

8th Ave.

University Dr. (S.H.107)



**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District, Being Lot 46, Trenton Manor Subdivision, Located at 1919 Madero Drive, As Requested By Leonardo & Martha Garza [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the northwest corner of Madero Drive and Twin Circle and is currently vacant. The property has 94 ft. of frontage along Madero Drive and 130 ft. of depth for a tract size of 12,220 sq. ft. The requested zoning designation allows for single family uses on the subject property. The applicant is proposing to construct a single family residence on the property. This property was annexed into the City limits on March 17, 2015.

This property was annexed into the City limits on March 17, 2015 and is currently zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District in all areas. The surrounding area consists of single family residential homes. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 31 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) 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 Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District. The request is consistent with the surrounding land uses in the area and allows for construction of a single family residence on the property.

Rita Lee Guerrero  
Urban Planner

Kimberly A. Mendoza, MPA  
Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District
<b><u>APPLICANT:</u></b>	Leonardo & Martha Garza
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being Lot 46, Trenton Manor Subdivision
<b><u>LOCATION:</u></b>	Located at 1919 Madero Drive
<b><u>LOT/TRACT SIZE:</u></b>	12,220 square ft.
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Single Family Residential Development
<b><u>EXISTING LAND USE</u></b>	Vacant
<b><u>ADJACENT ZONING:</u></b>	North – Agriculture (AG) District South – Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Auto Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Sewer / North Alamo Water Supply Coop
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District



**REZONING REQUEST  
LEONARDO & MARTHA GARZA**

**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.
2. The applicant is proposing a single family residential home.

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District based on the surrounding land uses in the area. The requested zoning allows for construction of a single family residence 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 31 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



Cristobal Dr

Wayne Dr

Madero Dr

Cortez Dr

Twin Cir



**AERIAL MAP**

**CASE CAPTION:**

**APPLICANT NAME:**

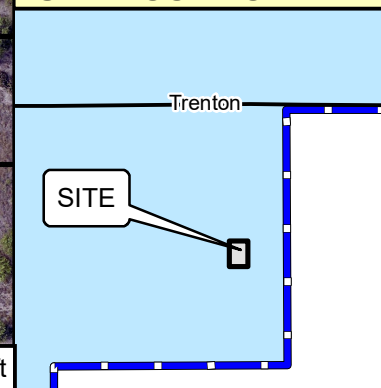
**LEONARDO & MARTHA GARZA**

CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT, BEING LOT 46, TRENTON MANOR SUBDIVISION, LOCATED AT 1919 MADERO DRIVE, AS REQUESTED BY LEONARDO & MARTHA GARZA

**Legend**

- CITY LIMITS
- APPLICANT SITE

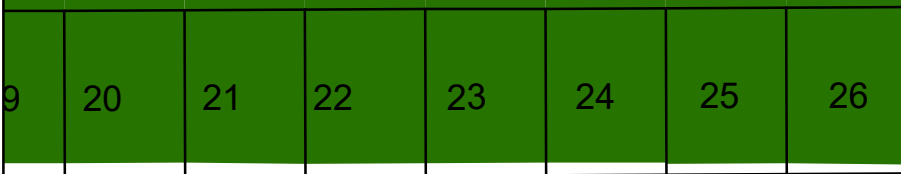
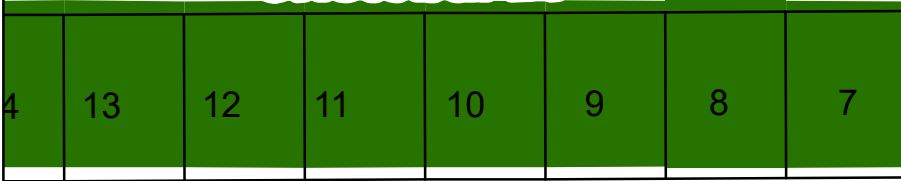
**SITE LOCATION MAP**



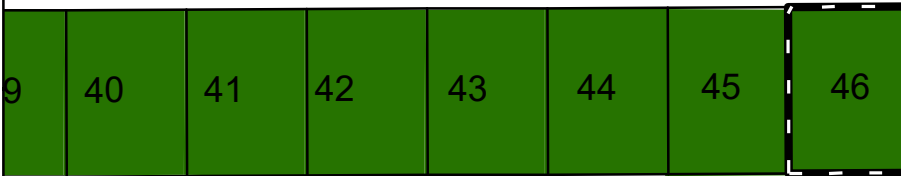
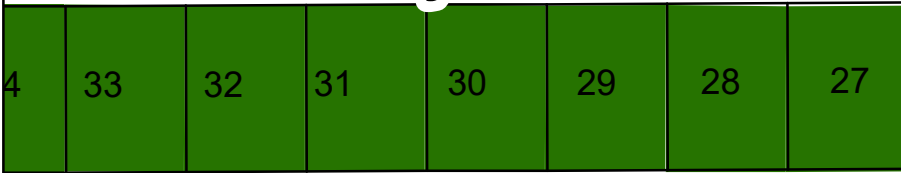
1 in = 150 ft



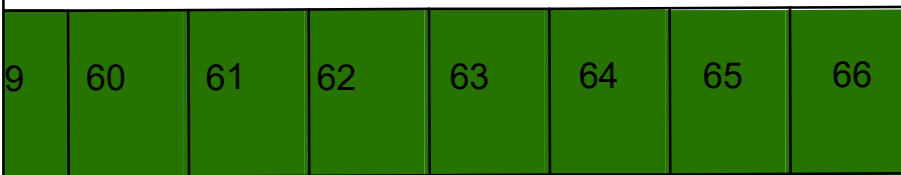
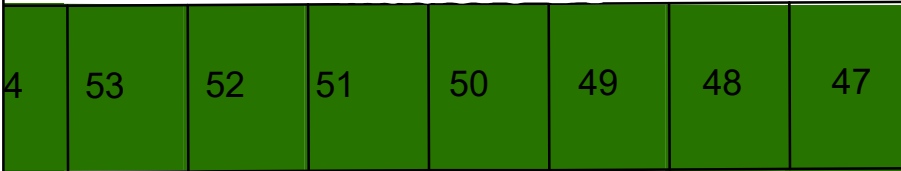
**Cristobal Dr**



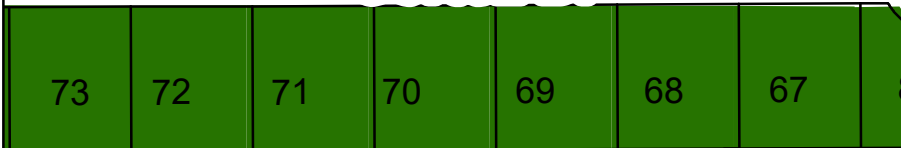
**Wayne Dr**



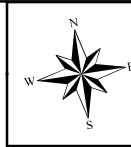
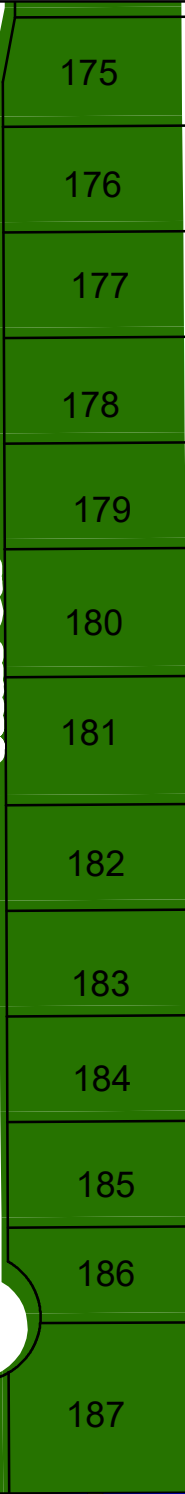
**Madero Dr**



**Cortez Dr**



**Twin Cir**



12

-17

-12

-15

1 in = 150 ft



**ZONING MAP**

**CASE CAPTION:**

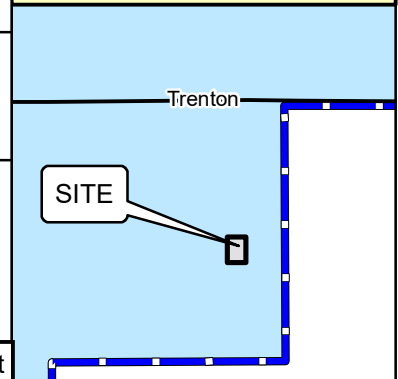
**APPLICANT NAME:**

**LEONARDO & MARTHA GARZA**

**Legend**

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

**SITE LOCATION MAP**



**Cristobal Dr**

4	13	12	11	10	9	8	7
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9	20	21	22	23	24	25	26
---	----	----	----	----	----	----	----

**Wayne Dr**

4	33	32	31	30	29	28	27
---	----	----	----	----	----	----	----

9	40	41	42	43	44	45	46
---	----	----	----	----	----	----	----

**Madero Dr**

4	53	52	51	50	49	48	47
---	----	----	----	----	----	----	----

9	60	61	62	63	64	65	66
---	----	----	----	----	----	----	----

**Cortez Dr**

73	72	71	70	69	68	67	83
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**Twin Cir**

175

176

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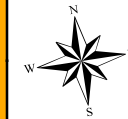
183

184

185

186

187



12

-17

-12

-15

1 in = 150 ft



**FUTURE LANDUSE MAP**

**CASE CAPTION:**

**APPLICANT NAME:**

**LEONARDO & MARTHA GARZA**

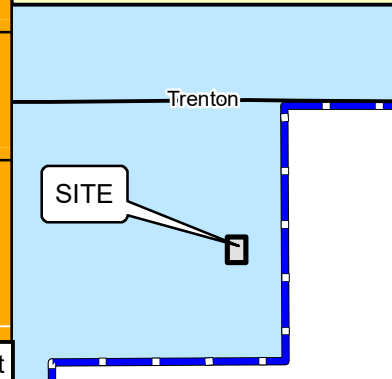
**Legend**

- CITY LIMITS
- APPLICANT SITE

**FUTURE LANDUSE**

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

**SITE LOCATION MAP**





**Cristobal Dr**

4	13	12	11	10	9	8	7
---	----	----	----	----	---	---	---

9	20	21	22	23	24	25	26
---	----	----	----	----	----	----	----

**Wayne Dr**

4	33	32	31	30	29	28	27
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9	40	41	42	43	44	45	46
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**Madero Dr**

4	53	52	51	50	49	48	47
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9	60	61	62	63	64	65	66
---	----	----	----	----	----	----	----

**Cortez Dr**

73	72	71	70	69	68	67	83
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**Twin Cir**

175

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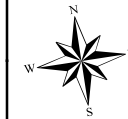
183

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187



12

-17

-12

-15

1 in = 150 ft



**MAILOUT AND SITE MAP**

**CASE CAPTION:**

**APPLICANT NAME:**

**LEONARDO & MARTHA GARZA**

CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT, BEING LOT 46, TRENTON MANOR SUBDIVISION, LOCATED AT 1919 MADERO DRIVE, AS REQUESTED BY LEONARDO & MARTHA GARZA

**Legend**

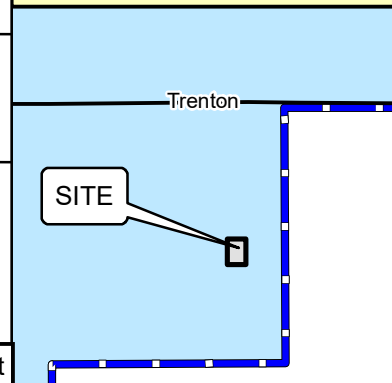


CITY LIMITS

300FT NOTIFICATION

APPLICANT SITE

**SITE LOCATION MAP**





REC'D PLANNING & ZONING  
FEB 21 2021  
Planning & Zoning Department  
415 W. University Dr.  
(956) 388-8202

### ZONE CHANGE APPLICATION

1. Name: Leonardo N. Garza & Martha C. Garza Phone No. (956) 283-4803  
460-3738
2. Mailing Address: 211 W. Eller Ave  
City: Pharr State: Texas Zip 78577  
Email Address: garza carb\_18@yahoo.com Cell No. \_\_\_\_\_
3. Agent: \_\_\_\_\_ Phone No. \_\_\_\_\_
4. Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Address/Location being Rezoned: 1919 Madero Dr. Edinburg Tx 78542
7. Legal Description of Property: Lot 46, Trenton Manor Subdivision  
Hidalgo County Texas (Edinburg Tx)
8. Zone Change: From: Agriculture To: Residential
9. Present Land Use: empty lot
10. Reason for Zone Change: Building New house

Leonardo Garza & Martha Garza  
(Please Print Name)

Leonardo Martha  
Signature

AMOUNT PAID \$ \$400.00

RECEIPT NUMBER R01262171  
check 291

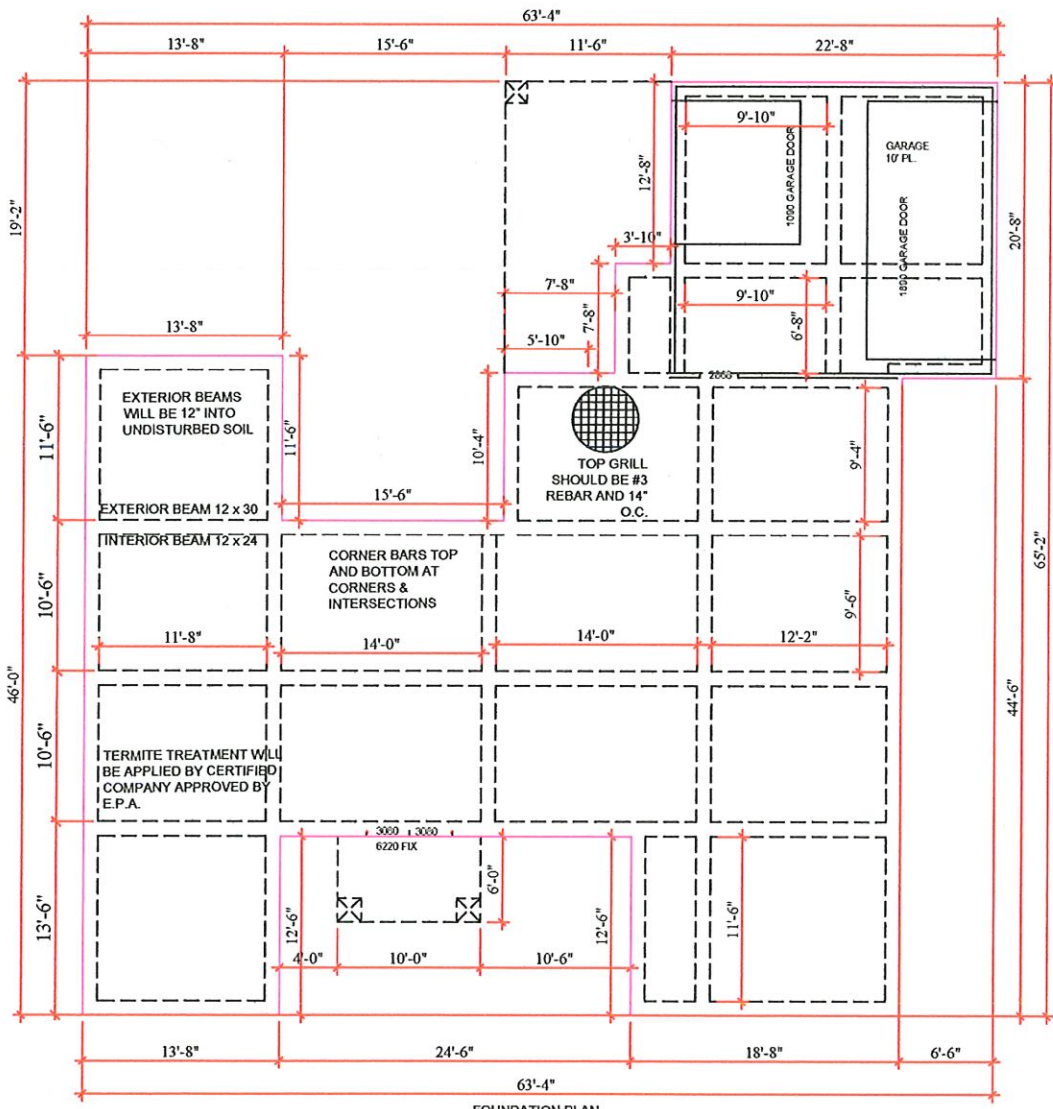
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M. March 9, 2021

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

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

### ZONING CHANGE REQUIREMENTS

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



FOUNDATION PLAN

SHEET No: 7 of 7	PLAN: SITE	DATE: 08/20/2020	SCALE: 1"=1'-0"	CUSTOMER: LEONARDO & CAROLINA GARZA	LIVING:2111 GARAGE:464 F.PORCH:60 B.PORCH:204 TOTAL:2839	SITE: 1919 MADERO DR EDINBURG TX 78542 LOT 46 TRENTON MANOR	DRAWN BY: ANABEL GONZALEZ 956-789-6524	BUILDING MUST VERIFY ALL DIMENSIONS TO ANY CONSTRUCTION OR IMPROVEMENT WITH CITY ORDINANCE AND ALL DIMENSIONS WILL BE FIELD. VERIFY DIMENSIONS BEFORE CONSTRUCTION TO FIELD
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**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, Being the West 25 ft. of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite, Located at 420 S. 21<sup>st</sup> Avenue, As Requested By Omar Cura Jr. [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the northeast corner of E. Fay Street and S. 21<sup>st</sup> Avenue and is currently has a structure. The tract has 142 ft. of frontage along S 21<sup>st</sup> Avenue and 75 ft. of depth for a tract size of 10,650 square feet. The requested zoning designation allows for multi-family uses on the subject property. The applicant is proposing to a multi-family residential development on the property.

The property is currently zoned Neighborhood Conservation 7.1 (NC 7.1) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC 7.1) District in all directions. The surrounding area consists of single family residential uses. The future land use designation is Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 57 neighboring property owners and received 1 comment against and 1 no comment for 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

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

**JUSTIFICATION:**

Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District. The requested zoning is not consistent with the surrounding zoning nor land uses in the area.

Rita Lee Guerrero  
Urban Planner

Kimberly A. Mendoza, MPA  
Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District
<b><u>APPLICANT:</u></b>	Omar Cura Jr.
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being the West 25 ft. of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite
<b><u>LOCATION:</u></b>	Located at 420 S. 21 <sup>st</sup> Avenue
<b><u>LOT/TRACT SIZE:</u></b>	10,650 square feet
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Multi-Family Residential Development
<b><u>EXISTING LAND USE</u></b>	Urban Uses
<b><u>ADJACENT ZONING:</u></b>	North – Neighborhood Conservation 7.1 (NC 7.1) District South – Neighborhood Conservation 7.1 (NC 7.1) District East - Neighborhood Conservation 7.1 (NC 7.1) District West - Neighborhood Conservation 7.1 (NC 7.1) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Sewer / Water
<b><u>RECOMMENDATION:</u></b>	Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District

**REZONING REQUEST**  
**OMAR CURA JR**

**EVALUATION**

The following is staff's evaluation of the request.

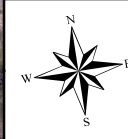
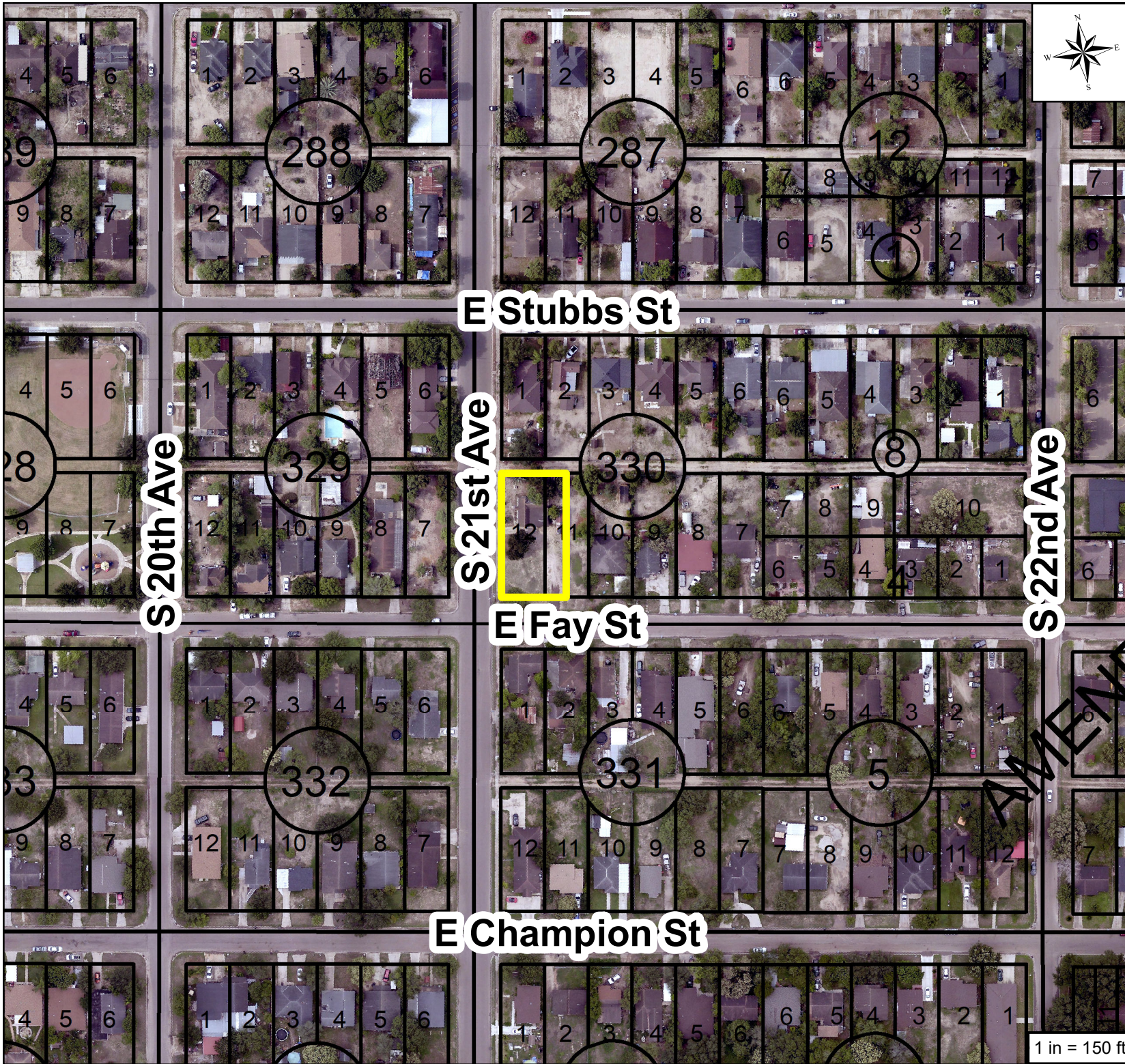
1. The land use pattern for this area of the community consists of residential uses.
2. The applicant is proposing a multi-family residential development.

Staff recommends disapproval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District. 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 57 neighboring property owners and received 1 comment against and 1 no comment for this request at the time of the report.

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





# AERIAL MAP

## CASE CAPTION:

## APPLICANT NAME:

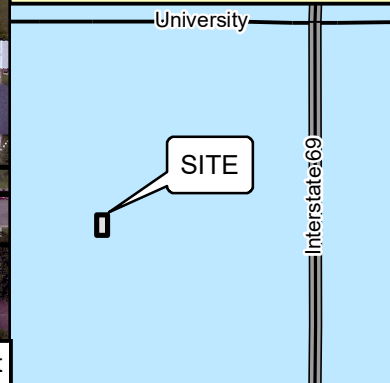
**OMAR CURA JR**

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING THE WEST 25.0' OF LOT 11 AND ALL OF LOT 12, BLOCK 330, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 420 S. 21ST AVE, AS REQUESTED BY OMAR CURA JR

## Legend

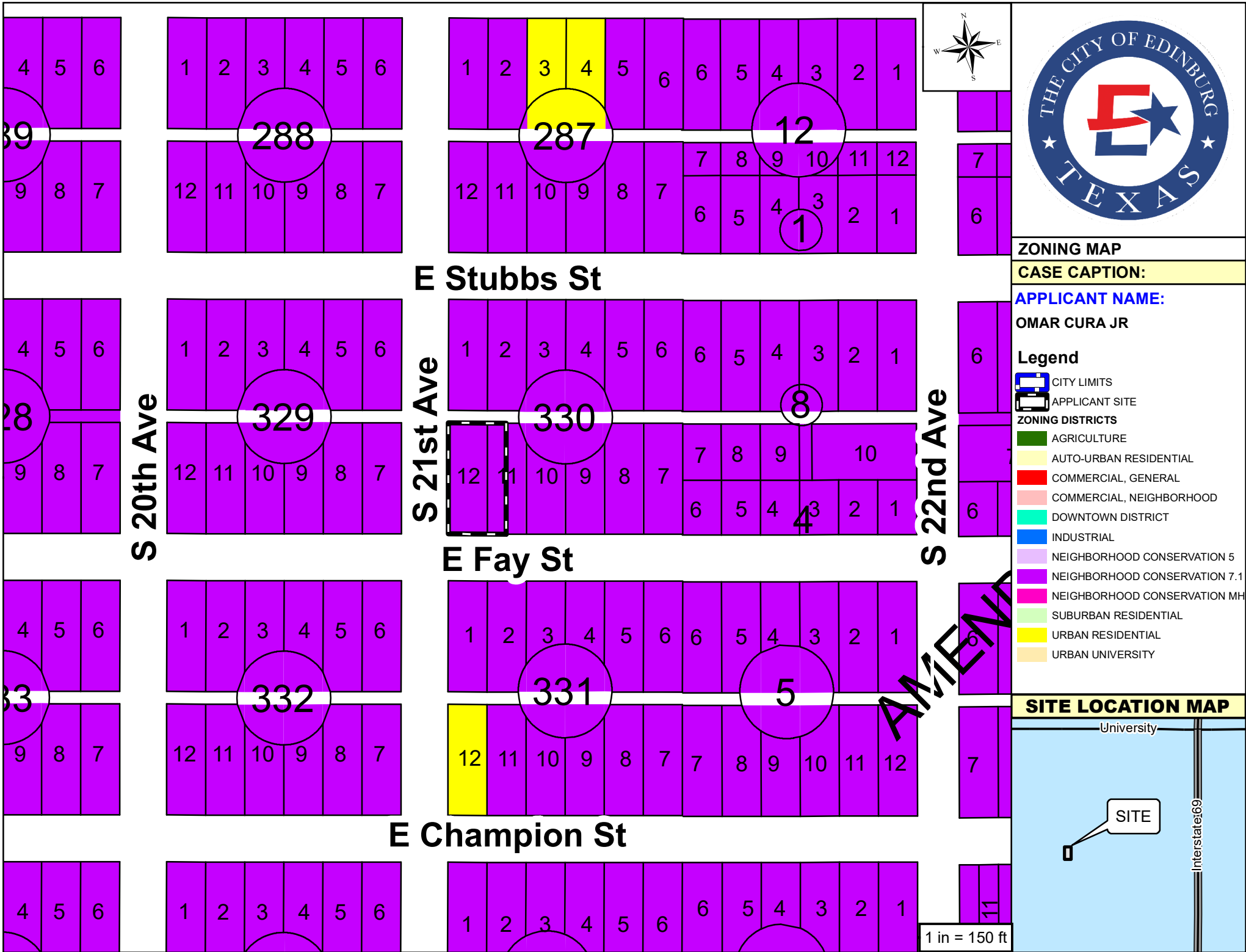
-  CITY LIMITS
-  APPLICANT SITE

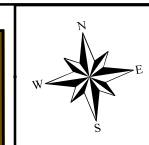
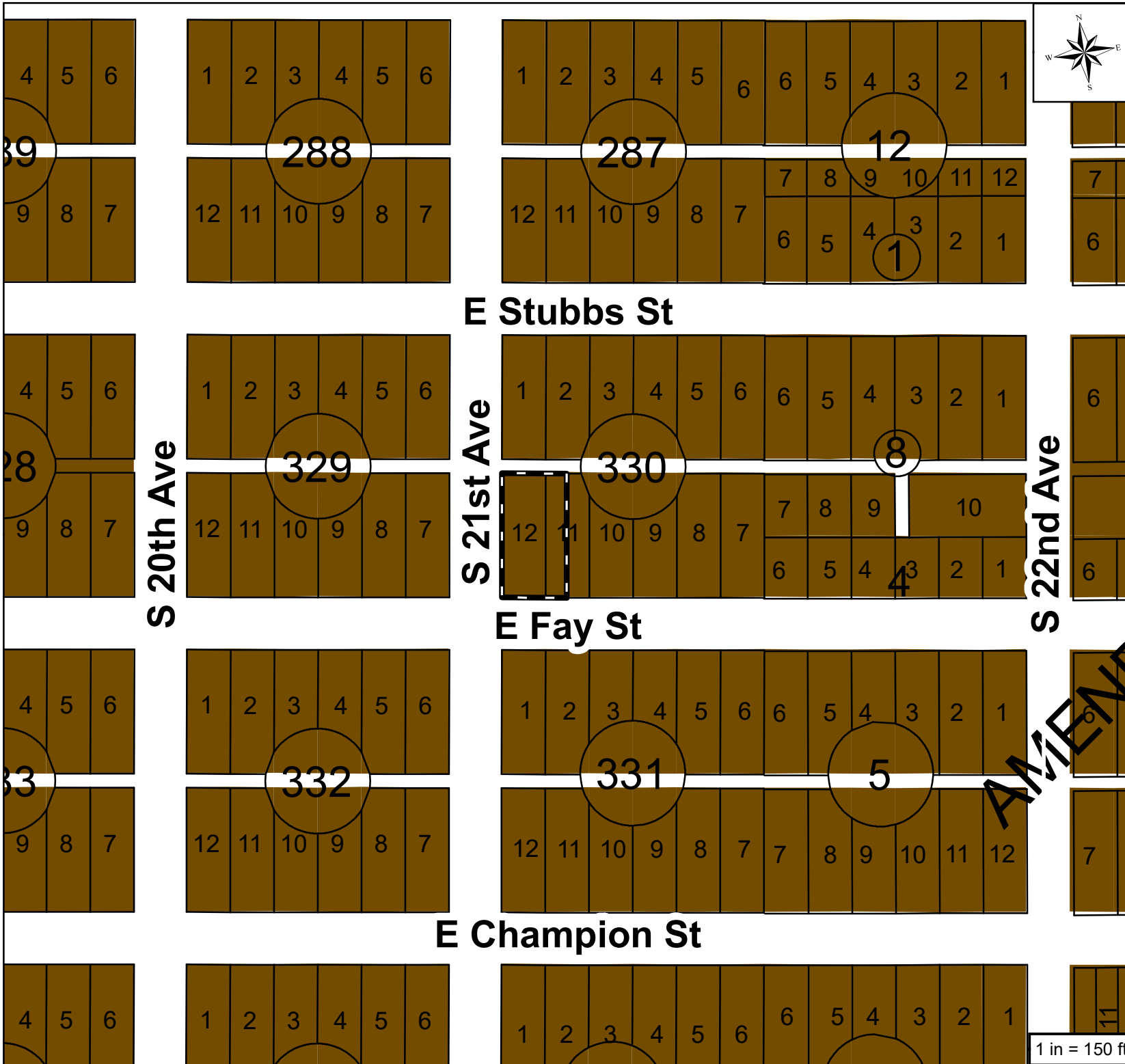
## SITE LOCATION MAP



1 in = 150 ft




















**FUTURE LAND USE MAP**

**CASE CAPTION:**

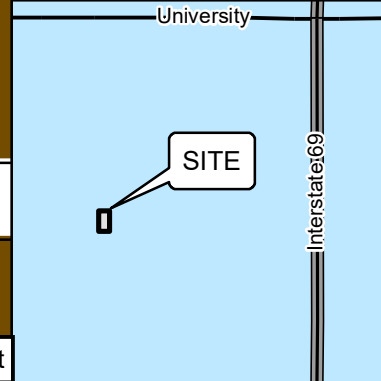
**APPLICANT NAME:**

**OMAR CURA JR**

**Legend**

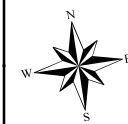
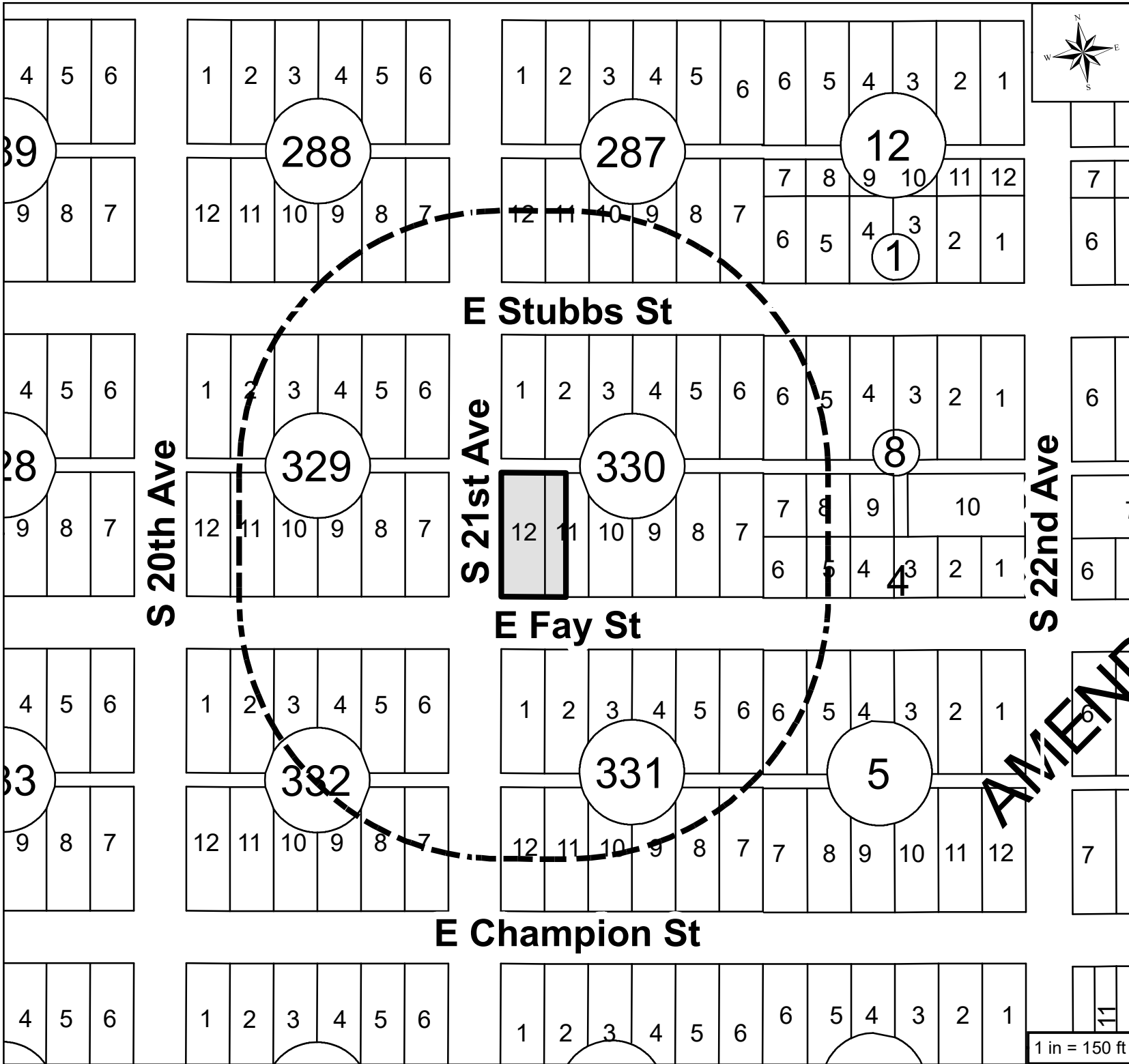
-  CITY LIMITS
-  APPLICANT SITE
- FUTURE LANDUSE**
-  Agriculture
-  Auto-Urban
-  Downtown District
-  General Commercial
-  Industrial
-  Mobile Home
-  Neighborhood Commercial
-  Office Business Park
-  Suburban
-  Urban
-  Urban University

**SITE LOCATION MAP**



1 in = 150 ft





## MAILOUT AND SITE MAP

### CASE CAPTION:

### APPLICANT NAME:

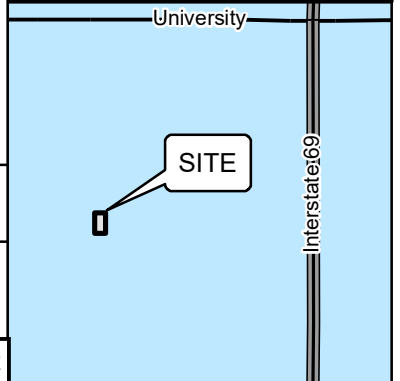
**OMAR CURA JR**

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING THE WEST 25.0' OF LOT 11 AND ALL OF LOT 12, BLOCK 330, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 420 S. 21ST AVE, AS REQUESTED BY OMAR CURA JR

## Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

## SITE LOCATION MAP



1 in = 150 ft

prop id: 165548



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

Omar cura-562-6098

## ZONE CHANGE APPLICATION

1. Name: Omar Cura MODL Holdings LLC
2. Phone No. (956)562-6098
3. Mailing Address: 921 Liz Rios  
City: Edinburg State: TX Zip: 78539  
Email Address: diego@modlholdings.com Cell No. (210)310-5800
4. Agent: Diego O Cura/Omar Cura Jr. Phone No. (210)420-5687  
210-310-5800
5. Agent's Mailing Address: 2802 Nueces St #304  
City: Austin State: TX Zip: 78705
6. Email Address: diego@modlholdings.com
7. Address/Location being Rezoned: 420 S. 21st Edinburg TX
8. Legal Description of Property: Edinburg Original Townsite Lot 12 & W 1/2 of 11 Blk 330 as recorded in Vol 980, page 407, deed and plat records of Hidalgo Texas
9. Zone Change: From: Single Family To: Multi Family Residential
10. Present Land Use: Single Family Dwelling
11. Reason for Zone Change: Neighborhood Development

Omar Cura  
(Please Print Name)

  
Signature **RECEIVED**

AMOUNT PAID \$ 400.00 RECEIPT NUMBER \_\_\_\_\_

FEB 05 2021

Name: RC 3:00pm  
3/9/21

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.: 4/16/21

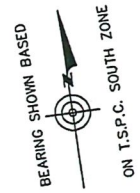
PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 P.M.: \_\_\_\_\_

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

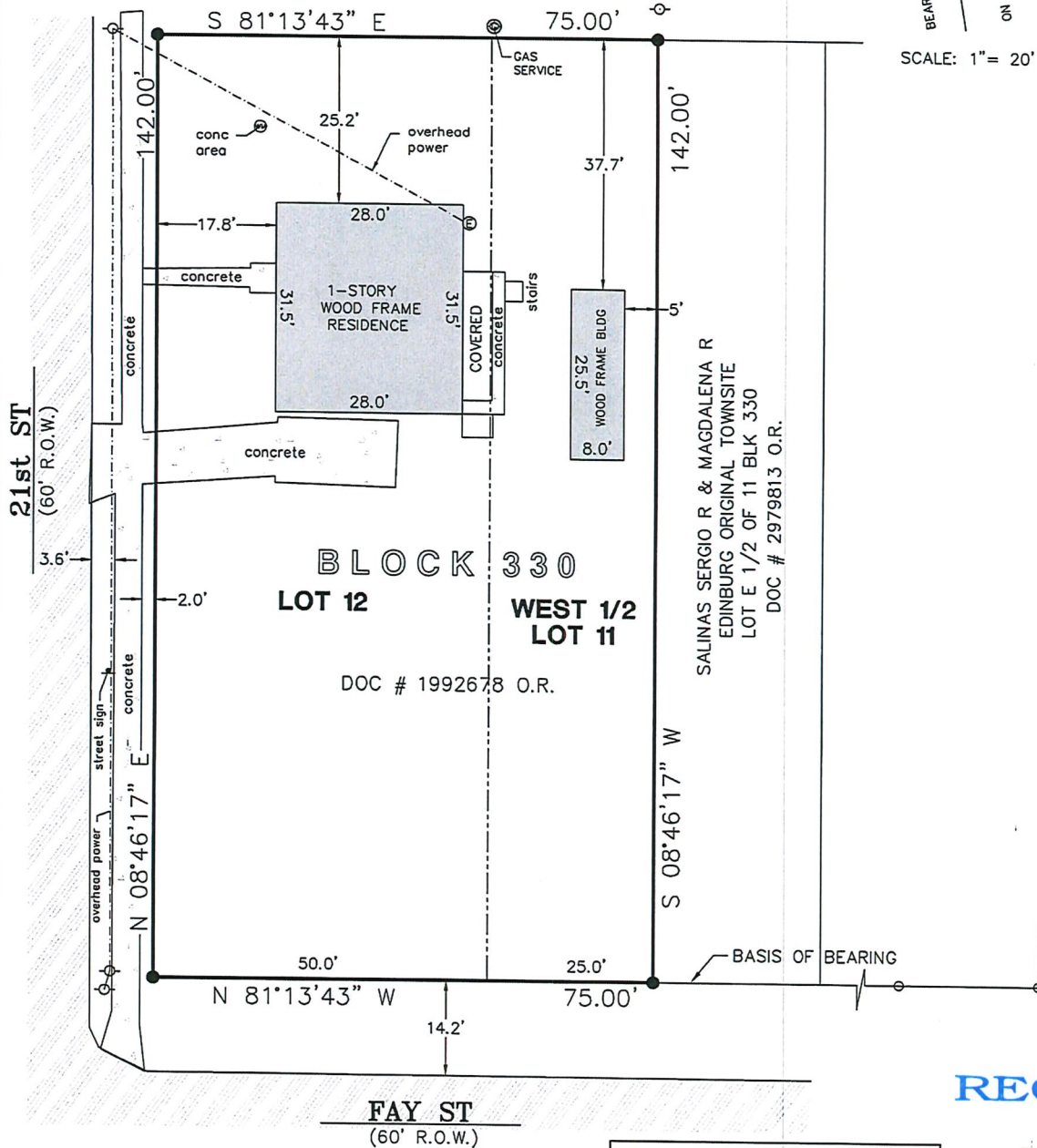
LOT 1 BLK 330

LOT 2 BLK 330

16' ALLEY



SCALE: 1" = 20'



RECEIVED

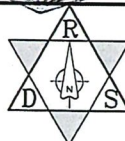
FEB 05 2021

Name: *MC3:00pm*

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



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571





Public Hearing will be held on Tuesday, March 9, 2021 at 6:00 PM in the meeting room, City Council Chambers, 1000 University Drive, at which time the Planning and Zoning Commission will discuss the following:

**REZONING REQUEST FROM NE BLANCHARD BLVD. INTERSECTION WITH ARLING BLVD. TO A SINGLE-FAMILY RESIDENTIAL URBAN RESIDENTIAL (LR-1) DISTRICT. (ITEM 1)**

**BLACK AND PINKBERRY ORIGINAL FORM NOT FOR LCM ARLING BLVD. INTERSECTION WITH ARLING BLVD. TO A SINGLE-FAMILY RESIDENTIAL URBAN RESIDENTIAL (LR-1) DISTRICT. (ITEM 2)**

The request is scheduled to be heard by the City Council on Tuesday, April 6, 2021 at 6:00 PM. The request is subject to change. Please call at the date of the meeting to afford. Please note that meeting time (date and time) are subject to change. Therefore, please call at the date of the meeting to ensure that the item is on the agenda. As part of the City effort to encourage greater participation in the planning process, the City is using this notice to solicit your input. Please place a checkmark in the appropriate box to indicate if you are in favor, against, or have comments on this request.

You may return your response by one of the following:

- MAIL: P. O. Box 1079, Edinburg, Texas 78540
- FAX: (956) 290-2080 by Tuesday, March 9, 2021
- EMAIL: [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

If you have any questions or need more information regarding this notice, you may call (956) 388-4222.

☐ In Favor ☐ Against ☒ No Comment/No Comment

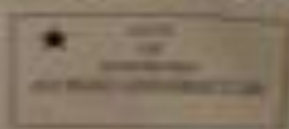
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: Alicia Hernandez Phone: 956-929-1181  
Address: 4410 W. 30th St. Edinburg, TX 78540

**NOTIFICATION**

City of Edinburg is hereby notifying you that information submitted to the City is confidential and may be subject to public release under the Texas Public Information Act.

Planning and Zoning Commission  
City of Edinburg  
P.O. Box 1079  
Edinburg, TX 78540



City of Edinburg  
University Dr. (2021) 1079



## NOTIFICATION

Dear Property Owner:

A public hearing will be held on Tuesday, March 9, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

**REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING THE WEST 25.0' OF LOT 11 AND ALL OF LOT 12, BLOCK 330, EDINBURG ORIGINAL TOWNSITE, LOCATED AT 420 S. 21ST AVE, AS REQUESTED BY OMAR CURA JR**

This request is scheduled to be heard by the City Council on Tuesday, April 6, 2021 at 6:00 p.m. As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Tuesday, March 9, 2021
- EMAIL- [planning@cityofedinburg.com](mailto:planning@cityofedinburg.com)

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

Comments: I am against the request of rezoning Lot 12 and half of 11. Not sure if duplex or apartment are being considered on being buildt.

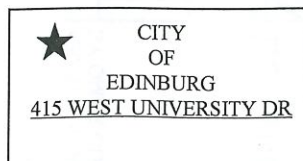
Print Name: Hector Luna Phone No.: 956-393-1842

Address: 405 South 21st City: Edinburg State: TX Zip: 78539

## NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department  
City of Edinburg  
PO BOX 1079  
Edinburg, TX 78540-1079



RECEIVED

MAR 05 2021

Name: SC8:Omar

8th Ave.

University Dr. (S.H.107)



**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, Being a 0.32 acre tract of land out of Lot 16, Block 37, Santa Cruz Gardens Unit No. 2, Located at 705 E. Davis Road, As Requested By Pamela Ledesma [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located on the north side of E. Davis Road, approximately 1,500 ft. east of North Expressway 281 and currently has a single family residential structure. The tract has 76 ft. of frontage along E. Davis Road and 183 ft. of depth for a tract size of 0.32 of an acre. The requested zoning designation allows for single family uses on the subject property. The applicant is proposing to expand the existing residence. Setbacks based on the requested zoning designation are as follows: Front 60 ft., Rear 40 ft. and Side 30 ft. The applicant is requesting the zone change to bring the property into compliance and to reduce the setbacks.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District to the north, east, and west and Auto Urban Residential (AU) District to the south. The surrounding area 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 six 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District based on the 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 Agriculture (AG) 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 the single family uses on the property.

Rita Lee Guerrero  
Urban Planner

Kimberly A. Mendoza, MPA  
Director of Planning & Zoning



**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District
<b><u>APPLICANT:</u></b>	Leonardo & Martha Garza
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being Lot 46, Trenton Manor Subdivision
<b><u>LOCATION:</u></b>	Located at 1919 Madero Drive
<b><u>LOT/TRACT SIZE:</u></b>	12,220 square ft.
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Single Family Residential Development
<b><u>EXISTING LAND USE</u></b>	Vacant
<b><u>ADJACENT ZONING:</u></b>	North – Agriculture (AG) District South – Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Auto Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Sewer / North Alamo Water Supply Coop
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District

**REZONING REQUEST**  
**PAMELA LEDESMA**

**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 vacant land.
2. The applicant is proposing a single family residential home.

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District based on the surrounding land uses and zoning in the area. The requested zoning also conforms with the future land use 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 six neighboring property owners and received no comments in favor or against this request at the time of the report.

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





**AERIAL MAP**



**CASE CAPTION:**

**APPLICANT NAME:**

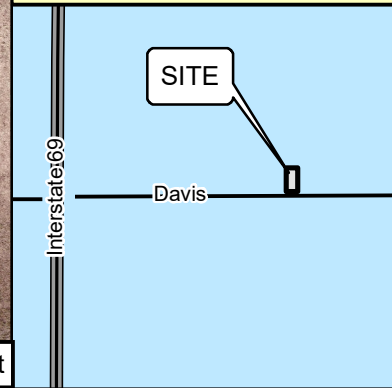
**PAMELA LEDESMA**

CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING A 0.32 ACRE TRACT OF LAND OUT OF LOT 16, BLOCK 37, SANTA CRUZ GARDENS UNIT NO. 2, LOCATED AT 705 E DAVIS ROAD, AS REQUESTED BY PAMELA LEDESMA

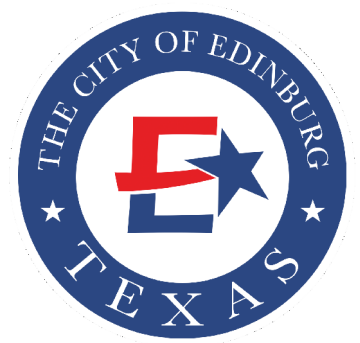
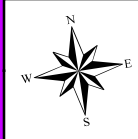
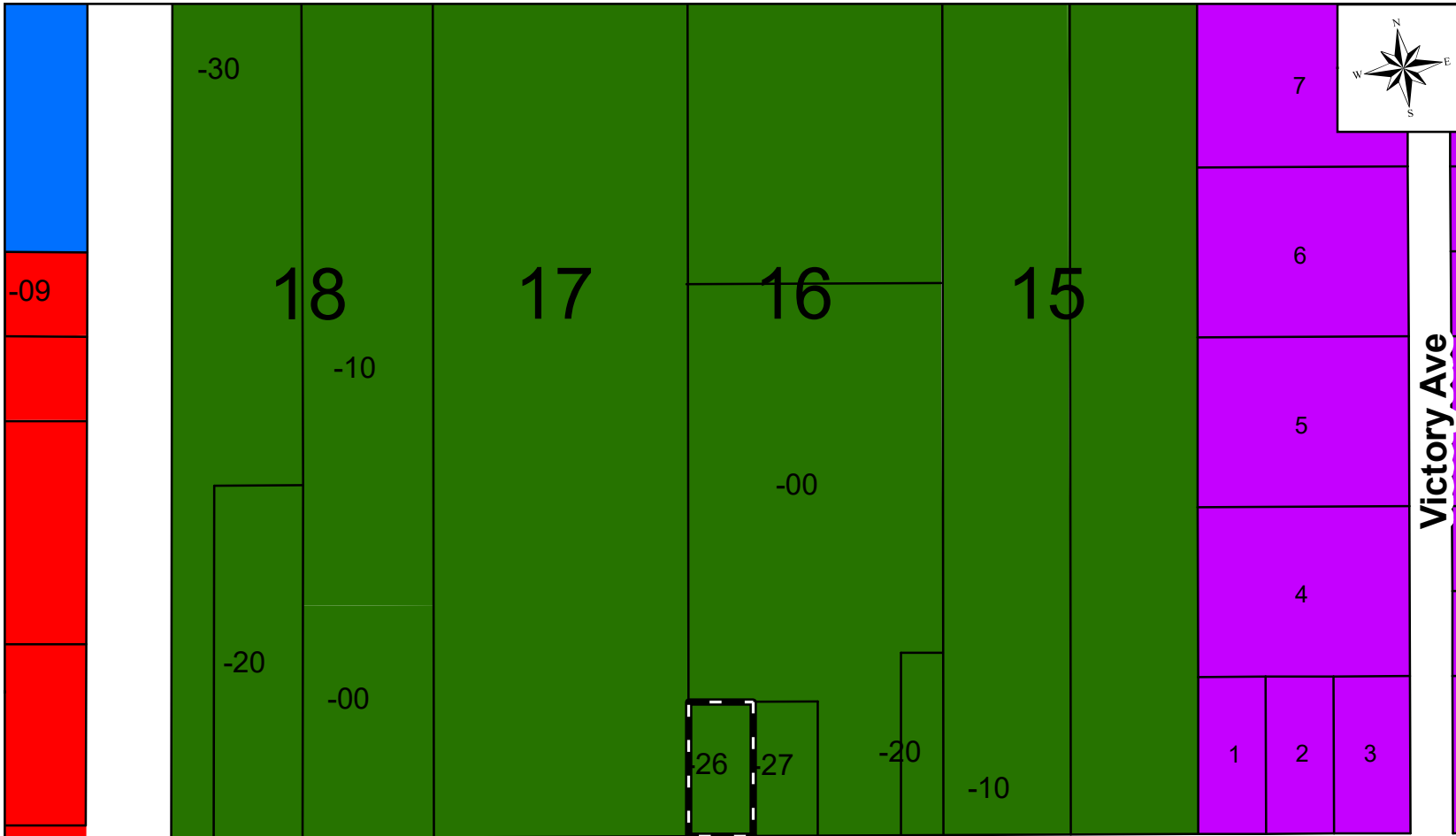
**Legend**

-  CITY LIMITS
-  APPLICANT SITE

**SITE LOCATION MAP**







**ZONING MAP**

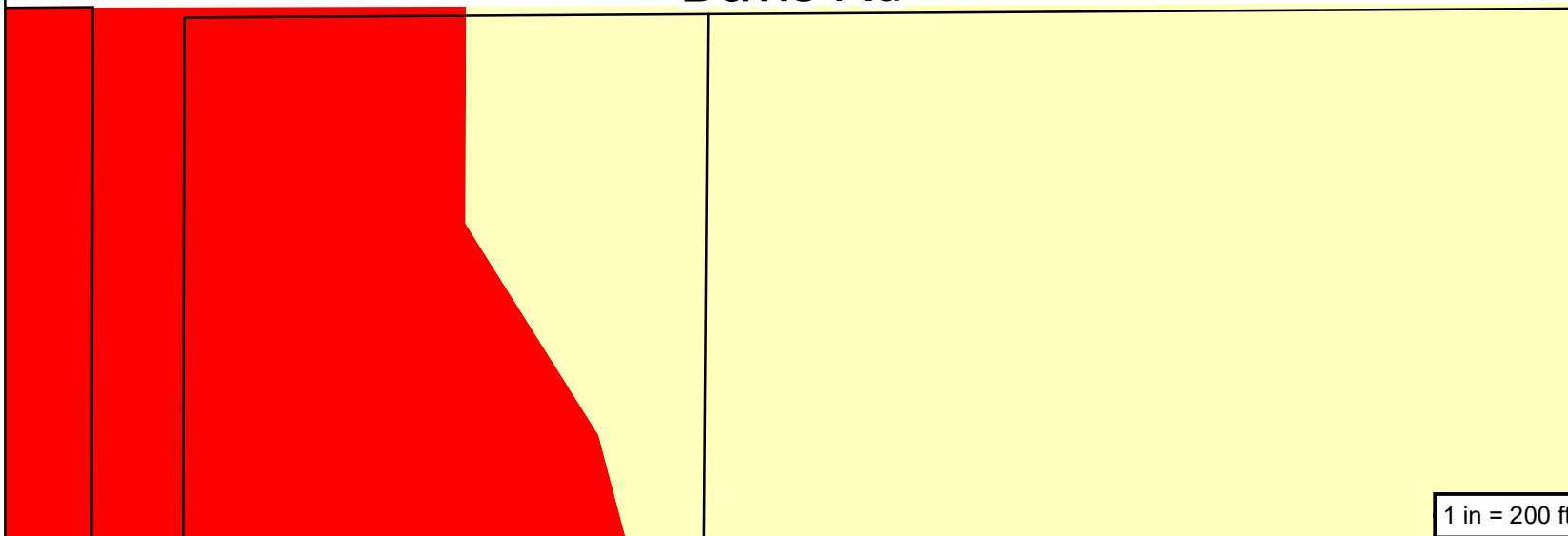
**CASE CAPTION:**

**APPLICANT NAME:**  
PAMELA LEDESMA

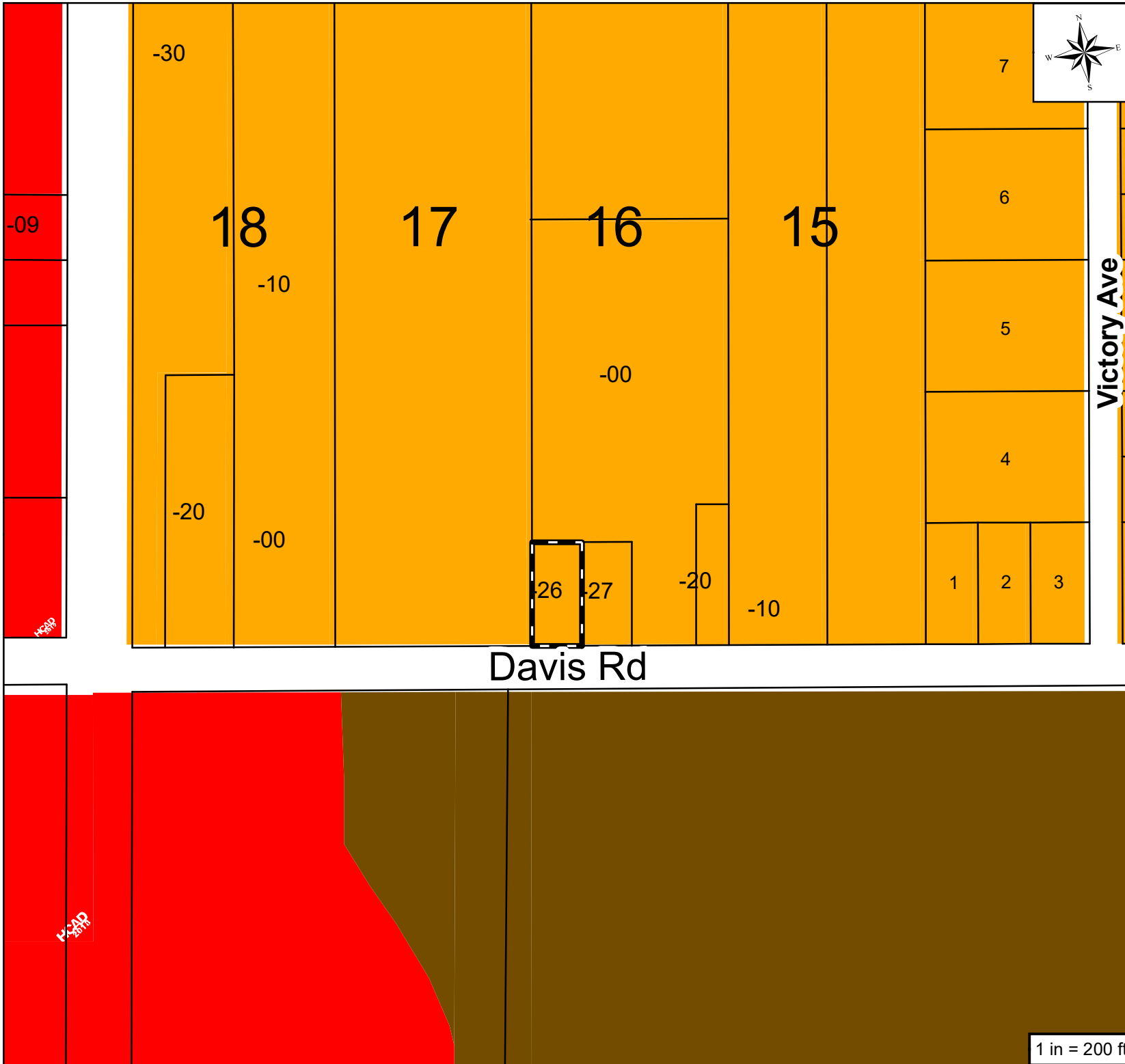
**Legend**

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

Davis Rd



1 in = 200 ft



### FUTURE LAND USE MAP

CASE CAPTION:

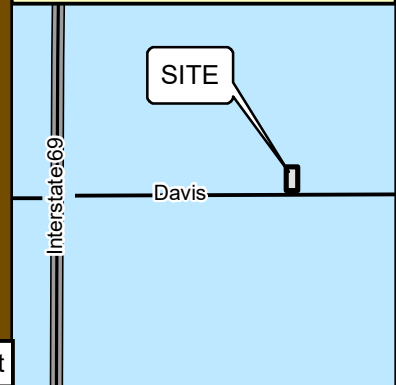
APPLICANT NAME:

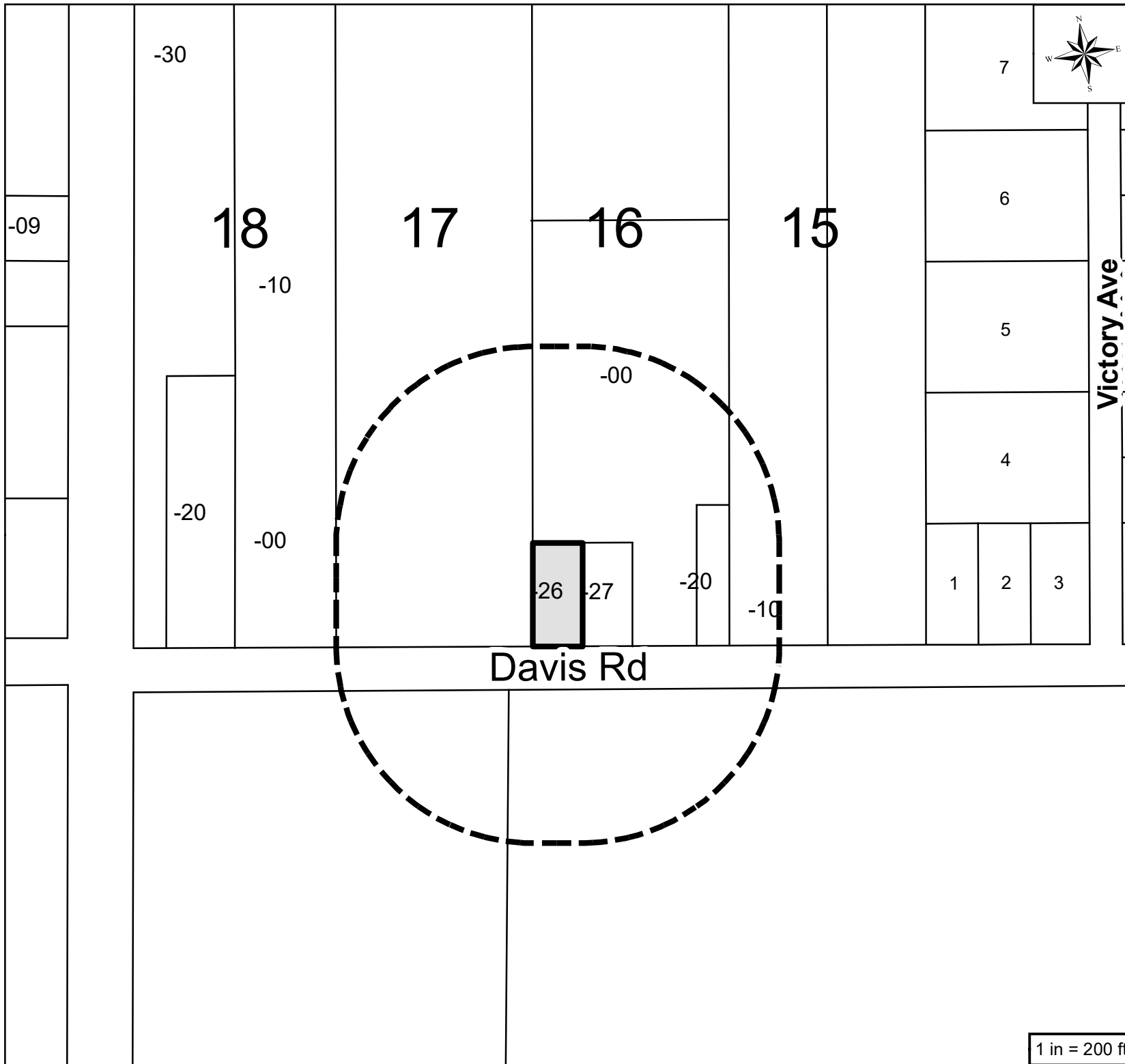
PAMELA LEDESMA

### Legend

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

### SITE LOCATION MAP





**MAILOUT AND SITE MAP**

**CASE CAPTION:**

**APPLICANT NAME:**

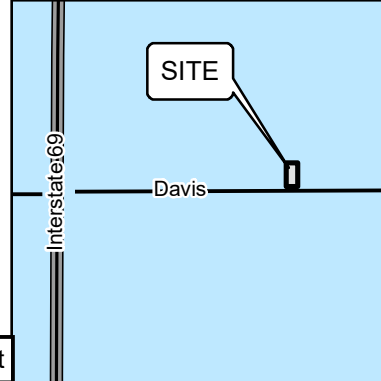
**PAMELA LEDESMA**

CONSIDER THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING A 0.32 ACRE TRACT OF LAND OUT OF LOT 16, BLOCK 37, SANTA CRUZ GARDENS UNIT NO. 2, LOCATED AT 705 E DAVIS ROAD, AS REQUESTED BY PAMELA LEDESMA

**Legend**

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

**SITE LOCATION MAP**



1 in = 200 ft





REC'D PLANNING & ZONING  
FEB 5 '21 AM 9:39

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

### ZONE CHANGE APPLICATION

1. Name: Pamela Ledesma Phone No. 832.265.8955
2. Mailing Address: 705 E. Davis  
City: Edinburg State: TX Zip 78542  
Email Address: ledesma.pam@gmail.com Cell No. 832.265.8955
3. Agent: N/A Phone No. \_\_\_\_\_
4. Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Address/Location being Rezoned: 705 E. Davis Edinburg, TX 78542
7. Legal Description of Property: Santa Cruz Gardens UT NO. 2 S183'-W76'  
Lot 16 B1K 37 0.32 AC GR 0.27 AC NET
8. Zone Change: From: Agriculture To: AR Auto-Urban Residential  
Residential NC-5
9. Present Land Use: Residential
10. Reason for Zone Change: Home addition

Pamela Ledesma  
(Please Print Name)

[Signature]  
Signature

AMOUNT PAID \$ \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_

Property id 726255

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M.: March 9, 2021

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

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

### ZONING CHANGE REQUIREMENTS

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





# ART SALINAS

## ENGINEERING & SURVEYING

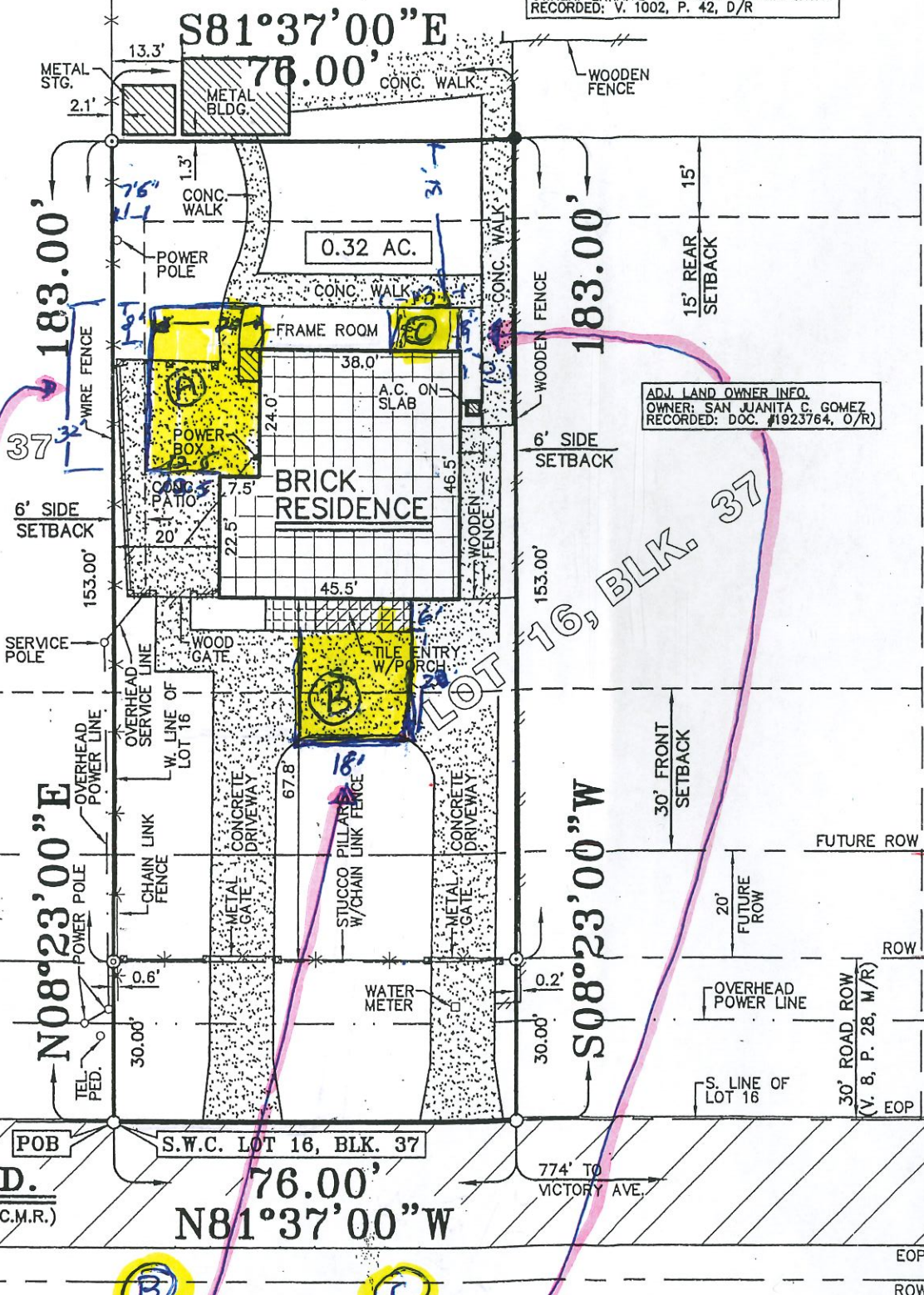
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



ADJ. LAND OWNER INFO.  
OWNER: ENRIQUE & JOSEFA SEGOVIA CASAS  
RECORDED: V. 1002, P. 42, D/R

LOT 17, BLK. 37

- LEGEND**
- DENOTES FOUND 1/2" ROD
  - DENOTES SET 1/2" ROD
  - DENOTES FOUND 5/8" PIPE
  - DENOTES NO MONUMENT
  - DENOTES RIGHT OF WAY
  - DENOTES EDGE OF PAVEMENT
  - DENOTES POINT OF BEGINNING
- ROW  
○ EOP  
○ POB



ADJ. LAND OWNER INFO.  
OWNER: SAN JUANITA C. GOMEZ  
RECORDED: DOC. #1923764, O/R

705  
**E. DAVIS RD.**  
(60' ROW-VOL. 8, PG. 28, H.C.M.R.)

S.W.C. LOT 16, BLK. 37  
76.00'  
N81°37'00"W

(A)  
Addition  
32

(B)  
CAR port  
20'

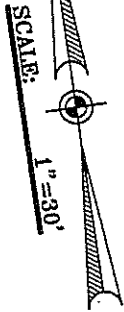
(C)  
P/Room  
6'



# ART SALINAS

## ENGINEERING & SURVEYING

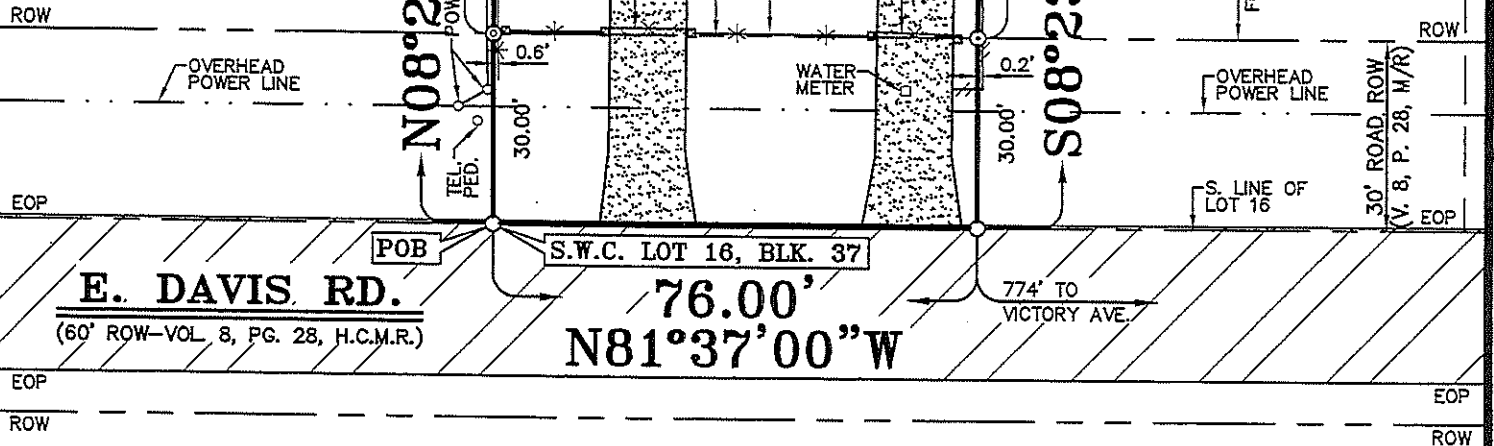
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



ADJ. LAND OWNER INFO.  
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LOT 17, BLK. 37

- LEGEND**
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  - DENOTES SET 1/2" ROD
  - ⊙ DENOTES FOUND 5/8" PIPE
  - DENOTES NO MONUMENT
  - DENOTES RIGHT OF WAY
  - DENOTES EDGE OF PAVEMENT
  - DENOTES POINT OF BEGINNING



**FLOOD ZONE DESIGNATION:** The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood plain as per F.E.M.A. Flood Insurance Rate Map No. 480338-0020-E dated 06-06-00 and amended on 05-14-01.

**PLAT NOTES:**

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
- This survey plat is prepared in connection with Title Policy G.F. # 202439059 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
- Subject to rights or claims by Santa Cruz Irrigation District No. 15 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District No. 15, pursuant to applicable sections of the Texas Water Code. (Blanket)
- Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- Building setback lines as per Hidalgo County Rules and Regulations.
- Subject to any oil, gas and mineral lease of record.
- Bearing Basis: "S. line of a 0.32 acre tract recorded in Doc. #1923763, O/R"

Borrower(s): Pamela Ledesma

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 705 E. DAVIS RD., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:  
A 0.32 ACRE TRACT OF LAND OUT OF LOT SIXTEEN (16), BLOCK THIRTY SEVEN (37), SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

20-59558  
Job No.

12-07-20  
Date

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Registered Professional Land Surveyor No. 4802







**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, Being Lots 1 and 2, Block 4, Roseland Parks Subdivision and, Lots 1 & 18, University North Subdivision Unit No. 1, Located at 715 W. Schunior Road, As Requested By SARG Enterprises, LLC [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the northeast corner of W. Schunior Street and N. 4<sup>th</sup> Avenue and is currently has a residential home on the property. The tract has 240 ft. of frontage along W. Schunior Road and 150 ft. of depth for a tract size of 35,130 square feet according to the Hidalgo County Appraisal District. The requested zoning designation allows for a multi-family residential development on the subject property. The applicant is proposing to construct a multi-family development.

The property is currently zoned Neighborhood Conservation 5 (NC 5) District. The surrounding zoning in the area is Neighborhood Conservation 5 (NC 5) District in all directions. The surrounding land uses consists of single family residences and the University of Texas Rio Grande Valley. The future land use designation is Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 48 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

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

**JUSTIFICATION:**

Staff recommends approval of the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District. The requested zoning is consistent with the surrounding land use in the area and the future land use designation.

Rita Lee Guerrero  
Urban Planner

Kimberly A. Mendoza, MPA  
Director of Planning & Zoning

**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District
<b><u>APPLICANT:</u></b>	SARG Enterprises, LLC
<b><u>AGENT:</u></b>	Melden & Hunt Inc.
<b><u>LEGAL:</u></b>	Being Lots 1 and 2, Block 4, Roseland Parks Subdivision, and Lots 1 & 18, University North Subdivision Unit No. 1
<b><u>LOCATION:</u></b>	Located at 715 W. Schunior Road
<b><u>LOT/TRACT SIZE:</u></b>	35,130 square feet
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Mutli-family development
<b><u>EXISTING LAND USE</u></b>	Urban Uses
<b><u>ADJACENT ZONING:</u></b>	North – Neighborhood Conservation 5 (NC 5) District South – Neighborhood Conservation 5 (NC 5) District East - Neighborhood Conservation 5 (NC 5) District West - Neighborhood Conservation 5 (NC 5) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Water / Sewer
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District

**REZONING REQUEST  
SARG ENTERPRISES LLC**

**EVALUATION**

The following is staff's evaluation of the request.

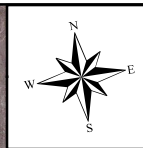
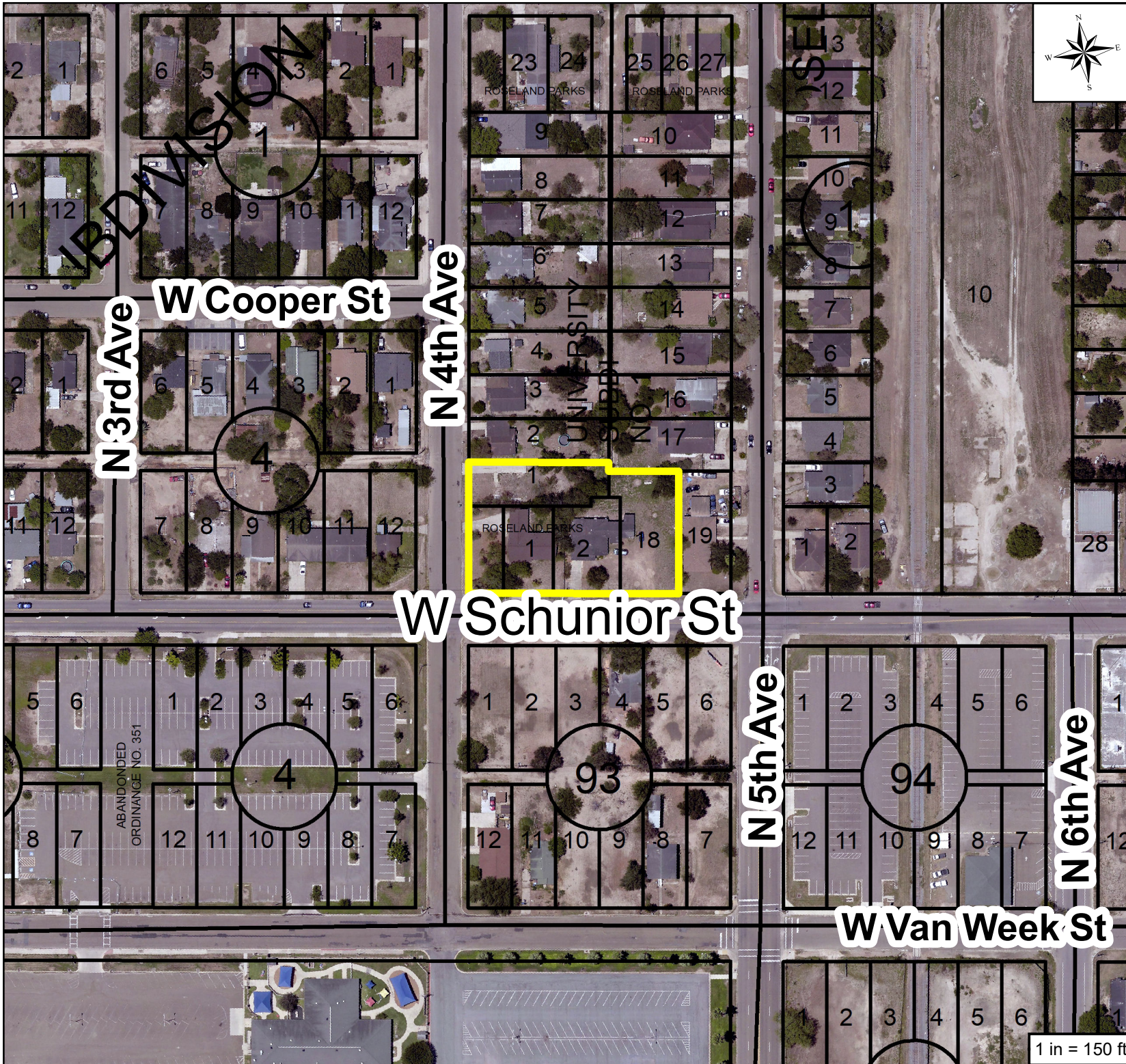
1. The land use pattern for this area of the community consists of single family residential uses and the University of Texas Rio Grande Valley.
2. The applicant is proposing a multi-family residential development.

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 48 neighboring property owners and received no comments in favor or against this request at the time of the report.

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





#### AERIAL MAP

#### CASE CAPTION:

#### APPLICANT NAME:

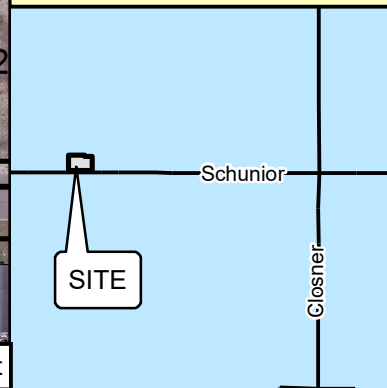
#### SARG ENTERPRISES LLC

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 5 (NC 5) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING LOTS 1 AND 2, BLOCK 4, ROSELAND PARKS SUBDIVISION, LOTS 1 & 18, UNIVERSITY NORTH SUBDIVISION UNIT NO. 1, LOCATED AT 715 W SCHUNIOR ROAD, AS REQUESTED BY SARG ENTERPRISES LLC

#### Legend

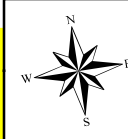
-  CITY LIMITS
-  APPLICANT SITE

#### SITE LOCATION MAP




1 in = 150 ft


















**SARG ENTERPRISES LLC**

### Legend

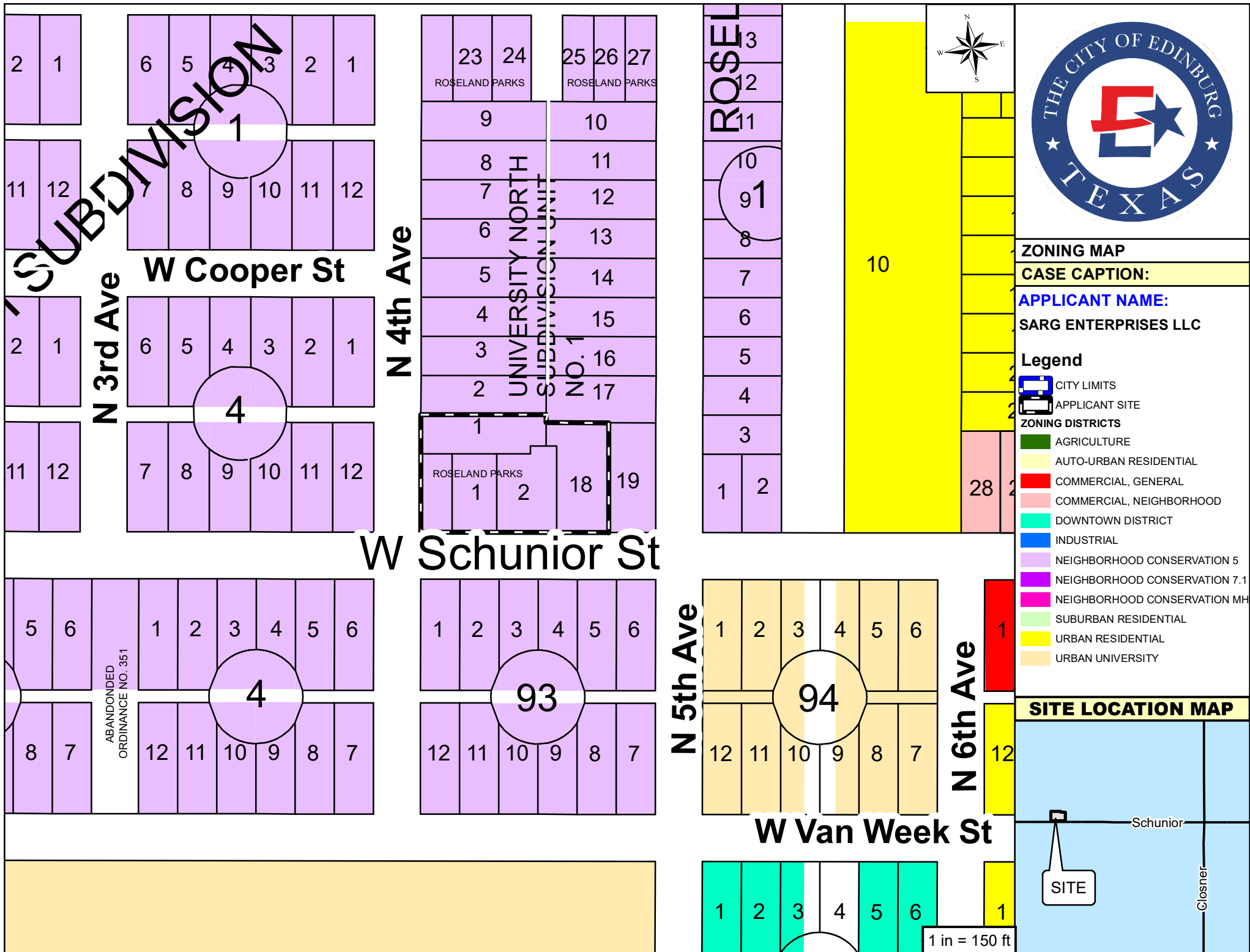
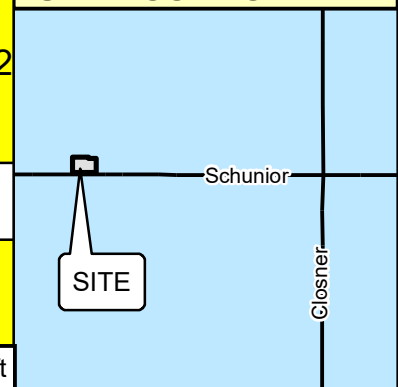
-  CITY LIMITS

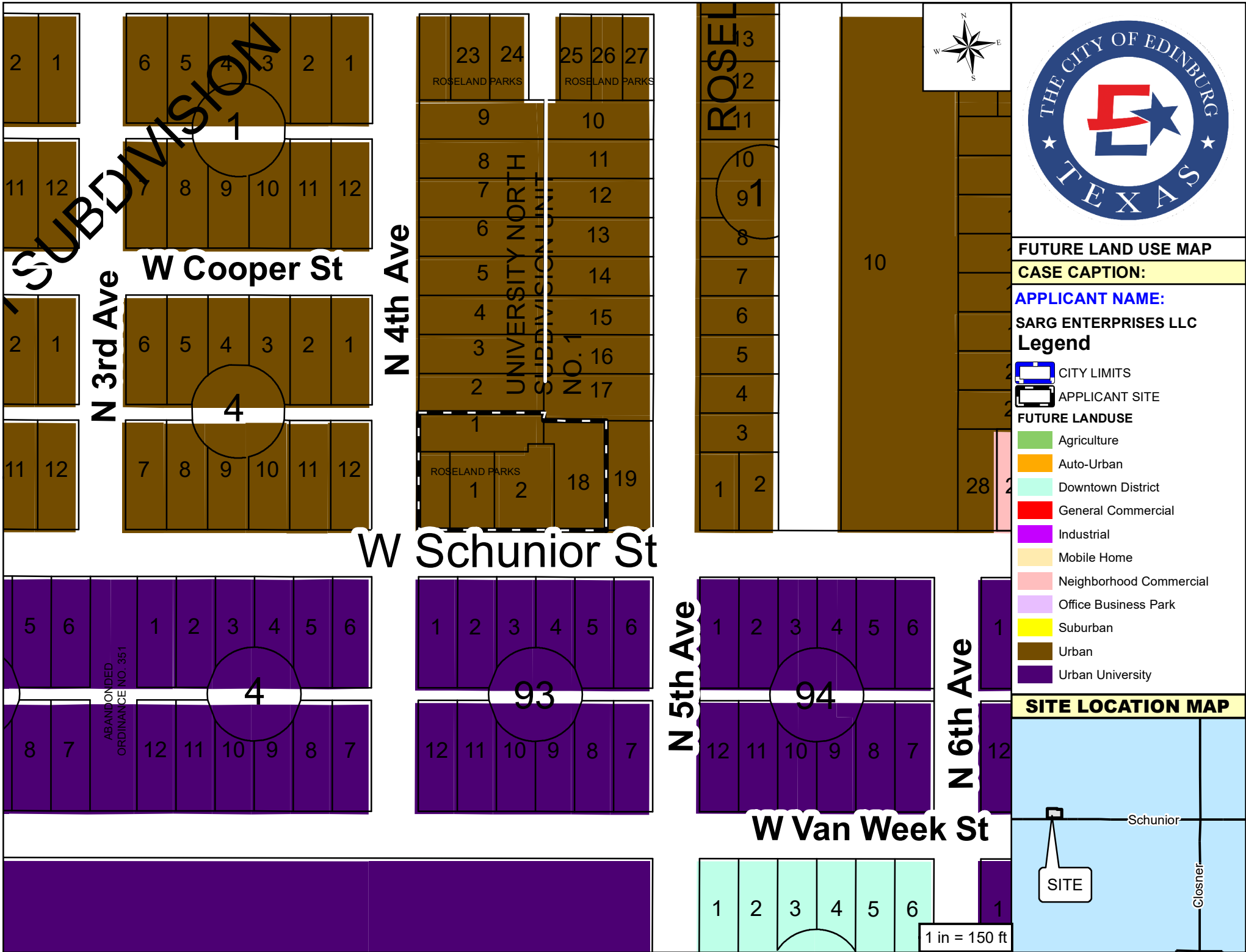
 APPLICANT SITE

**ZONING DISTRICTS**

  -  AGRICULTURE
  -  AUTO-URBAN RESIDENTIAL
  -  COMMERCIAL, GENERAL
  -  COMMERCIAL, NEIGHBORHOOD
  -  DOWNTOWN DISTRICT
  -  INDUSTRIAL
  -  NEIGHBORHOOD CONSERVATION 5
  -  NEIGHBORHOOD CONSERVATION 7.1
  -  NEIGHBORHOOD CONSERVATION MH
  -  SUBURBAN RESIDENTIAL
  -  URBAN RESIDENTIAL
  -  URBAN UNIVERSITY

## SITE LOCATION MAP





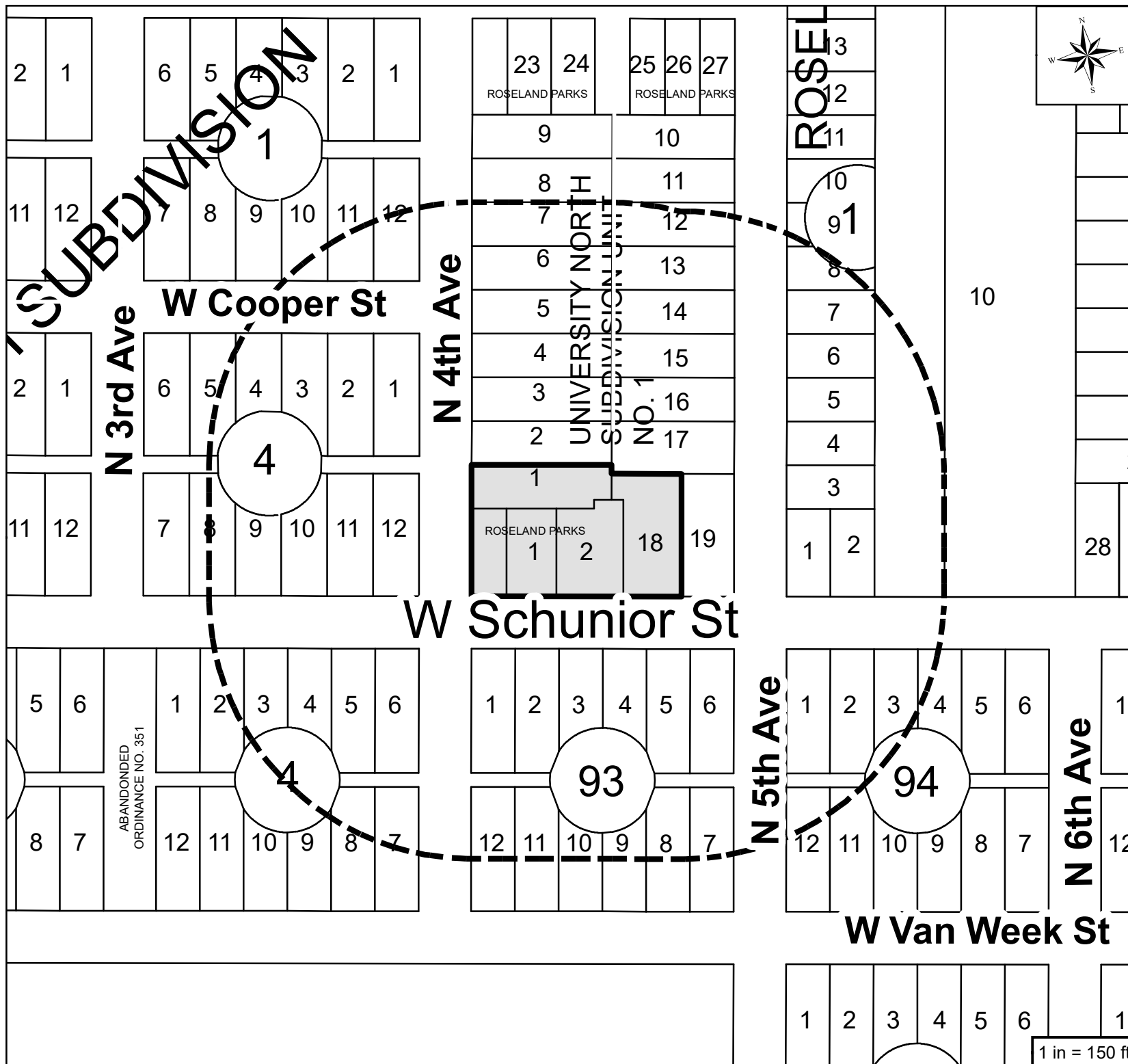
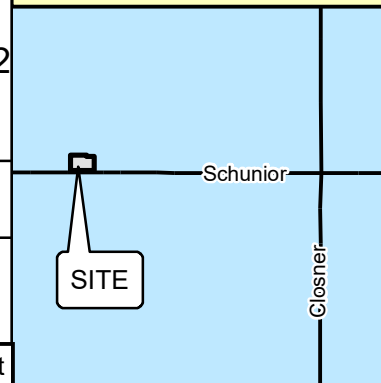




CONSIDER THE REZONING  
REQUEST FROM NEIGHBORHOOD  
CONSERVATION 5 (NC 5) DISTRICT  
TO URBAN RESIDENTIAL (UR)  
DISTRICT, BEING LOTS 1 AND 2,  
BLOCK 4, ROSELAND PARKS  
SUBDIVISION, LOTS 1 & 18,  
UNIVERSITY NORTH SUBDIVISION  
UNIT NO. 1, LOCATED AT 715 W  
SCHUNIOR ROAD, AS REQUESTED  
BY SARG ENTERPRISES LLC

CITY LIMITS  
300FT NOTIFICATION  
APPLICANT SITE

## SITE LOCATION MAP





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

### ZONE CHANGE APPLICATION

1. Name: SARG Enterprises, LLC Phone No. 956 (956) 381-0981
2. Mailing Address: 616 N. Cloister Blvd.  
City: Edinburg State: TX Zip 78541  
Email Address: gsfcar@gmail.com Cell No. (956) 287-1162
3. Agent: Melden & Hunt, Inc. Phone No. (956) 381-0981
4. Agent's Mailing Address: 115 W. McIntyre St.  
City: Edinburg State: TX Zip 78541
5. Email Address: mario@meldenandhunt.com
6. Address/Location being Rezoned: NE Corner Schunior & N. 4th Ave.
7. Legal Description of Property: See attached exhibit "A"
8. Zone Change: From: neighborhood  
conservation 5 To: Urban Residential
9. Present Land Use: homes (one-story)
10. Reason for Zone Change: \_\_\_\_\_

Mario A. Reyna, P.E.  
(Please Print Name)

[Signature]  
Signature

AMOUNT PAID \$ \_\_\_\_\_

RECEIPT NUMBER \_\_\_\_\_

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

**RECEIVED**

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

**FEB 01 2021**

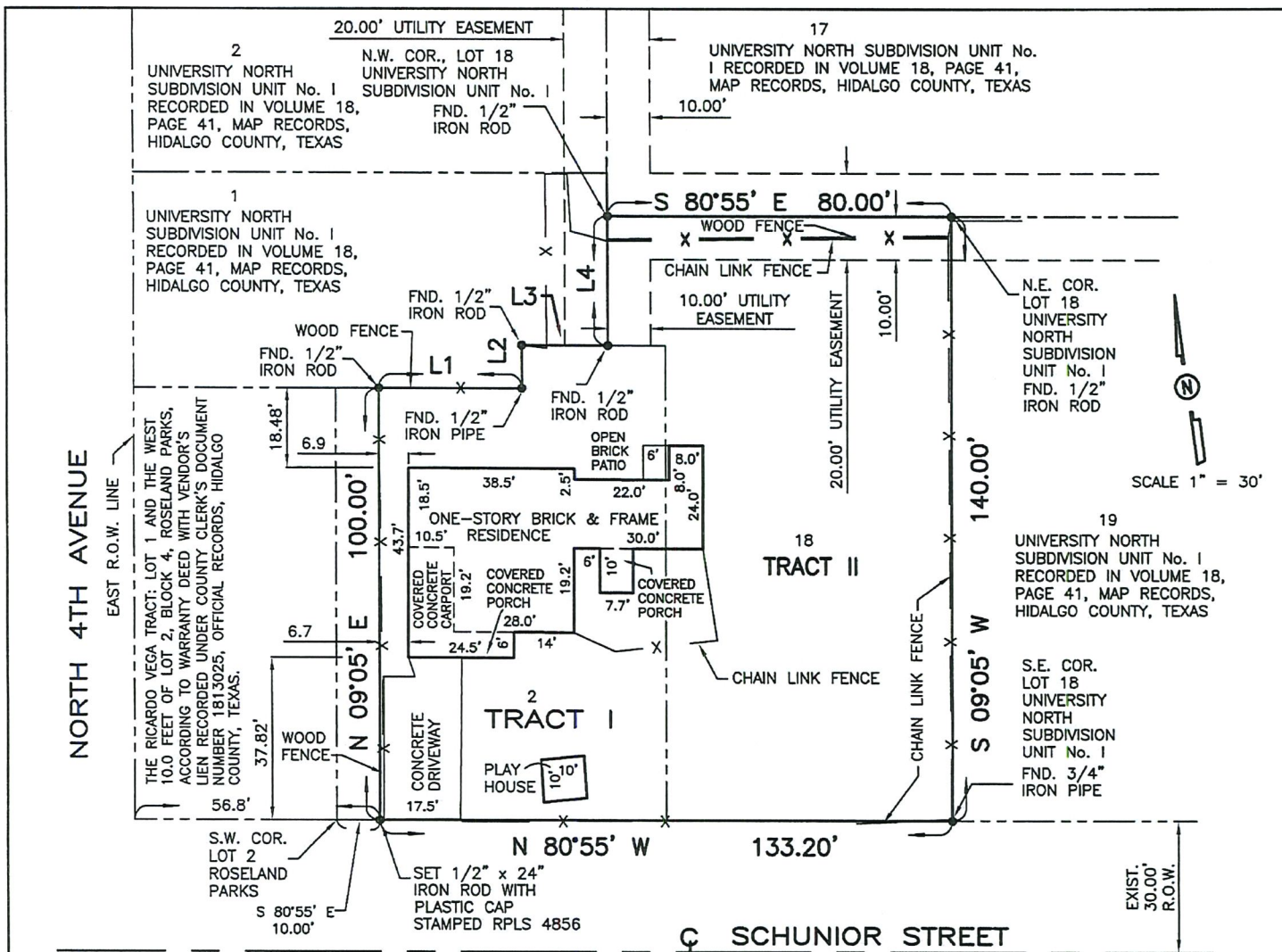
(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

### ZONING CHANGE REQUIREMENTS

Name: \_\_\_\_\_

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





**PLAT SHOWING**

**TRACT I**

LOT 2, BLOCK 4, ROSELAND PARKS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 49, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAVE AND EXCEPT THE WEST 10.0' THEREOF, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1071438, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**PLAT SHOWING**

**TRACT II**

LOT 18, UNIVERSITY NORTH SUBDIVISION UNIT No. 1, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1071438, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.20'	S 80°55' E
L2	10.00'	N 09°05' E
L3	20.00'	S 80°55' E
L4	30.00'	N 09°05' E

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 NUMBER 480338 0015 E  
MAP REVISED: MAY 14, 2001 L.O.M.R.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH UNIVERSITY NORTH SUBDIVISION UNIT No. 1 RECORDED IN VOLUME 18, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

**RECEIVED**

**FEB 01 2021**

**Name:**

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
PHONE 956-381-6480  
FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
OFFICE@QHAENGINEERING.COM

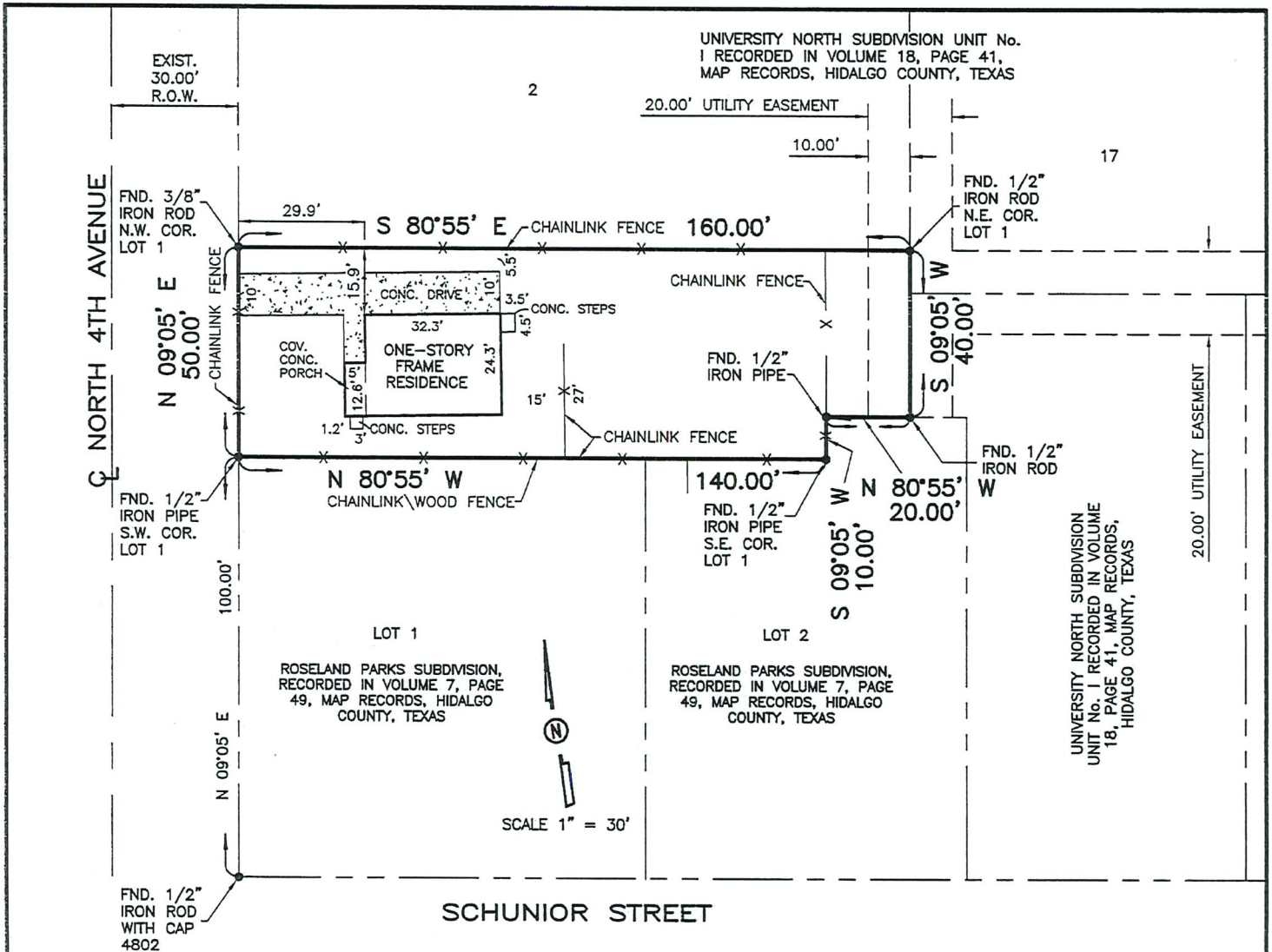
VOL. 7 PAGE 49  
VOL. 18 PAGE 41  
SURVEYED APRIL 24, 2015  
ADDRESS 715 W. SCHUNIOR ST.  
EDINBURG, TEXAS 78539  
OWNER SARG ENTERPRISE, L.L.C.  
JOB No. G.F. No. 0003160967  
BOOK No. T147 PAGE 65  
F:\DATA\SURVEY\SUR15\LOT 18UNIVERSITY











### PLAT SHOWING

LOT 1, UNIVERSITY NORTH SUBDIVISION UNIT I, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 NUMBER 480338 0015 E  
MAP REVISED: MAY 14, 2001 L.O.M.R.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH UNIVERSITY NORTH SUBDIVISION UNIT No. 1 RECORDED IN VOLUME 18, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS, EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

RECEIVED

FEB 01 2021

Name: \_\_\_\_\_

ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856



VOL. 7 PAGE 49  
SURVEYED MAY 6, 2015  
ADDRESS 810 N. 4TH AVENUE  
EDINBURG, TEXAS 78539  
OWNER SARG ENTERPRISES, L.L.C.  
JOB No. G.F. No. 0003161290  
BOOK No. T147 PAGE 69  
F:\DATA\SURVEY\SUR15\LOT 1 UNIVERSITY



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



**CITY OF EDINBURG**  
**Planning & Zoning Commission**

**Regular Meeting**

Meeting Date:

3/9/2021

**Rezoning Request**

**AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, Being Lots 10-12, McColl Estates & Lot 13, McColl Estates Unit No.2, Located at 1320 N. McColl Road, As Requested By Sergio Luis Salinas [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

**DESCRIPTION / SCOPE:**

The property is located at the southeast corner of N. McColl Road and W. Chapin Street and is currently vacant. The tract has 250 ft. of frontage along N. McColl Road and 270 ft. at its deepest point of depth for a tract size of 1.07 acres. The requested zoning designation allows for multi-family uses on the subject property. The applicant is proposing to develop a multi-family residential development on the property.

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 39 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 April 6, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

**STAFF RECOMMENDATION:**

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

**JUSTIFICATION:**

Staff recommends approval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District based on the development trend in the area. The request is in conformance with the future land use and allows for a multi-family residential development on the property.

Rita Lee Guerrero  
Urban Planner

Kimberly A. Mendoza, MPA  
Director of Planning & Zoning



**MEETING DATES:**  
**PLANNING & ZONING COMMISSION – 03/09/2021**  
**CITY COUNCIL – 04/06/2021**  
**DATE PREPARED – 03/01/2021**

**STAFF REPORT**  
**GENERAL INFORMATION**

<b><u>APPLICATION:</u></b>	Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District
<b><u>APPLICANT:</u></b>	Sergio Luis Salinas
<b><u>AGENT:</u></b>	N/A
<b><u>LEGAL:</u></b>	Being Lots 10-12, McColl Estates & Lot 13, McColl Estates Unit No.2
<b><u>LOCATION:</u></b>	Located at 1320 N. McColl Road
<b><u>LOT/TRACT SIZE:</u></b>	1.07 acres
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>PROPOSED USE OF PROPERTY:</u></b>	Multi-Family Residential Development
<b><u>EXISTING LAND USE</u></b>	Urban Uses
<b><u>ADJACENT ZONING:</u></b>	North – Urban Residential (UR) District South – Commercial General (CG) District East - Neighborhood Conservation 7.1 (NC 7.1) District West - Suburban Residential (S) District
<b><u>LAND USE PLAN DESIGNATION:</u></b>	Auto Urban Uses
<b><u>PUBLIC SERVICES:</u></b>	City of Edinburg Sewer / Water
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District

**REZONING REQUEST  
SERGIO LUIS SALINAS**

**EVALUATION**

The following is staff's evaluation of the request.

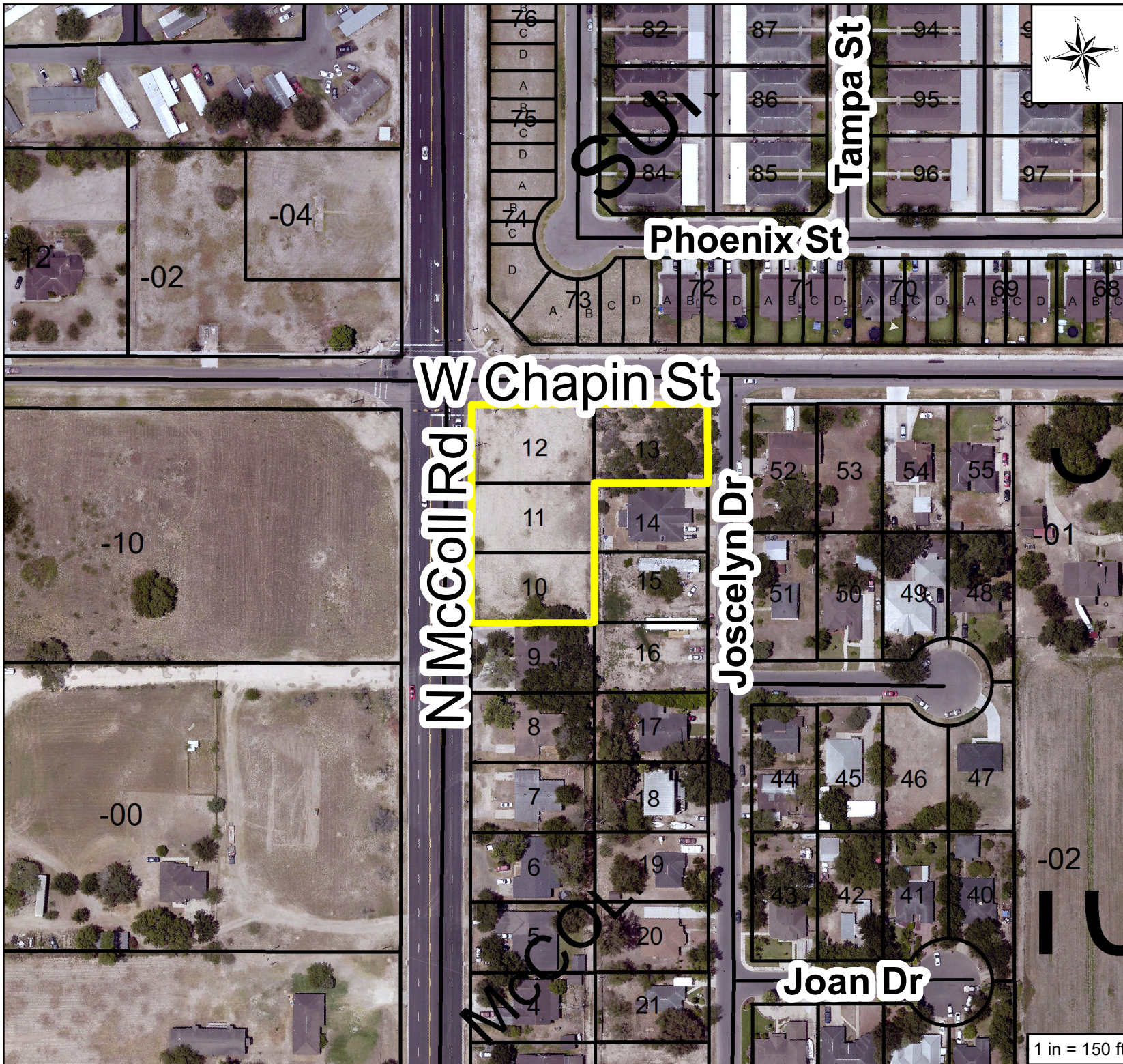
1. The land use pattern for this area of the community consists of single family, multi-family, and commercial uses.
2. The applicant is proposing a multi-family residential development.

Staff recommends approval of the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District based on the development trend in the area. The request is in conformance with the future land use and allows for a multi-family residential development 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 thirty-nine (39) neighboring property owners and received no comments in favor or against this request at the time of the report.

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





## AERIAL MAP

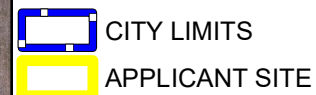
**CASE CAPTION:**

**APPLICANT NAME:**

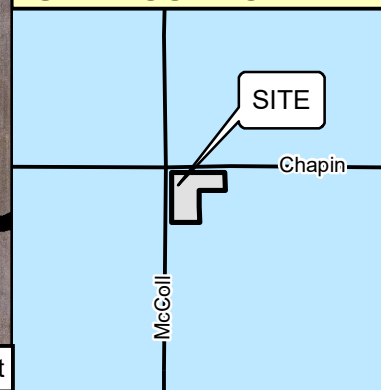
**SERGIO LUIS SALINAS**

CONSIDER THE REZONING  
REQUEST FROM NEIGHBORHOOD  
CONSERVATION 7.1 (NC 7.1)  
DISTRICT TO AUTO URBAN  
RESIDENTIAL (AU) DISTRICT, BEING  
LOT 10-12, MCCOLL ESTATES & LOT  
13, MCCOLL ESTATES UNIT NO.2,  
LOCATED AT 1320 N MCCOLL ROAD,  
AS REQUESTED BY SERGIO LUIS  
SALINAS

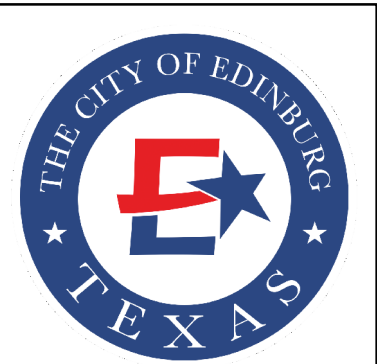
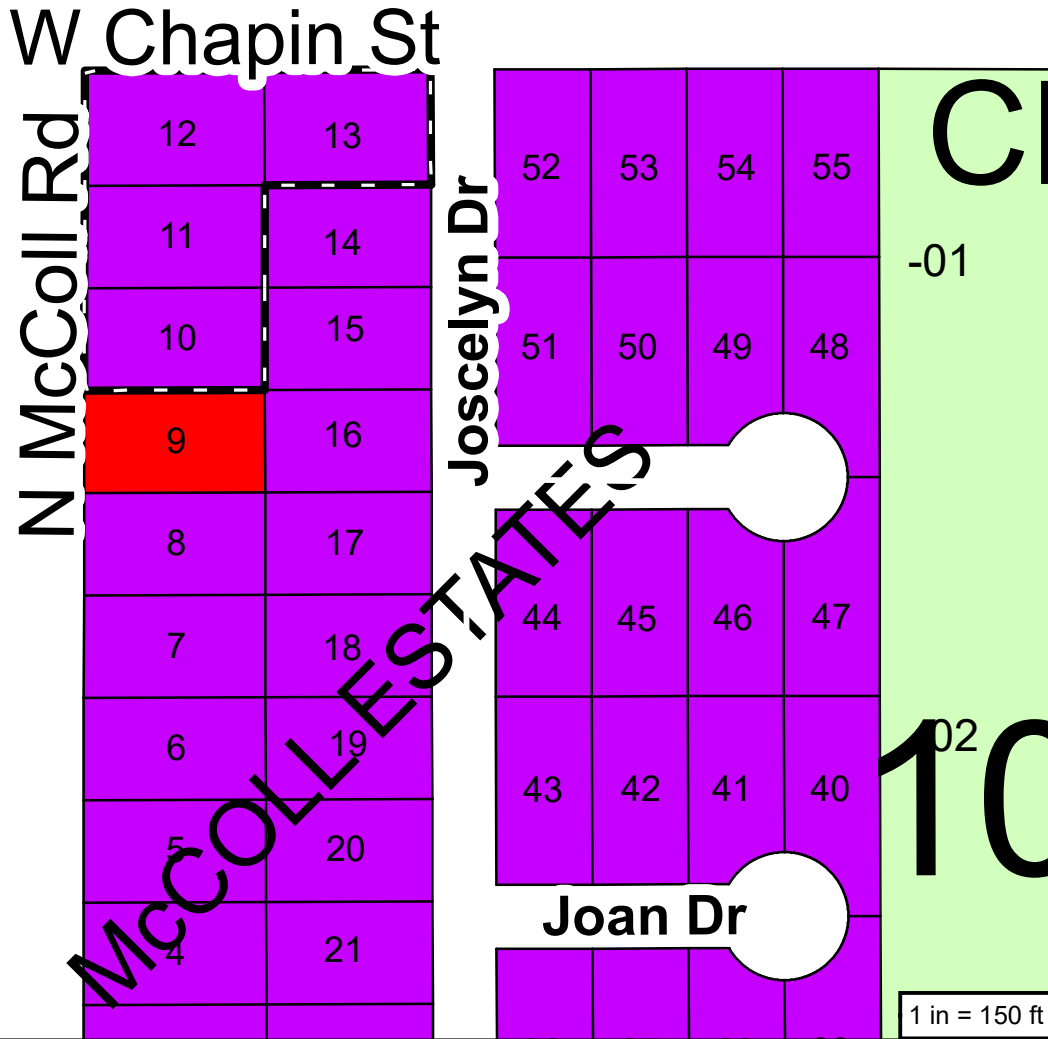
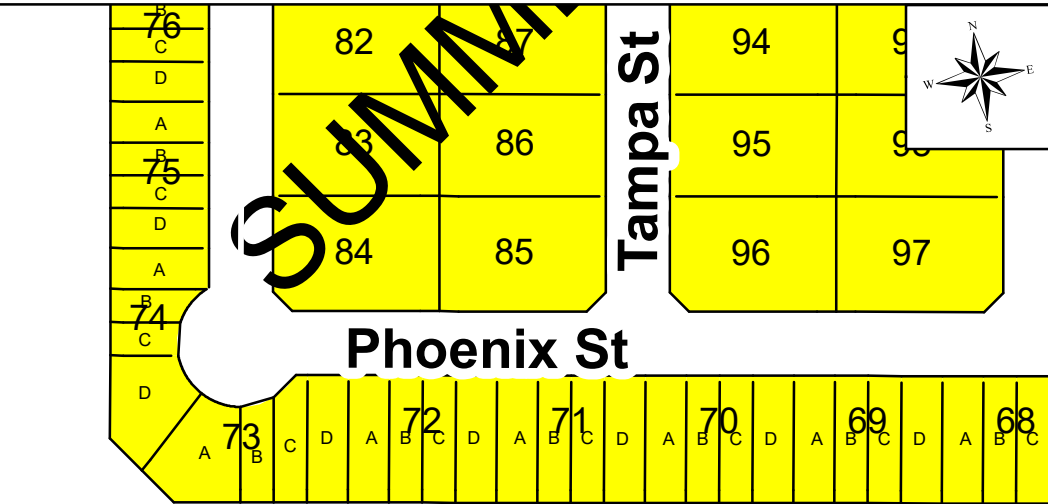
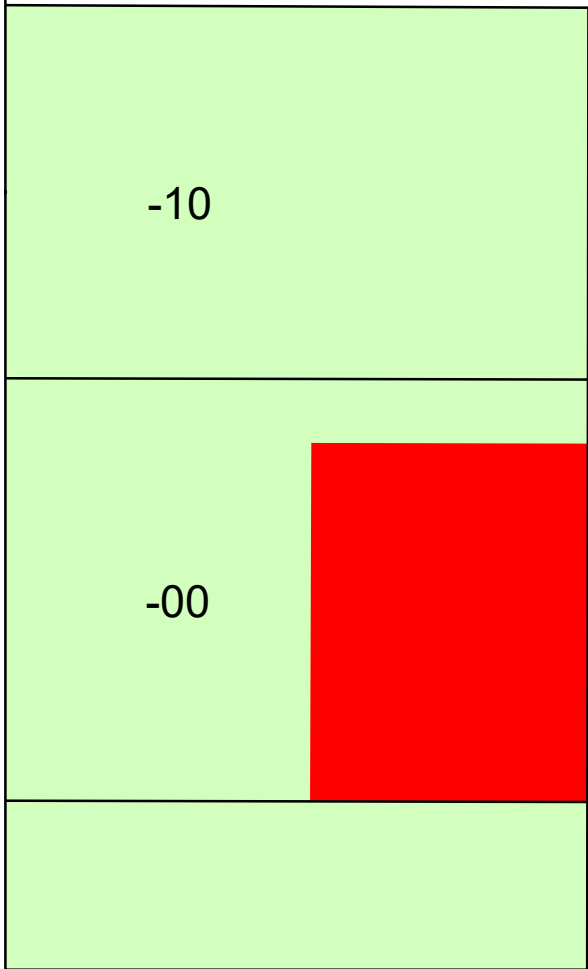
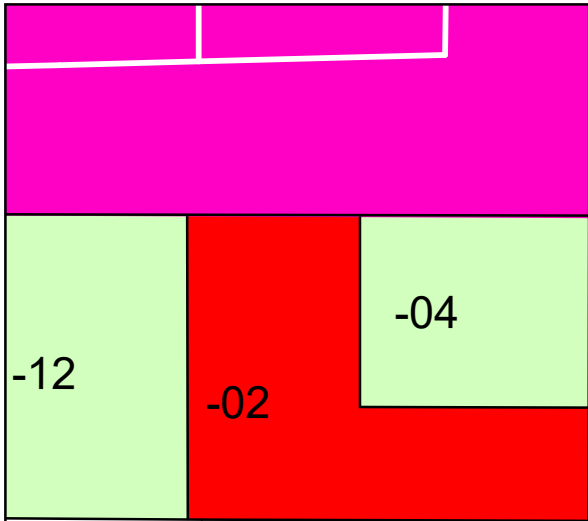
## Legend



## SITE LOCATION MAP





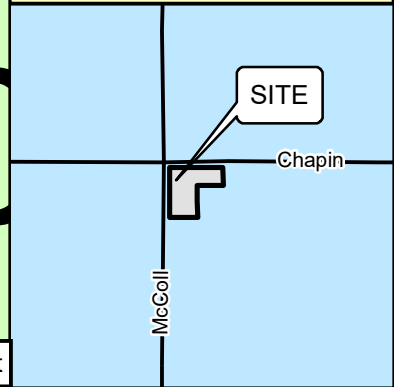


**ZONING MAP**  
**CASE CAPTION:**

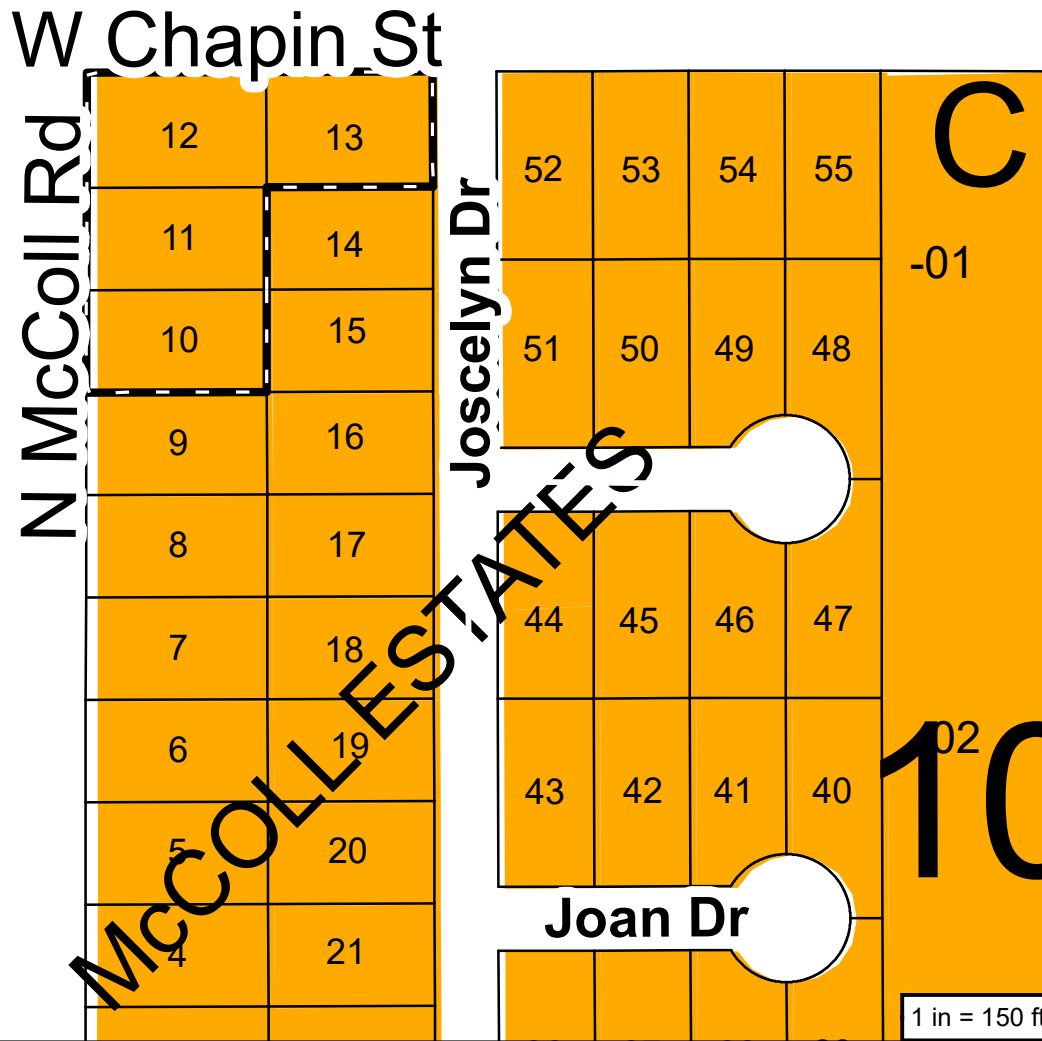
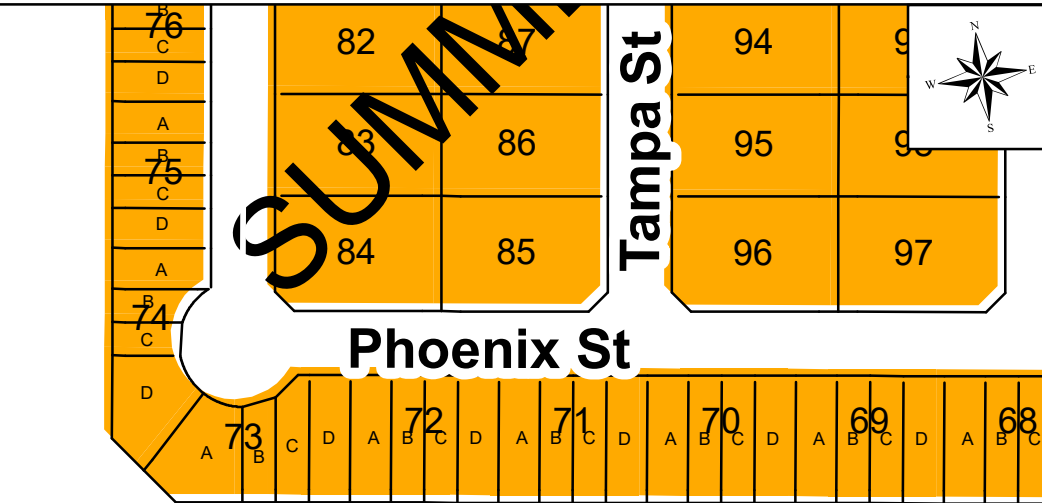
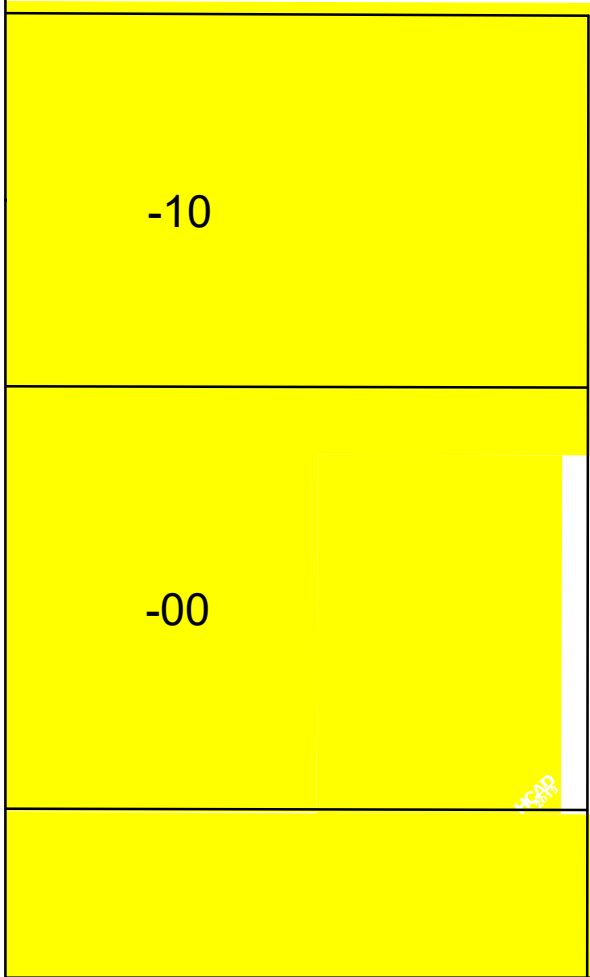
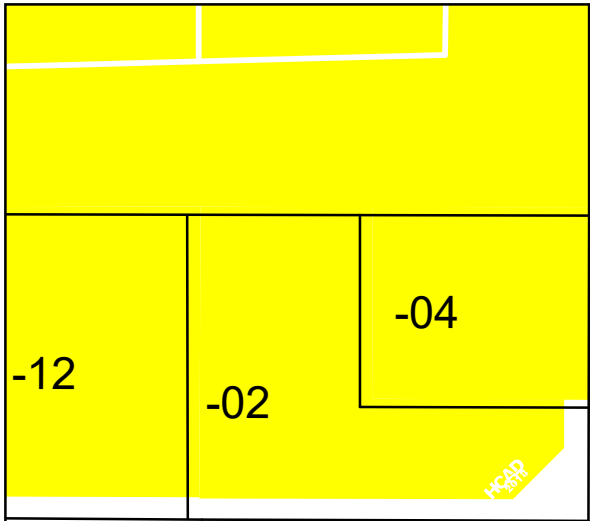
**APPLICANT NAME:**  
**SERGIO LUIS SALINAS**

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

**SITE LOCATION MAP**



1 in = 150 ft
















**FUTURE LAND USE MAP**

**CASE CAPTION:**

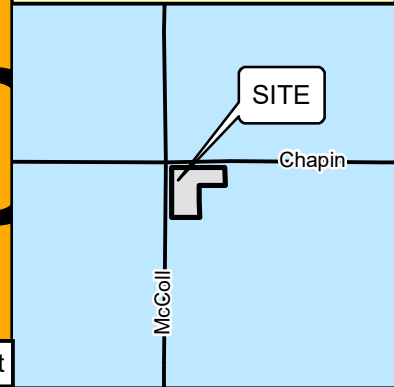
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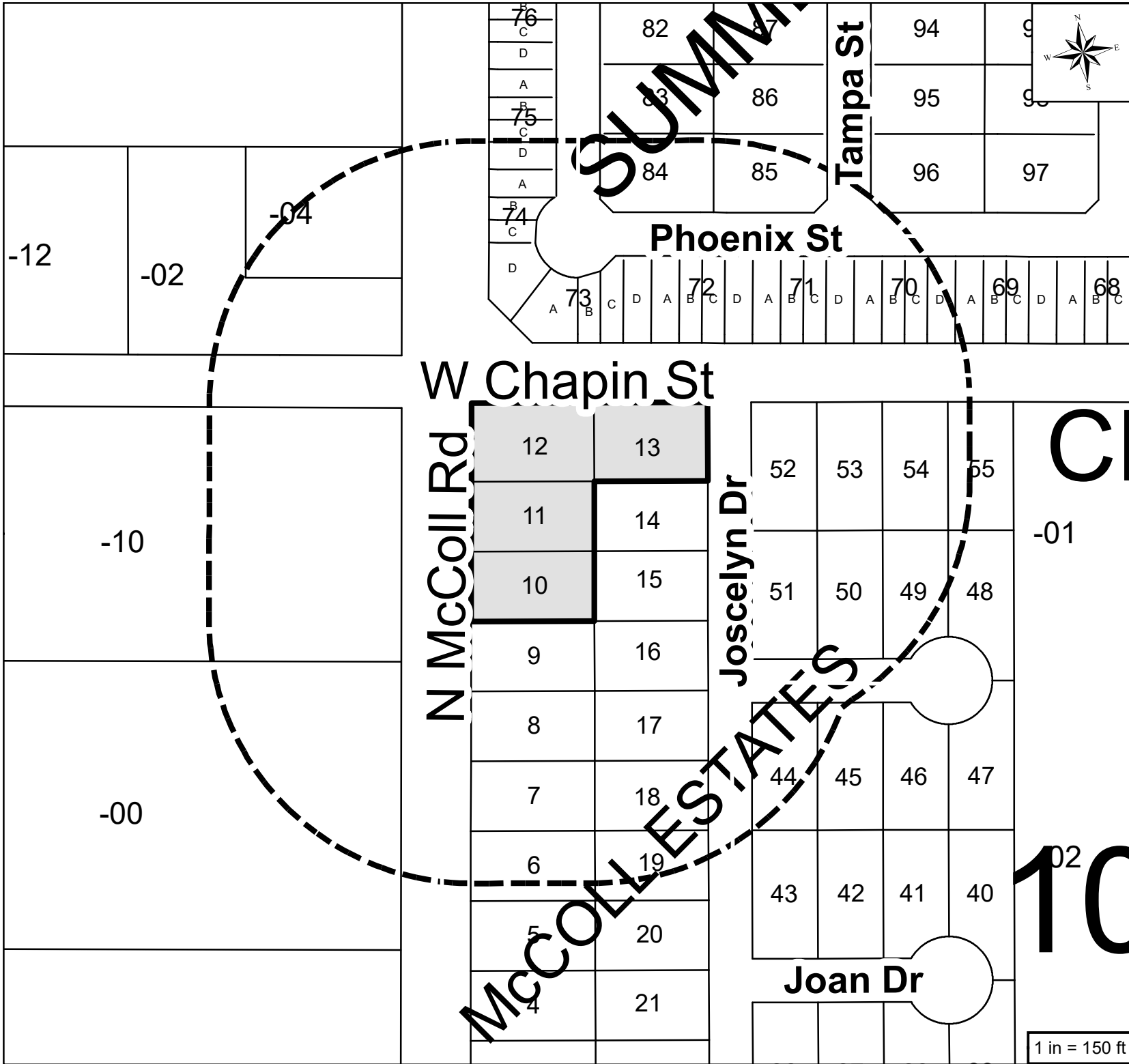
**SERGIO LUIS SALINAS**

**Legend**

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

**SITE LOCATION MAP**





#### MAILOUT AND SITE MAP

#### CASE CAPTION:

#### APPLICANT NAME:

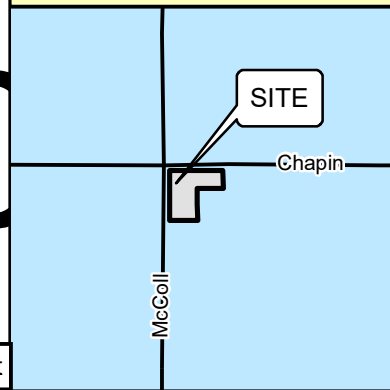
**SERGIO LUIS SALINAS**

CONSIDER THE REZONING REQUEST FROM NEIGHBORHOOD CONSERVATION 7.1 (NC 7.1) DISTRICT TO AUTO URBAN RESIDENTIAL (AU) DISTRICT, BEING LOT 10-12, MCCOLL ESTATES & LOT 13, MCCOLL ESTATES UNIT NO.2, LOCATED AT 1320 N MCCOLL ROAD, AS REQUESTED BY SERGIO LUIS SALINAS

#### Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

#### SITE LOCATION MAP







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

## ZONE CHANGE APPLICATION

1. Name: Sergio Luis Salinas Phone No. (956) 457-8254
2. Mailing Address: 3330 Zircon Dr.  
City: Edinburg State: Texas Zip: 78541  
Email Address: serg.salinas@yahoo.com Cell No. (956) 457-8254
3. Agent: \_\_\_\_\_ Phone No. \_\_\_\_\_
4. Agent's Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_
5. Email Address: \_\_\_\_\_
6. Address/Location being Rezoned: Southeast Corner of Chapin St and McColl Rd
7. Legal Description of Property: McColl Estates Lots 10-13
8. Zone Change: From: Residential NCT To: Multi-Family <sup>and</sup> URBAN RESIDENTIAL @ 2:57  
2/25/21
9. Present Land Use: Vacant
10. Reason for Zone Change: Multi-Family Development

Sergio Luis Salinas  
(Please Print Name)

[Signature]  
Signature

AMOUNT PAID \$ \$400.00/00

RECEIPT NUMBER \_\_\_\_\_

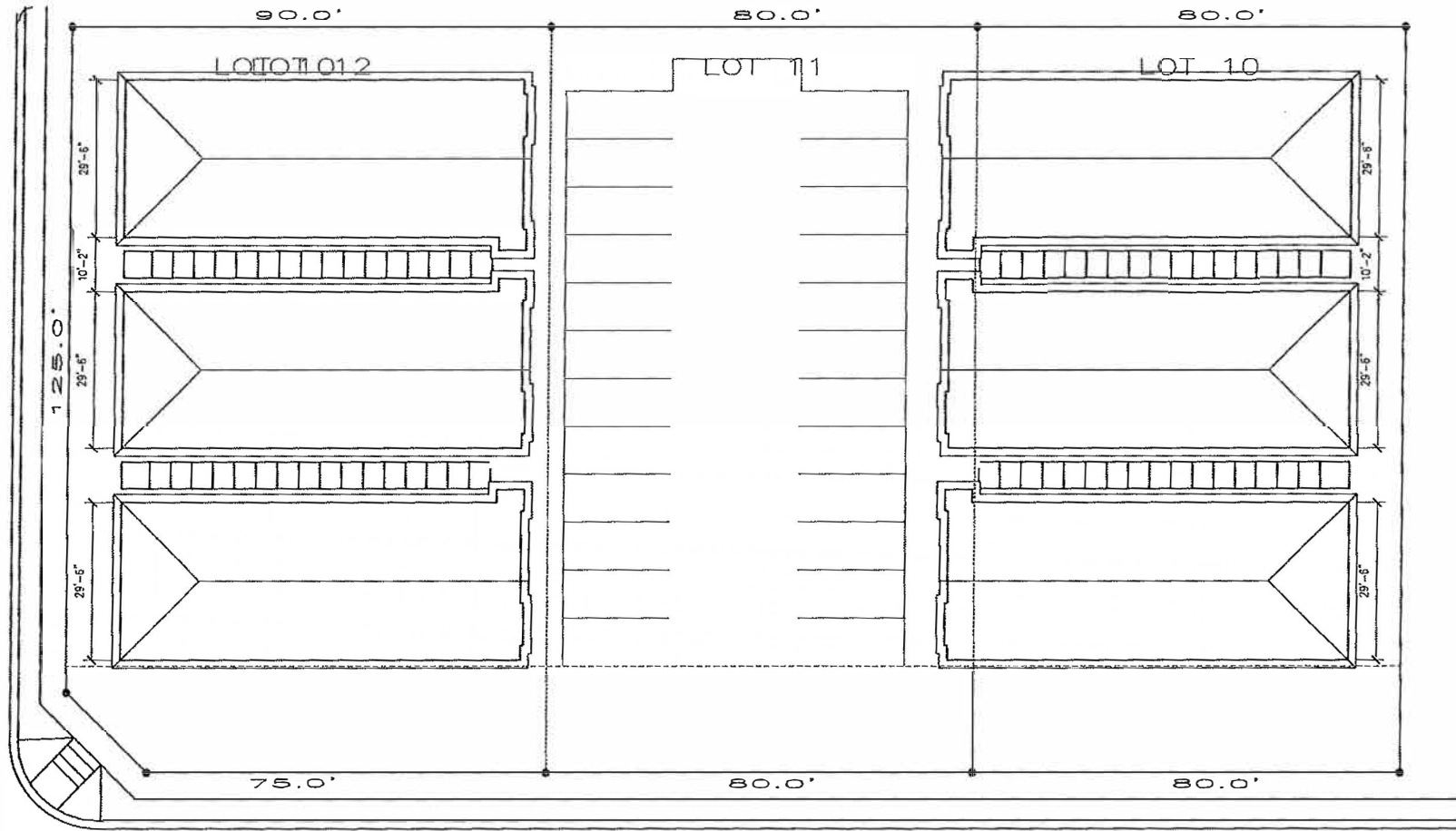
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 P.M. April 13, 2021  
PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 P.M.: May 4, 2021  
(NOTE: BOTH MEETINGS ARE HELD AT THE CITY COUNCIL CHAMBERS)

## ZONING CHANGE REQUIREMENTS

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

THIS IS THE WAY IT SHOULD BE

C CHAPIN STREET



C McCOLL ROAD



ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE,

McALLEN, TEXAS 78504

PH: (956) 618-5585

FAX: (956) 618-5540

CHAIN LINK FENCE

BLOCK  
WALL

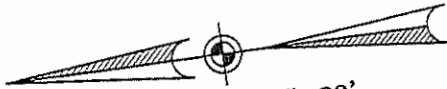
S9°05'W 80.0'

9.9'

(140.0')  
140.3'

10' UTILITY  
EASEMENT

140.3'  
(140.0')



SCALE: 1"=20'

LOT 11

LOT 10

(11,224 S.F.)

LOT 9

(V A C A N T)

LEGEND

- DENOTES FOUND 1/2" ROD
- DENOTES FOUND 5/8" PIPE
- DENOTES NO MONUMENT
- DENOTES RIGHT OF WAY
- DENOTES BACK OF CURB
- R.O.W.
- B.O.C.

S80°55'E

10' R.O.W. ESMT. TO  
S.W.S. CORP. (VOL. 1211,  
PG. 592 & VOL. 1243,  
PG. 139, H.C.D.R.)

N80°55'W

R.O.W.

OVERHEAD  
POWER LINE

WATER  
METER

TRAFFIC  
SIGNAL BOX

INLET

R.O.W.

B.O.C.

B.O.C.

170' TO  
CHAPIN ST.

N9°05'E 80.0'

N. McCOLL ROAD

**FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A Flood Insurance Rate Map No. 480338-0015-E dated 06-06-00 and amended on 05-14-01.

**PLAT NOTES:**

1. There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. #142427229 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an original seal and signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Subject to rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
7. Zoning and building ordinances in favor of the City of Edinburg.
8. Building setbacks shall be in accordance to City Zoning Ordinance.
9. Subject to any oil, gas and mineral lease of record.
10. Bearing Basis: "W. Line of Lot 10, McColl Estates"

Borrower: Sergio Salinas

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT N. McCOLL ROAD, in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

LOT TEN (10), McCOLL ESTATES, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

14-46009  
Job No.

08-22-14  
Date

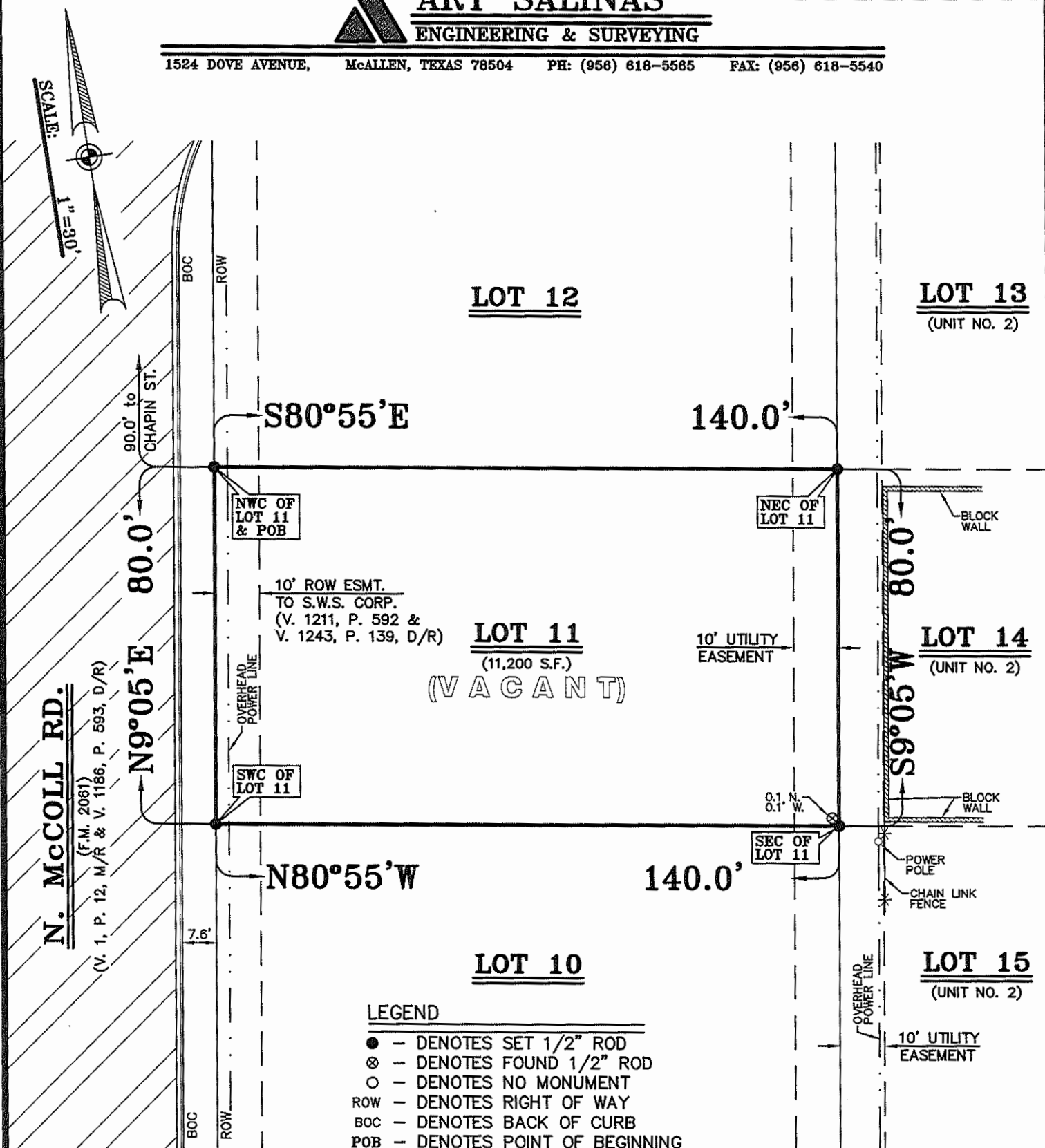
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Registered Professional Land Surveyor No. 4802

T.B.P.L.S. FIRM NUMBER: 10004000





**FLOOD ZONE DESIGNATION:** The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480338-0015-E dated on 06-06-00 and amended by Case No. 01-06-1095P on 05-14-01.

**PLAT NOTES:**

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1. (Blanket)
6. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
7. Building setback lines shall be in accordance to the City Zoning ordinance.
8. Subject to any oil, gas and mineral lease of record.
9. Bearing Basis: "W. line of Lot 11, McColl Estates"

Client(s): Graciela Hernandez and Sergio Salinas

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1320 N. McCOLL RD., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING ALL OF LOT 11, MCCOLL ESTATES, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 18, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING THAT TRACT OF LAND GRANTED TO GRACIELA HERNANDEZ AND SERGIO SALINAS BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NO. 2810597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

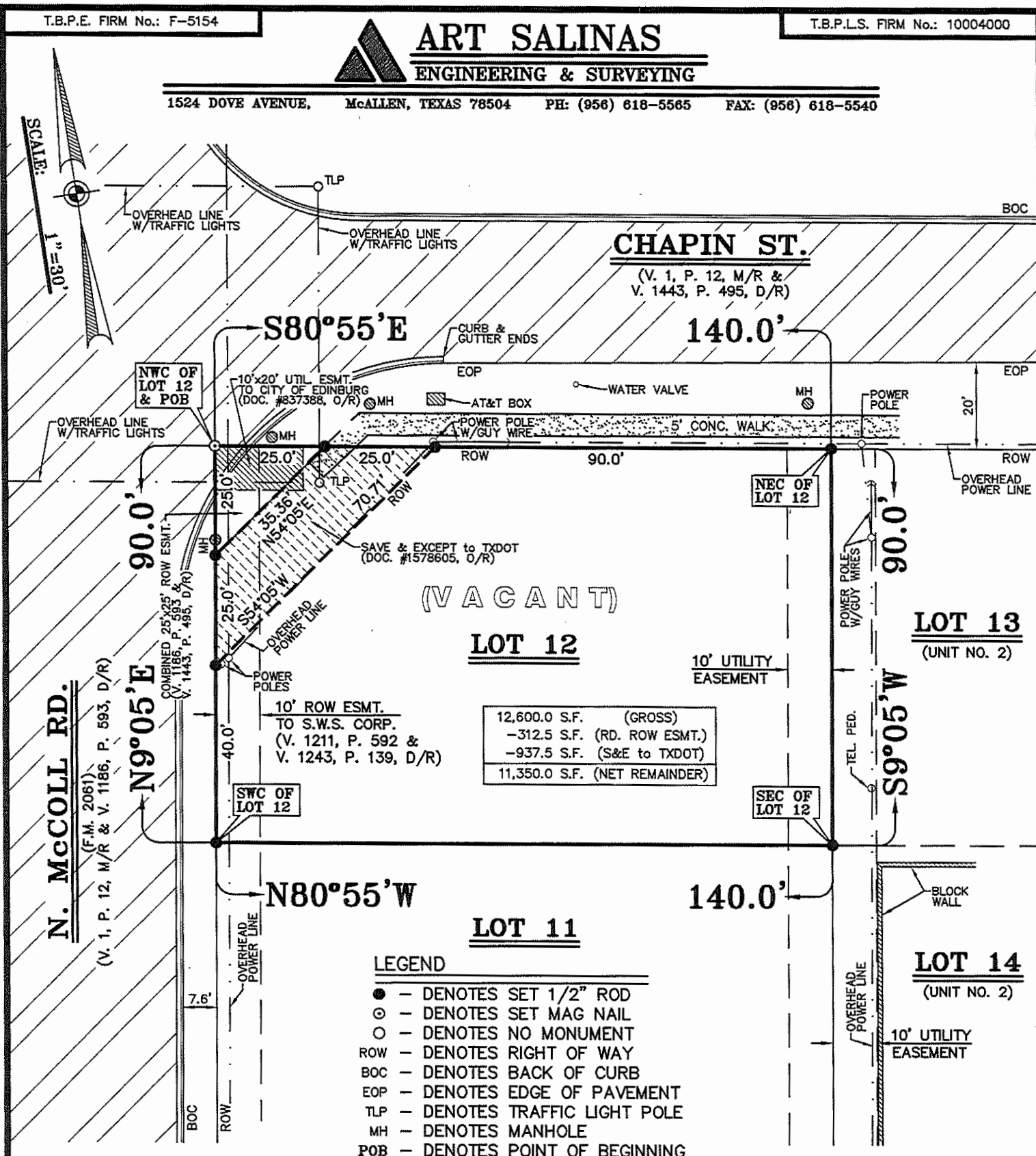
20-59708A  
Job No.

12-23-20  
Date

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Registered Professional Land Surveyor No. 4802



**FLOOD ZONE DESIGNATION:** The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480338-0015-E dated on 06-06-00 and amended by Case No. 01-06-1095P on 05-14-01.

**PLAT NOTES:**

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
- This survey plat is prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
- Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1. (Blanket)
- Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- Building setback lines shall be in accordance to the City Zoning ordinance.
- Subject to any oil, gas and mineral lease of record.
- Bearing Basis: "W. line of Lot 12, McColl Estates"

Client(s): Graciela Hernandez and Sergio Salinas

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1324 N. McColl Rd., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING ALL OF LOT 12, MCCOLL ESTATES, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 18, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING THAT TRACT OF LAND GRANTED TO GRACIELA HERNANDEZ AND SERGIO SALINAS BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NO. 2810597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

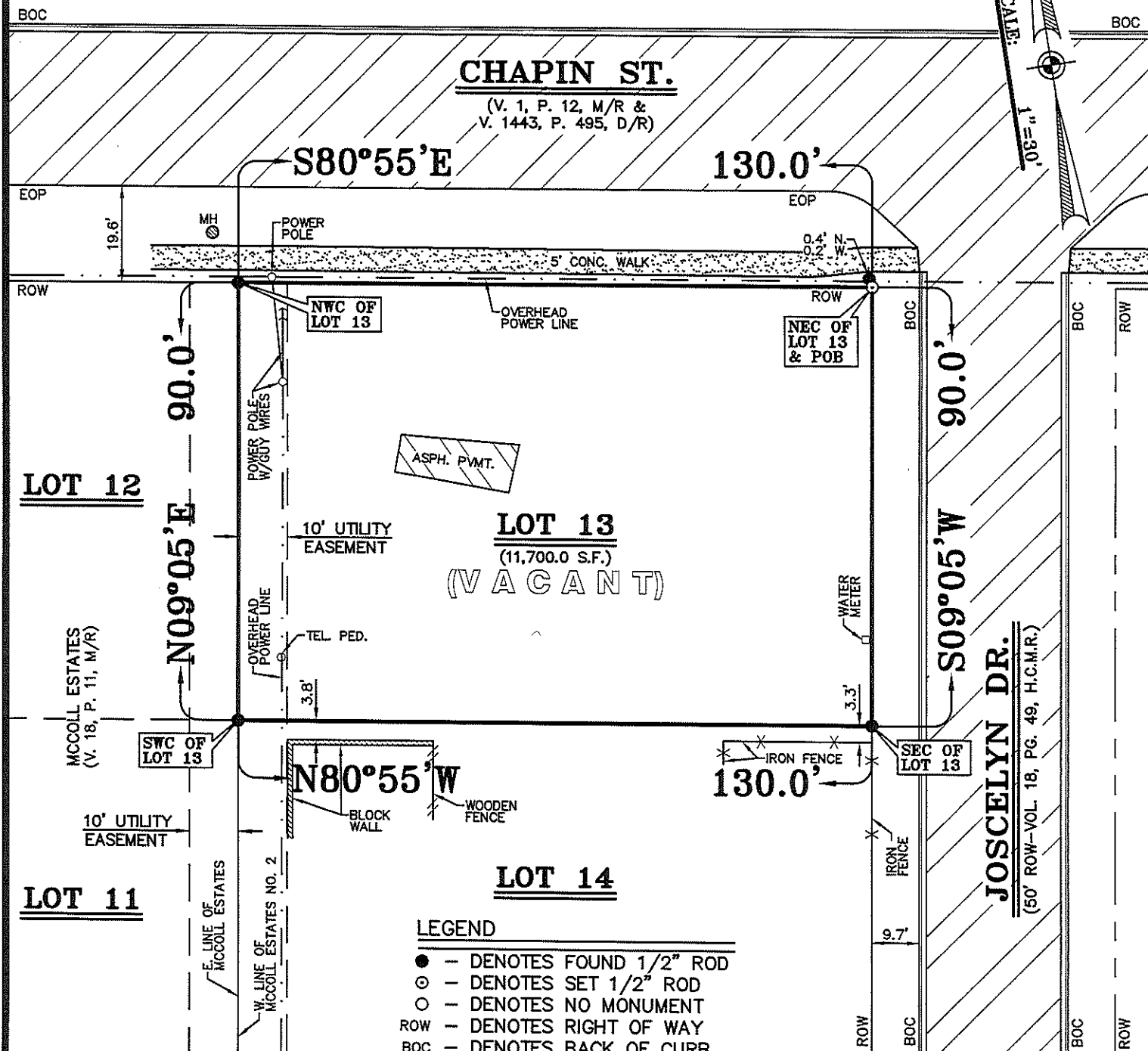
SAVE AND EXCEPT THAT PORTION OF LOT 12 CONVEYED TO THE STATE OF TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS BY DEED DATED NOVEMBER 9, 2005, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON NOVEMBER 14, 2005, UNDER CLERK'S FILE NO. 1544230 AND CONVEYED BY DEED FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON DECEMBER 14, 2006 UNDER CLERK'S FILE NO. 1578605.

20-59708B  
Job No.

12-23-20  
Date

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**FLOOD ZONE DESIGNATION:** The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480338-0015-E dated on 06-06-00 amended by FEMA LOMR Case No. 01-06-1095P on 05-14-01.

**PLAT NOTES:**

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Subject to rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
7. Water Service Agreement dated July 12, 1973, by and between Sharyland Water Supply Corporation and Roco D. Brough, recorded in Volume 1388, Page 414, Deed Records, Hidalgo County, Texas. (Blanket)
8. Water Service Agreement dated July 12, 1973, by and between Sharyland Water Supply Corporation and Royce D. Brough, recorded in Volume 1388, Page 425, Deed Records, Hidalgo County, Texas. (Blanket)
9. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of Edinburg and/or other Governmental Authority.
10. Subject to any oil, gas and mineral lease of record.
11. Bearing Basis: "E. line of Lot 13, McColl Estates, Unit No. 2"

Client(s): Sergio L. Salinas

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1321 JOSCELYN DR., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING ALL OF LOT 13, MCCOLL ESTATES UNIT NO. 2, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 18, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES AND BEING THAT TRACT OF LAND GRANTED TO SERGIO L. SALINAS BY GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2903855, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

21-59767  
Job No.

01-07-21  
Date

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## **ENCHANTED ESTATES SUBDIVISION**

### **STAFF REPORT**

**DATE: 02/16/2021**

Planning & Zoning Meeting – March 9, 2021

**APPLICATION:**

Preliminary Plat Approval of Enchanted Estates Subdivision

**APPLICANT:**

**Manuel Angel Murillo**

**ENGINEERING FIRM:**

**HLG Plan Review Services**

**LEGAL:**

A 10.00-acre tract of land being a part or portion out of Lot 4, Section 24, Texas-Mexican Railway Company Survey Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 21, deed records in the office of the County Clerk of Hidalgo County, Texas

**LOCATION:**

Located on the southeast corner of Mile 17½ North Road and Alamo Road.

**CURRENT USE OF PROPERTY:**

Vacant

**EXISTING ZONING & LAND USE:**

Agriculture

**SURROUNDING LAND USE:**

Agriculture

**ACCESS AND CIRCULATION:**

This property has access onto Mile 17½ North Road

**PUBLIC SERVICES:**

Water Distribution System and Sanitary Sewer System is within North Alamo Water Supply CCN and Onsite Septic System Facility (OSSF).

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat subject to the following requirements.

### **EVALUATION AND REQUIREMENTS FOR APPROVAL**

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

**STAFF REPORT**  
**SUNSET ACRES SUBDIVISION**  
**PAGE 2**

**PLANNING & ZONING DEPARTMENT:**

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

**PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

**UTILITIES DEPARTMENT: (NAWSC WATER & OSSF SYSTEM)**

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

**FIRE DEPARTMENT:**

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

**ATTACHMENTS:** Subdivision Plat, Subdivision Site Map, Staff comments,



---

## Planning and Zoning Department

### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: **HLG PLAN REVIEW SERVICES**

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

From: Abel Beltran, Planner I

Date: February 9, 2021

Re: **ENCHANTED ESTATES SUBDIVISION – ETJ**

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

#### **SUBMITTALS:**

##### **Subdivision Plat:**

Preliminary Review confirm process based existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variances required for proposed right-of-way (Street Section) and block length.

##### **Water Layout Plan:** (Development is within North Alamo Water Supply– WATER-CCN)

Proposed 8-inch Water Distribution System for said development shall be placed within public right-of-way dedication and/or within a proposed 15-foot utility easement outside the proposed street right-of-way, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

**Sewer Layout Plan:** (Development is within North Alamo Water Supply– SEWER-CCN)  
Development will utilize an existing NAWSC Sanitary Sewer line located on Alberta Road, and an 8" Sanitary Sewer Line on most northern lot line. A proposed Sanitary Sewer System consist of an 8-inch Sanitary Sewer line within proposed street right-of-way.

##### **Paving & Drainage Plan:**

Proposed Interior Street minimum right-of-way shall be 50-feet with a pavement section of a 32-foot B-B and Collector full dedication of 40-feet on development portion to include street signs/lights. On-site drainage system onto a proposed detention pond with an outfall system is proposed.

##### **Drainage Report:**

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval.







## **Planning and Zoning Department**

### **GENERAL REQUIREMENTS FINDINGS:**

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

### **FIRE DEPARTMENT FINDINGS:**

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

### **ENGINEERING DEPARTMENT FINDINGS:**

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. Development shall comply with the erosion and traffic control devices.
3. A proposed designed drainage system with curb inlet spaced at 600-foot intervals separation based on a designed basin areas exhibit with an approved drainage outfall system.
4. Additional easements are required for street light between lots as designated.
5. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
6. Additional comments will be addressed at the review of the construction plans.

### **UTILITIES DEPARTMENT FINDINGS:**

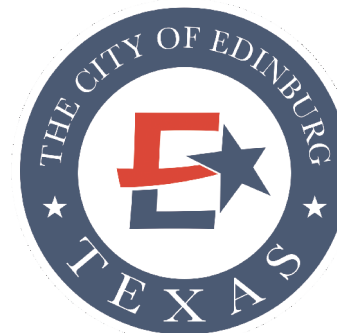
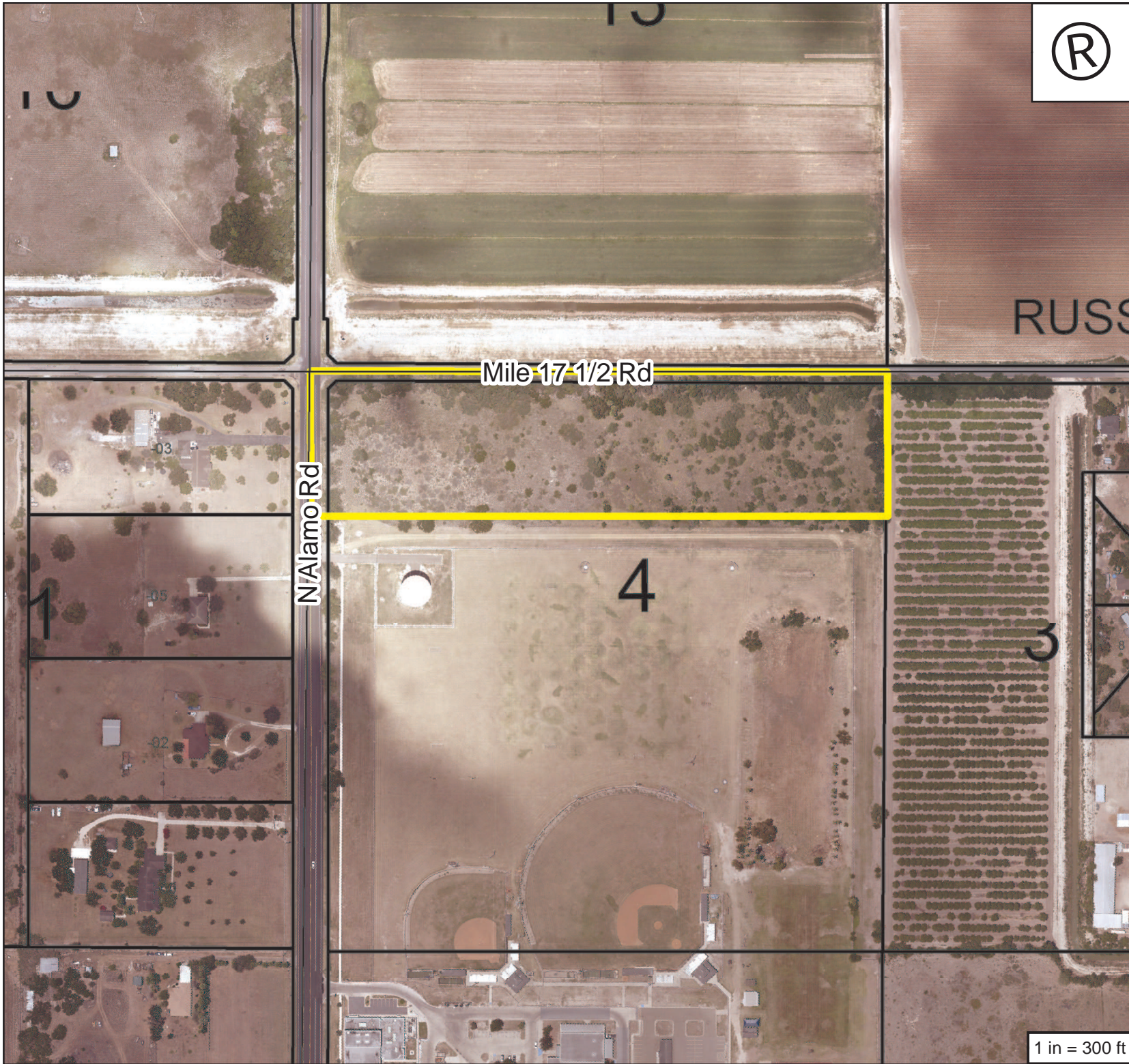
1. Water Supply Distribution and Sanitary Sewer Collection System will be addressed by North Alamo Water Supply Corporation. Installation of Fire Hydrant will inspected by the City of Edinburg.

Additional Comments provided:

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









**AERIAL MAP**

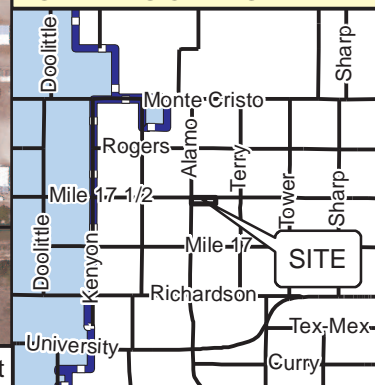
**CASE CAPTION:**

**SUBDIVISION NAME:**  
**ENCHANTED ESTATES**

## Legend

-  CITY LIMITS
-  SUBDIVISION SITE

## SITE LOCATION MAP



1 in = 300 ft

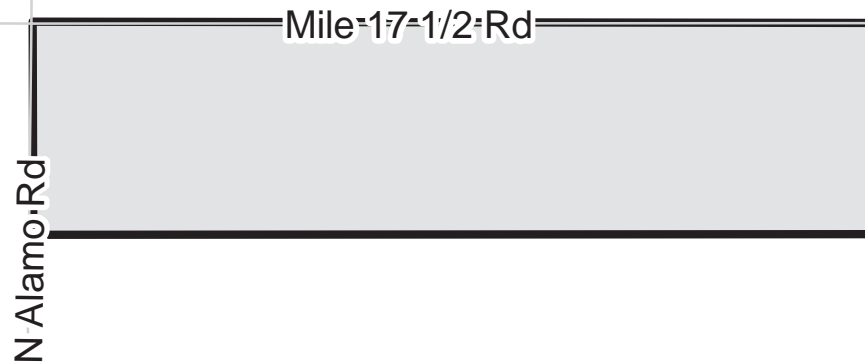






# **SITE MAP**

## **CASE CAPTION:**

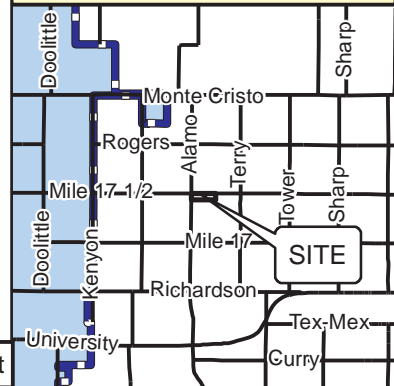
**SUBDIVISION NAME:**  
**ENCHANTED ESTATES**



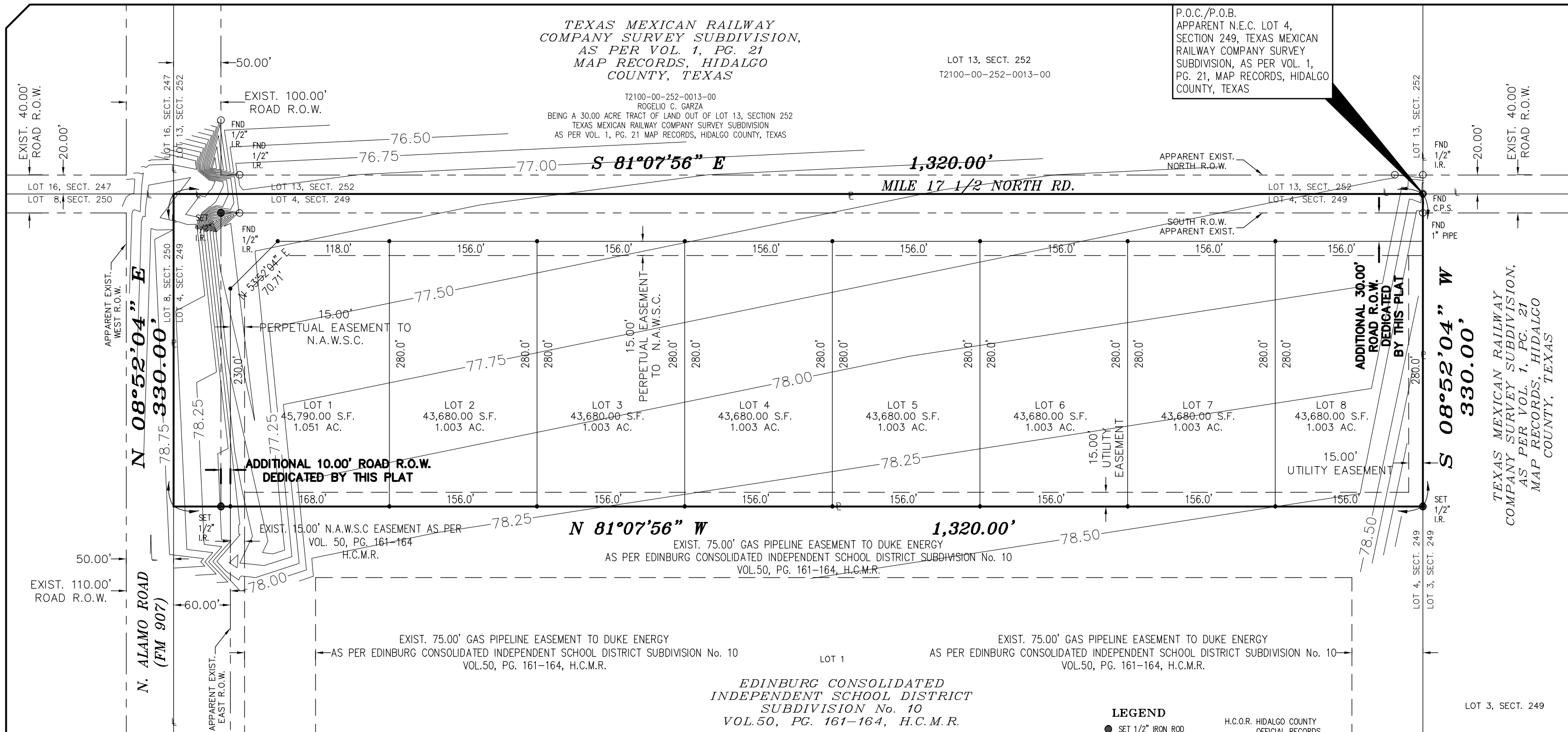
## **Legend**

-  CITY LIMITS
-  SUBDIVISION SITE

## **SITE LOCATION MAP**







STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MANUEL ANGEL MURILLO, AS OWNER OF THE 10.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ENCHANTED ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MANUEL ANGEL MURILLO  
16500 N. EUBANKS RD.  
EDINBURG, TEXAS 78541

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ENCHANTED ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
HIDALGO COUNTY JUDGE

ATTEST  
\_\_\_\_\_  
HIDALGO COUNTY CLERK

APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: MANUEL ANGEL MURILLO	16500 N. EUBANKS RD. EDINBURG, TEXAS 78541	(956) 212-8606	N/A
ENGINEER: HOMERO L. GUTIERREZ, P.E.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR 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 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR, CITY OF EDINBURG

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION ENCHANTED ESTATES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. A.D.

\_\_\_\_\_  
CHAIRPERSON, PLANNING & ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 14, 2021, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

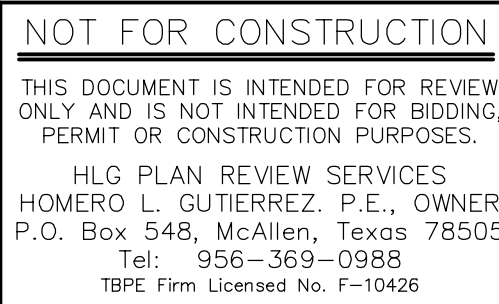
\_\_\_\_\_  
HOMERO LUIS GUTIERREZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
HOMERO LUIS GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 36639



HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAllen, Texas 78505  
Tel: 956-369-0988  
TBPE Firm Licensed No. F-10426

#### GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH ACERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS PER COMMUNITY FLOOD PLAIN No. 480334 0325 D. MAP REVISED 17, 2001 (LOMR).
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- SETBACKS:  
FRONT: 40.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--> PRIMARY B.M. (No. 1) - 81.78 ELEV. No. 4 VALUE WITH 2" BASS CAP LOCATED 58.00 FEET AND 28.50 FEET NORTH OF INTERSECTION OF MILE 17 NORTH ROAD AND ALAMO ROAD (FM 907) N.A.V.D. 88 DATUM.  
--> SECONDARY B.M. (No. 2) - ELEV. 78.50, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 8, ENCHANTED ESTATES SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 17,395.94 CUBIC-Feet (0.399 ACRE-Feet) OF STORM WATER RUNOFF FOR THE COMMERCIAL PORTION AND A TOTAL OF 17,426.17 CUBIC-Feet (0.4000 ACRE-Feet) OF STORM WATER RUNOFF FOR THE RESIDENTIAL PORTION DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION, PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - SOL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
  - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MANUEL ANGEL MURILLO, THE OWNER & SUBDIVIDER OF ENCHANTED ESTATES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON EACH LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF LOTS 1 THROUGH 8 SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24' FEET IN LENGTH.
- LOTS 2 THRU 8 SHALL BE FOR RESIDENTIAL USE AND LOT 1 SHALL BE FOR COMMERCIAL USE ONLY.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS \_\_\_\_\_ 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 STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. No. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. No. 1.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

#### RIGHT OF WAY EASEMENT:

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 for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally 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 Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
MANUEL ANGEL MURILLO  
16500 N. EUBANKS RD.  
EDINBURG, TEXAS 78541

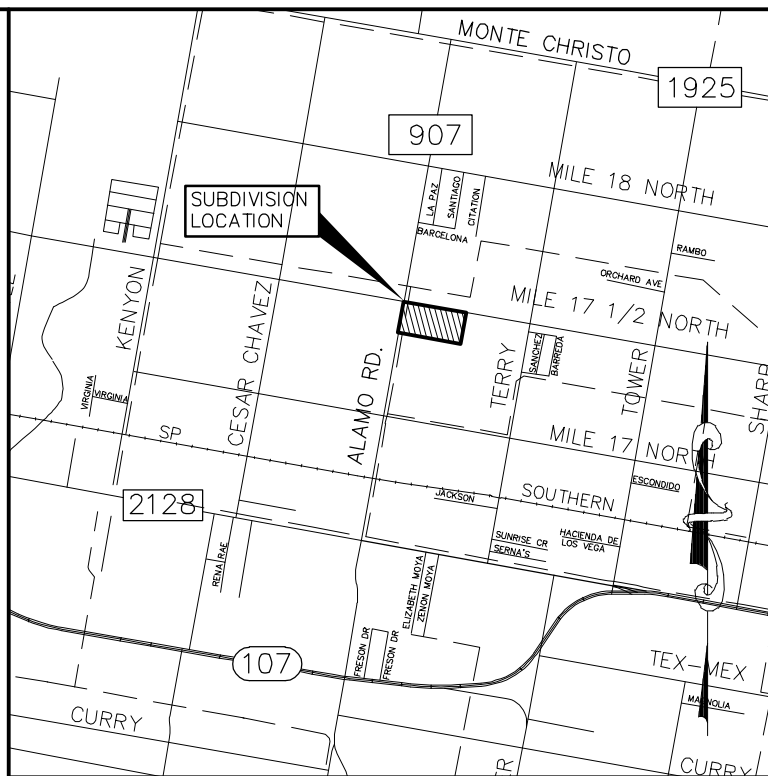
ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTIFICIAL GUJARARDO, JR.  
HIDALGO COUNTY CLERKS

LOT AREAS		
LOT	SQ. FT.	AC.
1	45,790.00	1.051
2	43,680.00	1.003
3	43,680.00	1.003
4	43,680.00	1.003
5	43,680.00	1.003
6	43,680.00	1.003
7	43,680.00	1.003
8	43,680.00	1.003

1	LOCATION MAP AND ETJ/PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.			
2	WATER DISTRIBUTION AND SANITARY SEWER IMPROVEMENTS, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SEWER CONNECTION; DRAINAGE REPORT, SUB-DIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.			
	NO. SHEET	REVISION	DATE	APPROVED



LOCATION MAP  
SCALE: 1"= 3000'

PREPARED BY:  
H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. BOX 548  
McALLEN, TEXAS 78505

DATE PREPARED: JANUARY 8, 2021  
DATE SURVEYED: JANUARY 14, 2021

ENCHANTED ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE SOUTHEAST INTERSECTION OF ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 95,847. ENCHANTED ESTATES SUBDIVISION LIES APPROXIMATELY 3.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

## SUBDIVISION PLAT OF ENCHANTED ESTATES SUBDIVISION A 10.000 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 249, TEXAS MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER VOL. 1, PG. 21, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION  
(10.000-ACRE TRACT)

A 10.000 ACRE (CALCULATED) TRACT OF LAND, OUT OF LOT 4, SECTION 249, TEXAS MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), BEING ON THE SOUTHEAST INTERSECTION OF N. ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT C.P.C. (COTTON PIKER SPINDLE) FOUND WITHIN THE EXISTING MILE 17 1/2 NORTH ROAD RIGHT-OF-WAY FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 4, SECTION 249; AND FOR THE APPARENT NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 08°52'04" W, WITH THE APPARENT EAST LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND 1" INCH PIPE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 17 1/2 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT UNABLE TO SET FALLS IN HEAVY BRUSH/TREE AREA FOR THE APPARENT SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 81°07'56" W, WITH THE APPARENT SOUTH LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 1,270.00 FEET TO A No. 4 REBAR SET ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD (FM 907), CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT WITHIN THE EXISTING NORTH ALAMO ROAD (FM 907) ROAD RIGHT-OF-WAY FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: N 08°52'04" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT ON THE APPARENT INTERSECTION OF NORTH ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD RIGHT-OF-WAYS TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 4, SECTION 249 AND ALSO BEING THE APPARENT NORTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 81°07'56" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT NORTH LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO A C.P.C. (COTTON PIKER SPINDLE) FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 4, SECTION 249 AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.000 ACRES OF LAND, OF WHICH 0.962 ACRE FALLS INSIDE ROAD RIGHT-OF-WAYS LEAVING A NET OF 9.038 ACRE OF LAND MORE OR LESS.

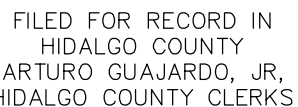
## ENCHANTED ESTATES SUBDIVISION

RECEIVED

By Nikki Marie Cavazos at 4:37 pm, Feb 03, 2021

RECEIVED VIA EMAIL 02/03/2021 AT 4:35 PM









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## ENGINEERING DEPARTMENT

### Preliminary Staff Review

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February 25, 2021

**Homelo L. Gutierrez, P.E.**  
HLG PLAN REIVEW SERVICES  
P.O. Box 548,  
McAllen, TX 78505  
(956) 369-0988

**RE: ENCHANTED ESTATES SUBDIVISION – PRELIMINARY REVIEW**

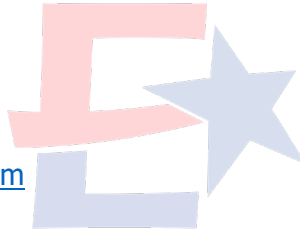
Mr. Gutierrez,

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

Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.  
Email: [gcarmona@cityofedinburg.com](mailto:gcarmona@cityofedinburg.com)  
415 W. University Drive  
Edinburg, Texas 78539



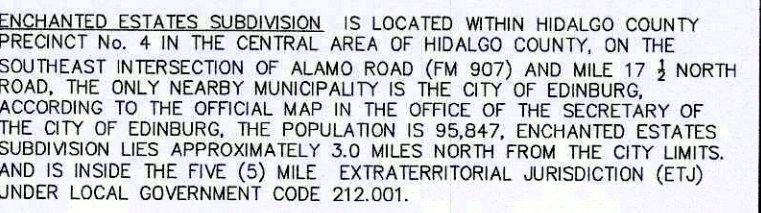
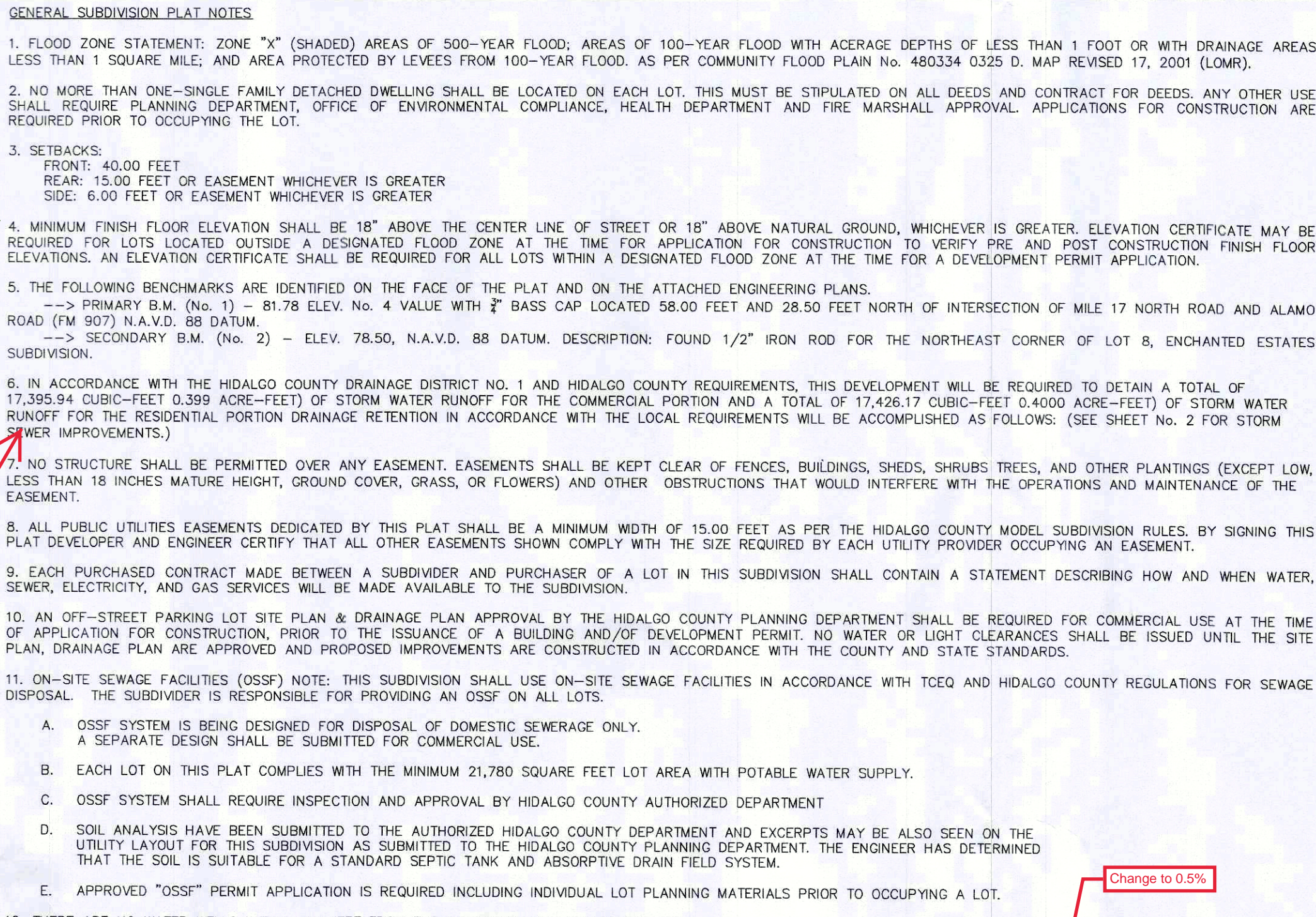
Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

**REFERENCES:**

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



1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Any Public infrastructure that corresponds to the city of Edinburg CCN or is installed within COE ROW, will be required to pass density testing. A 3% material testing fee will be needed if density testing is determined to be required.
6. Submit Trip Generation Worksheet, attached at the end of this document.



AND BOUNDS DESCRIPTION 10.0000 ACRES (ACT. TRACT)

LOT OF LOT 4, SECTION 249, TEXAS MECHANICAL RECORDING COMPANY SURVEY  
PAGE 21, HIDAOLGO COUNTY MAP RECORDS, HIDAOLGO COUNTY, TEXAS,  
(PURPOSE), BEING ON THE SOUTHEAST INTERSECTION OF N. ALAMO ROAD  
SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. C.C. (COTTON PIKER SPINDLE) FOUND WITHIN THE EXISTING MILE 17.1  
N.EAST CORNER OF SAID LOT 4, SECTION 249, AND FOR THE  
RE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 10.0000

LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST  
OF 20.000 FEET TO A FOUND 1" INCH PIPE ON THE APPARENT EXISTING  
ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF  
HEAVY BRUSH/TREE AREA FOR THE APPARENT SOUTHEAST CORNER OF  
IT;

LOT LINE OF SAID 10.0000 ACRE TRACT, A DISTANCE OF 1,270.00 FEET  
THENCE EAST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD (FM 907),  
DISTANCE OF 1,330.00 FEET TO A POINT WITHIN THE EXISTING NORTH  
CORNER OF THE APPARENT SOUTHWEST CORNER OF SAID 10.0000 ACRE TRACT OF

LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST  
OF 330.00 FEET TO A POINT ON THE APPARENT INTERSECTION OF  
THE ROAD RIGHT-OF-WAYS TO A POINT FOR THE APPARENT NORTHWEST  
CORNER OF THE APPARENT NORTHWEST CORNER OF SAID 10.0000 ACRE TRACT

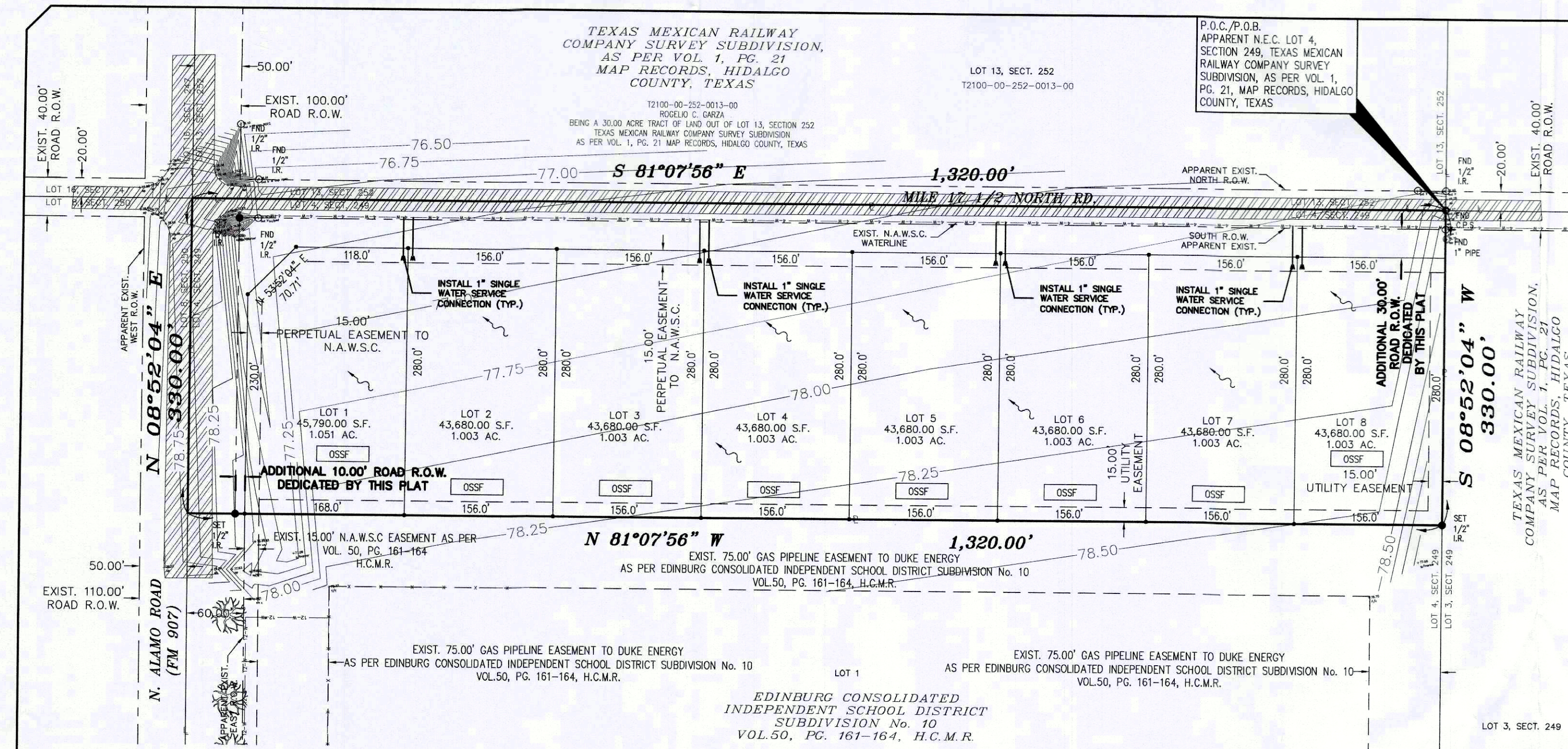
LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT  
DISTANCE OF 1,320.00 FEET TO A P.C.C. (COTTON PIKER SPINDLE) FOUND  
ON THE LOT 4 CORNER AND ALSO BEING THE POINT OF BEGINNING (P.O.B.)  
OF WHICH 0.982 ACRES FALLS INSIDE ROAD RIGHT-OF-WAYS LEAVING A

LOT AREAS		
LOT	SQ. FT.	AC.
1	45,790.00	1.051
2	43,680.00	1.003
3	43,680.00	1.003
4	43,680.00	1.003
5	43,680.00	1.003
6	43,680.00	1.003
7	43,680.00	1.003
8	43,680.00	1.003

LOCATION MAP AND ETJ-PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION SUBMISSION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATION, H.C.H.D. CERTIFICATION; REVISION NOTES.				
2	WATER DISTRIBUTION AND SANITARY SEWER IMPROVEMENTS; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; DRAINAGE SUB-DIVISION CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.			
NO.	SHEET	REVISION	DATE	APPROVED



1. Alamo and Mile 17 1/2 must be widened to City Standards and must have underground drainage with inlets.  
2. Add 5' foot wide concrete sidewalk with ADA ramps is required along Mile 17 1/2 and Alamo Rd to be done at subdivision phase.  
3. Provide detention ponds with cross sections to verify the proposed detention volume.  
4. All lots must be graded from rear to front of lots. Lots cannot drain towards other lots. Please revise.



#### FINAL ENGINEERING REPORT

##### WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

ENCHANTED ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 NORTH ROAD. WATER DISTRIBUTION FOR THE ENCHANTED ESTATES SUBDIVISION WILL CONSIST OF ONE (1) 1" DIAMETER DUAL SERVICE LINE RUNNING IN PAIR OF LOTS BEFORE SPLITTING INTO TWO (2) 1/2" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$493.33 OR \$1,616.67 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) THE SUM OF \$1,266.64, WHICH COVERS THE \$308.33 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE SUBDIVISION TO N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) UPON REQUEST BY THE LOT OWNER. N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANTS ARE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

##### SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:

SEWAGE FOR ENCHANTED ESTATES SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. HOMERO LUIS GUTIERREZ, REGISTRATION PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM, TWO (2) SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF (CASHLESS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF (\$12,000.00), WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

##### WATER & SEWAGE ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,000.00.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$12,000.00.

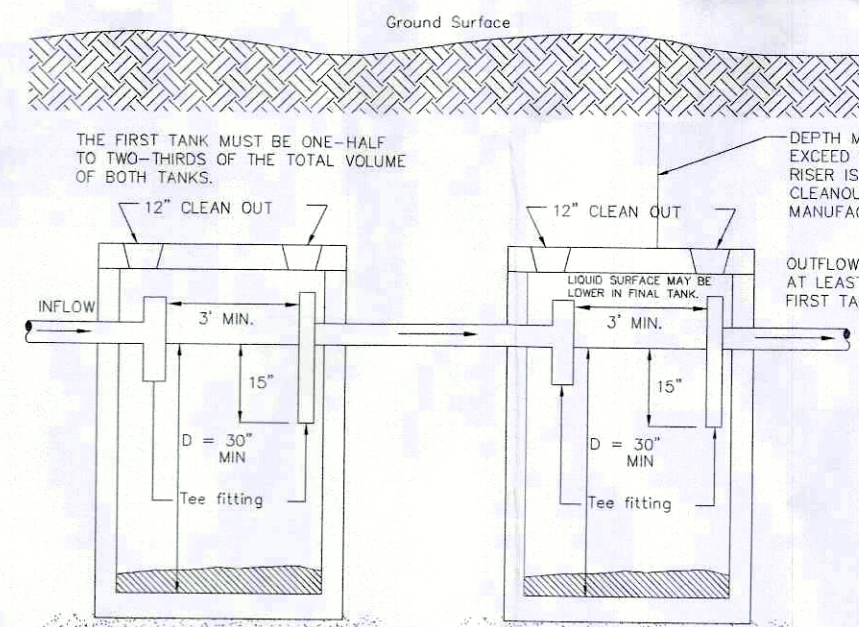
HOMERO LUIS GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 36639

DATE

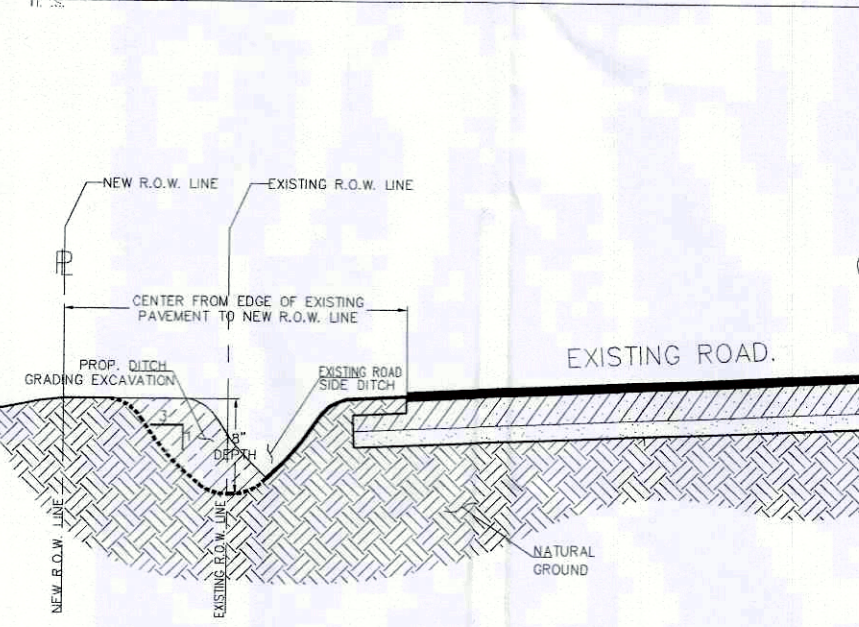
#### NOT FOR CONSTRUCTION

THIS DOCUMENT IS INTENDED FOR REVIEW ONLY AND IS NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAllen, Texas 78505  
Tel: 956-369-0988  
TBPE Firm Licensed No. F-10426



TWO 500-GALLON SEPTIC TANKS IN SERIES



RECONSTRUCTION OF ROAD SIDE DITCH

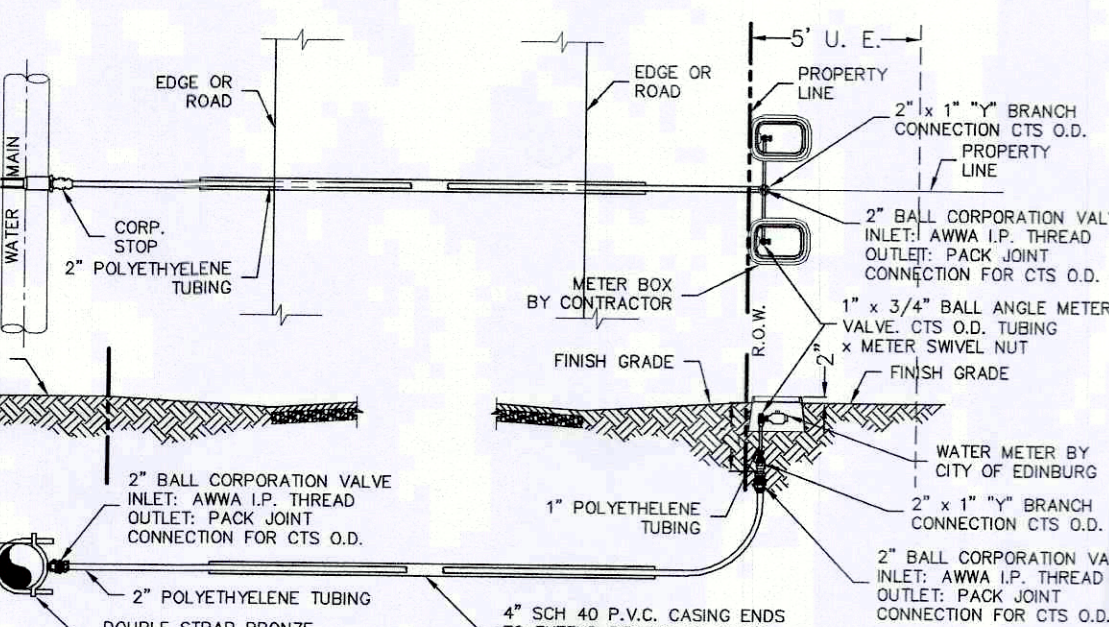
HLG PLAN REVIEW SERVICES

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P.O. Box 548, McAllen, Texas 78505

Tel: 956-369-0988

TBPE Firm Licensed No. F-10426



TYPICAL DOUBLE WATER SERVICE CONNECTION

#### CONSTRUCTION COST ESTIMATE

WATER	=	\$1,998.00
OSSF	=	\$4,500.00
TOTAL	=	\$6,498.00

#### FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

##### PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION ENCHANTED ESTATES SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION ENCHANTED ESTATES SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE N.A.W.S.C. DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MILE 17 1/2 NORTH ROAD.

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION ENCHANTED ESTATES SUBDIVISION CONSISTE DE UN CINCO (4) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 DE PULGADA DE DIÁMETRO PARA CADA LOTE Y DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 DE PULGADA DE DIÁMETRO PARA CADA LOTE. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, LOS CONDUCTOS DE 1/2 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA ESTÁN INSTALADOS A UN COSTO TOTAL DE \$493.33 O \$1,616.67 POR LOTE. EL DUEÑO DE CADA LOTE ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPAÑIA N.A.W.S.C. LO INSTALARÁ SIN ALCANZO GASTO AL DUEÑO. NO SE INSTALARÁN BOCAS DE PREGO (FIRE HYDRANT) EN ESTA SUBDIVISION. SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO DESPUÉS DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION.

##### DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,550.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS ONCE (11) FOSAS SÉPTICAS HA SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO A INSTALADO ONCE (11) FOSAS SÉPTICAS Y PROPORCIONARÁ UNA GARANTÍA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CAEROS O CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$1,500.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICAS EN EL TERRENO RESTANTE, EL DUEÑO DE LA SUBDIVISION INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SÉPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA SÉPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACIÓN PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SÉPTICA. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACIÓN DE LUZ Y AGUA.

##### CERTIFICACIÓN:

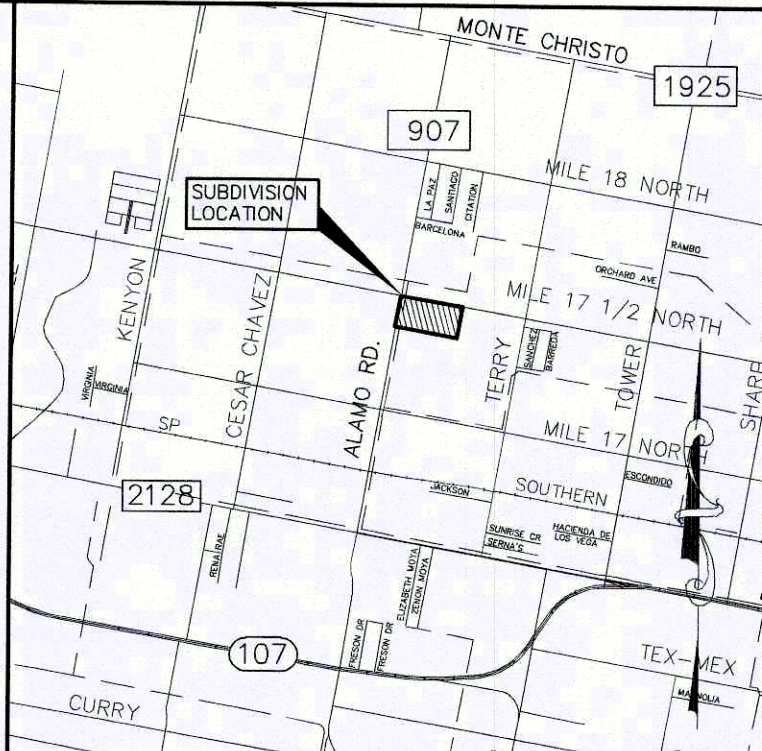
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$2,000.00.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,500.00 A UN COSTO TOTAL DE \$12,000.00 TODA LA SUBDIVISION Y UNA (1) FOSA SÉPTICA SERÁ ARCHIVADA CON "DEPOSITO EN EFECTIVO" EN LA CANTIDAD DE \$1,500.00.

HOMERO LUIS GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 36639

DATE



#### LOCATION MAP

SCALE: 1" = 3000'

PREPARED BY:

H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. BOX 548  
MCALLEN, TEXAS 78505

DATE PREPARED: JANUARY 8, 2021

DATE SURVEYED: JANUARY 14, 2021

ENCHANTED ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE SOUTHEAST INTERSECTION OF ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG DATED FEBRUARY 1954, ENCHANTED ESTATES SUBDIVISION LIES APPROXIMATELY 3.0 MILES NORTH FROM THE CITY LIMITS AND INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

#### SUBDIVISION PLAT

### OF ENCHANTED ESTATES SUBDIVISION

A 10.000 ACRE TRACT OF LAND  
OUT OF LOT 4, SECTION 249,  
TEXAS MEXICAN RAILWAY  
COMPANY SURVEY SUBDIVISION,  
AS PER VOL. 1, PG. 21, MAP  
RECORDS, HIDALGO COUNTY,  
TEXAS



FILED FOR RECORD IN  
HIDALGO COUNTY  
AND ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERKS

ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### ENCHANTED ESTATES SUBDIVISION

LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT AND DESIGNATE. THE PRECINCT THE PROJECT IS SITUATED: H.C.O.D. No. 1 CERTIFICATION: HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION, H.C.H.D. CERTIFICATION: REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER IMPROVEMENTS, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; DRAINAGE DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

NO.	SHEET	REVISION	DATE	APPROVED
1				
2				

#### MAP OF WATER DISTRIBUTION, OSSF, TOPOGRAPHY AND DRAINAGE.

SOIL EVALUATION REPORT INFORMATION							BORE 01						
SOIL BORING NUMBER 001							SOIL BORING NUMBER 001						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS	DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0							0						
1	III	SANDY CLAY LOAM					1	III	SANDY CLAY LOAM				
2						SOIL IS SUITABLE FOR OSSF	2						
3	III	SANDY CLAY LOAM	N/A	NONE	NONE		3	III	SANDY CLAY LOAM	N/A	NONE	NONE	SOIL IS SUITABLE FOR OSSF
4							4						
5	III	CLAY LOAM					5	III	CLAY LOAM				
NAME							ADDRESS						
OWNER: LUCILA MARTINEZ DE CANTU							P.O. BOX 1217, SAN JUAN, TEXAS 78538						
ENGINEER: HOMERO L. GUTIERREZ, P.E.							P.O. BOX 548, McALLEN, TEXAS 78505						
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.							P.O. BOX 548, McALLEN, TEXAS 78505						
							(956) 369-0988						
							(956) 287-3697						





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

## Trip Generation Worksheet

Subdivision Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

(select one) ☐ C.O.E ☐ Edinburg ETJ

Applicant: \_\_\_\_\_ ☐ Owner ☐ Agent

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Date: \_\_\_\_\_

### Proposed Type of Development

☐ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

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

### Previous TIA Report (if on file) TIA # \_\_\_\_\_

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

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

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

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

\_\_\_\_\_ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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

TIA = Traffic Impact Analysis

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



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## MEMORANDUM

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**TO:** Jessica Lee Ramirez, Urban Planner

**FROM:** Omar Garza, Deputy Chief

**DATE:** February 15, 2021

**RE:** **Enchanted Estates Subdivision**  
**Homero Gutierrez Engineer**

After reviewing the above referenced plat, the following comments were noted:

1. Provide fire hydrants every 600 feet.
2. Need to provide 8" water line can't have 4" water line.

To: Jessica Ramirez, Urban Planner  
Abel Beltran, Subdivision Coordinator

From: Robert Valenzuela, Stormwater Manager

Date: February 18, 2021

Subject: Enchanted Estates Subdivision

**Enchanted Estates Subdivision**  
10.00 Acres

---

**Required Information**

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

1. SW3P (Stormwater Pollution Prevention Plan)
2. NOI (Notice of Intent, Per TCEQ)
3. Large Construction Notice (Per TCEQ Inventory)
4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
5. Plat Note (All Construction Shall Comply with Storm Water Pollution Prevention Plan (SW3P) Requirements)

---

**Comments:**

- Silt Fence around the entire project.
- All BMP's need to be shown on plans.
- Large Construction Notice needs to be submitted with contractors contact information.
- SW3P Plat Note needs to be added to plat.
- NOI & SW3P should be submitted together.
- All items must be submitted before the NTP is issued.
- Please email pending items to [rvalenzuela@cityofedinburg.com](mailto:rvalenzuela@cityofedinburg.com)

**SUBDIVISION WITHIN CITY LIMITS CHECK LIST**
**PERLIMINARY STAGE**

PLANNING &amp; ZONING DEPARTMENT (956) 388-8202

**SUBDIVISION PROCESS**

 Date : **March 5, 2021**

Date Filed: <b>February 1, 2021</b>	P&Z Preliminary:	Preliminary Approval <b>March 9, 2021</b>	P&Z Final:	City Council: <b>April 6, 2021</b>
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Reviewed By: <b>Abel Beltran, Subd. Coord.</b> <a href="mailto:abeltran@cityofedinburg.com">abeltran@cityofedinburg.com</a>	Staff Review : <b>February 21, 2019</b> Staff / Engineer : <b>February 28, 2019</b>	Time Line : <b>365</b> Days 1st Extension : <b>0</b> Days 2nd Extension : <b>0</b> Days	Expires : <b>February 1, 2022</b> Expires 1: Expires 2:
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Director of Planning & Zoning : Kimberly A. Mendoza	Email : <a href="mailto:kmendosa@cityofedinburg.com">kmendosa@cityofedinburg.com</a>	City Office : (956) 388-8202
Director of Utilities : Arturo Martinez	Email : <a href="mailto:amartinez@cityofedinburg.com">amartinez@cityofedinburg.com</a>	City Office : (956) 388-8212
Director of Public Works : Vincent Romero	Email : <a href="mailto:layala@cityofedinburg.com">layala@cityofedinburg.com</a>	City Office : (956) 388-8210
Director of Engineering : Mardoqueo Hinojosa, P.E., CPM	Email : <a href="mailto:mhinojosa@cityofedinburg.com">mhinojosa@cityofedinburg.com</a>	City Office : (956) 388-8211

Owner:		Manuel A. Murillo		16500 N. Eubanks Road, Edinburg, TX		Engineer: Homero L Gutierrez, P.E.	
ENCHANTED ESTATES				Consultant : HLG Plan Service Review, Inc.			
DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	

**Subdivision Process:**

Subdivision Plat Submittal	✓				Date : <b>February 1, 2021</b> Recorded :
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: <b>PENDING</b>
Zoning : City Limits - Residential	✓				
Flood Zone	✓				Zone "X" (Shaded)

**Preliminary Submittals:**

Existing & Proposed Water Distribution Layout	✓				
Water Distribution System Provider:	✓				North Alamo Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				
Sanitary Sewer Collection System Provider:	✓				OSSF System
Existing and Proposed Drainage Layout System:	✓				
MPO Collector / Arterial Right-of-way Dedication			✓		Right-of-Way Dedication as per MPO requirements (80-Feet)
Minor / Major Collector Street pavement Section			✓		on with Street Section of (57-ft B-B)

**Variances Appeals Request:**

					Planning & Zoning Meeting	Results	City Council Meeting
			✓				
			✓				
			✓				

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

Cover Sheet	✓				See Section 4 - Construction Plans Submittal Policy Manual
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Sanitary Sewer Detail Sheets	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Detail Sheet	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 - Drainage Policy, 2014 Standard Policy Manual
Minor / Major Collector Streets Improvements:			✓		See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan and Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual



DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
<b>Pre-Construction Meeting:</b>					
Notice To Proceed	✓				Dated:
Roadway Open-Cut or Bore Permit Application	✓				
TX-Dot Water UIR Permit			✓		Dated:
TX-Dot Sewer UIR Permit			✓		Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
Change Orders	✓				Dated:
Final Walk Though	✓				Dated:
Punch List	✓				Dated:
Punch List (Completed and Approved)	✓				Dated:
Letter of Acceptance	✓				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	✓				Dated:
Backfill Testing Results	✓				Dated:
As-Builts (Revised Original Submittal)		✓			Dated:
<b>Recording Process:</b>					
Public Improvements with (Letter of Credit)		✓			Dated: Expires:
Recording Fees		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Sidewalk Escrow (5-ft) (Variance)	\$ -	✓			Estimated 0 LF @ \$ -
TOTAL OF ESCROWS:	\$ -				
Total Developer's Construction Cost: (Letter of Credit)					
Laboratory Testing Fee: 3%	\$ -	✓			\$ - Escrow Grand Total
Inspection Fee: 2%	\$ -	✓			\$ - Final Construction Cost
Park Land Fees: Within City ETJ	\$ 4,800.00	✓			8 Lots @ \$ 600.00
0 Residential \$ 300.00	\$ -		✓		50% Development 50% Building Stage
0 Multi-Family \$ 600.00	\$ -		✓		0% Development 0% Building Stage
Water Rights: NAWSC-CCN	\$ -		✓		10.00 RGRWA 2020 Fees : \$ 2,896.81
Water 30-year Letter NAWSC-CCN	\$ -		✓		8 Lots @ \$ - NAWSC WATER-CCN
Sewer 30-year Letter OSSF System	\$ -		✓		8 Lots @ \$ - SEWER-CCN
TOTAL OF FEES:	\$ 4,800.00				
<b>Reimbursements:</b>					
Developer Sewer Improvements	\$ -		✓		Off-Site System: 0.00 AC \$ -
Developer Water Improvements	\$ -		✓		Off-Site System 0.00 AC \$ -
Developer Drainage Improvements	\$ -		✓		Off-Site System 0.00 TOTAL \$ -
TOTAL OF REINBURSEMENTS:	\$ -				
<b>Buyouts:</b>					
North Alamo Water Supply Corporation			✓		Not Applicable
Sharyland Water Supply Corporation			✓		Not Applicable
<b>Tax Certificates</b>					
County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 2
<b>Total of Escrows, Fees, Reimbursements and Buyouts:</b>					
Escrows	\$ -				
Inspections other Fees	\$ 4,800.00				
Reimbursements	\$ -				
City of Edinburg	\$ -	15%	Payable to the City of Edinburg for Administrative Fee		
To the Developer of Record	\$ -	85%	Payable to the Developer of Record ( <b>Separate Check</b> )		
Buyouts	\$ -				
TOTAL :	\$ 4,800.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts			



**SUNCREST ACRES  
SUBDIVISION STAFF REPORT**

<b>DATE: 02/16/2021</b>	Planning & Zoning Meeting – March 9, 2021
<b><u>APPLICATION:</u></b>	Preliminary Plat Approval of Sunset Acres Subdivision
<b><u>APPLICANT:</u></b>	<b>Shavi Mahtani</b>
<b><u>ENGINEERING FIRM:</u></b>	Melden & Hunt, Inc.
<b><u>LEGAL:</u></b>	A 19.39-acre tract of land being a part or portion out of Lot 3, Block 57 Alamo Land & Sugar Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, deed records in the office of the County Clerk of Hidalgo County, Texas
<b><u>LOCATION:</u></b>	Located on the east side of Tower Road and south of Canton Road
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant (Single Family Residence)
<b><u>EXISTING ZONING &amp; LAND USE:</u></b>	Agriculture
<b><u>SURROUNDING LAND USE:</u></b>	Agriculture
<b><u>ACCESS AND CIRCULATION:</u></b>	This property has access to Tower Road
<b><u>PUBLIC SERVICES:</u></b>	Water Distribution System and Sanitary Sewer System is within North Alamo Water Supply CCN and Onsite Septic System Facility (OSSF).
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Preliminary Plat subject to the following requirements.

**EVALUATION AND REQUIREMENTS FOR APPROVAL**

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



**STAFF REPORT**  
**SUNSET ACRES SUBDIVISION**  
**PAGE 2**

**PLANNING & ZONING DEPARTMENT:**

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

**PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

**UTILITIES DEPARTMENT: (NAWSC WATER & OSSF SYSTEM)**

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

**FIRE DEPARTMENT:**

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

**ATTACHMENTS:** Subdivision Plat, Subdivision Site Map, Staff comments,



---

## Planning and Zoning Department

### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: **MELDEN & HUNT, INC.**

Attention: Mario A. Reyna, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: February 10, 2021

**Re: SUNCREST ACRES SUBDIVISION – ETJ**

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

#### **SUBMITTALS:**

##### **Subdivision Plat:**

Preliminary Review confirm process based existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variances required for proposed right-of-way (Street Section) and block length.

##### **Water Layout Plan:** (Development is within North Alamo Water Supply– WATER-CCN)

Proposed 8-inch Water Distribution System for said development shall be placed within public right-of-way dedication and/or within a proposed 15-foot utility easement outside the proposed street right-of-way, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

**Sewer Layout Plan:** This development will utilize an Offsite Septic System Facility (O.S.S.F.).

##### **Paving & Drainage Plan:**

Proposed Interior Street minimum right-of-way shall be 50-feet with a pavement section of a 32-foot B-B and Minor Arterial with full dedication of 50-feet on development portion to include street signs/lights. On-site drainage system onto a proposed detention pond with an outfall system is proposed.

##### **Drainage Report:**

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval.







## **Planning and Zoning Department**

### **GENERAL REQUIREMENTS FINDINGS:**

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

### **FIRE DEPARTMENT FINDINGS:**

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

### **ENGINEERING DEPARTMENT FINDINGS:**

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. Development shall comply with the erosion and traffic control devices.
3. A proposed designed drainage system with curb inlet spaced at 600-foot intervals separation based on a designed basin areas exhibit with an approved drainage outfall system.
4. Additional easements are required for street light between lots as designated.
5. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
6. Additional comments will be addressed at the review of the construction plans.

### **UTILITIES DEPARTMENT FINDINGS:**

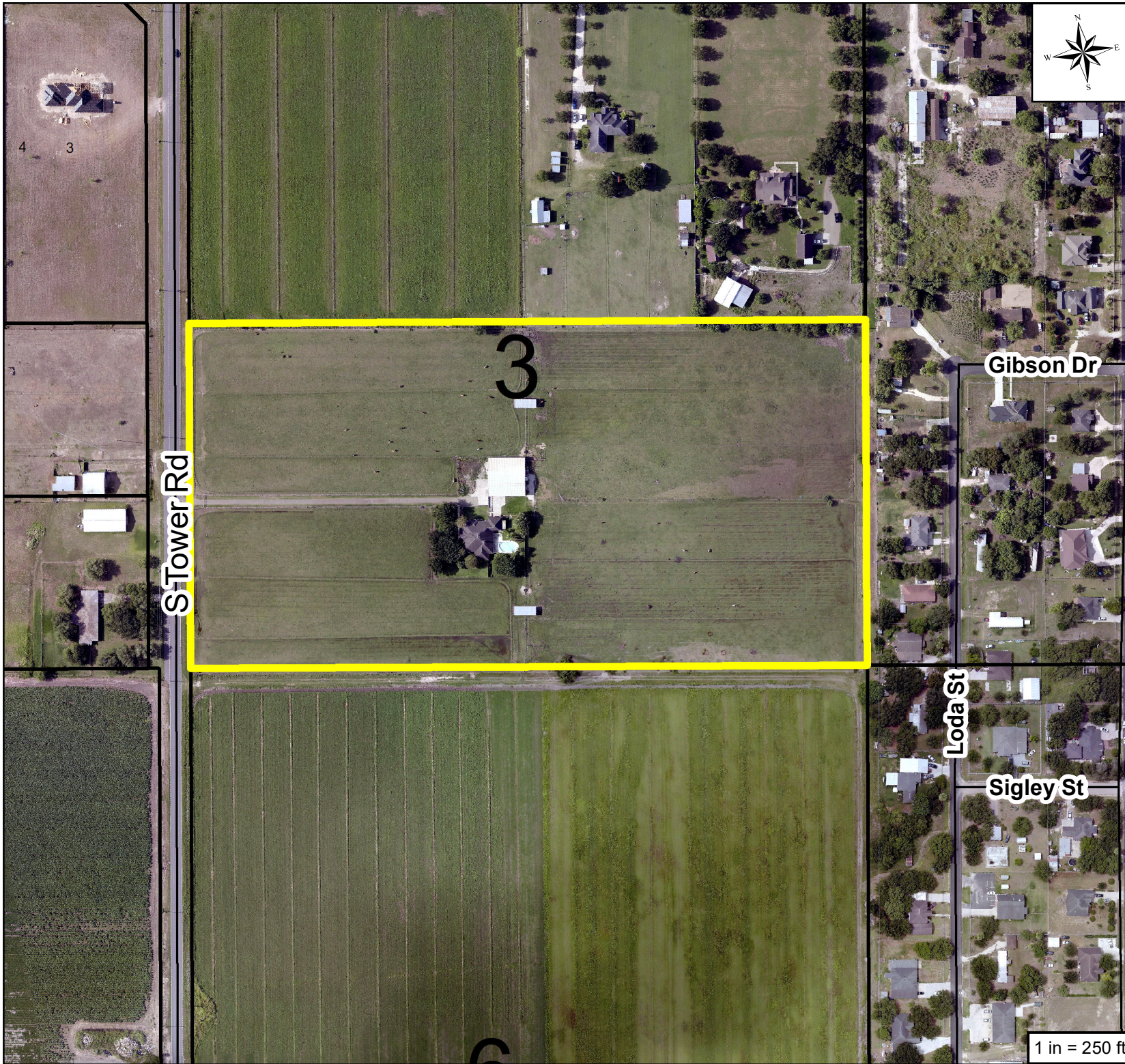
1. Water Supply Distribution will be addressed by North Alamo Water Supply Corporation. Installation of Fire Hydrant will be inspected by City.

Additional Comments provided:

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









**AERIAL MAP**

**CASE CAPTION:**

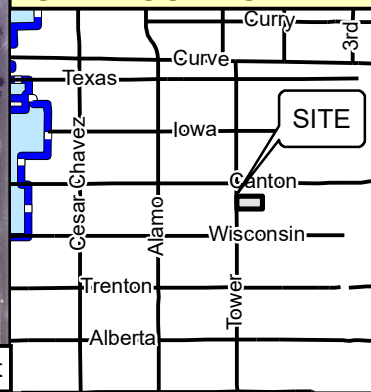
**SUBDIVISION NAME:**

**SUNCREST ACRES**

## Legend

-  CITY LIMITS
-  SUBDIVISION SITE

## SITE LOCATION MAP







## SITE MAP

### CASE CAPTION:

**SUBDIVISION NAME:**

**SUNCREST ACRES**

S Tower Rd



Gibson Dr

Loda St

Sigley St

## Legend

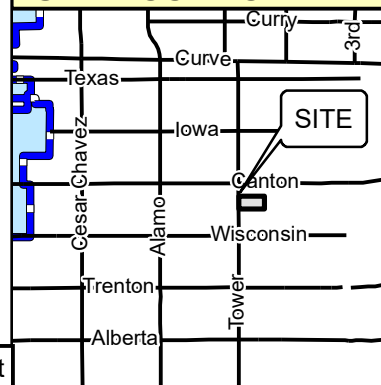


CITY LIMITS



SUBDIVISION SITE

## SITE LOCATION MAP

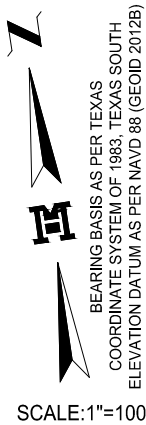















1 in = 250 ft









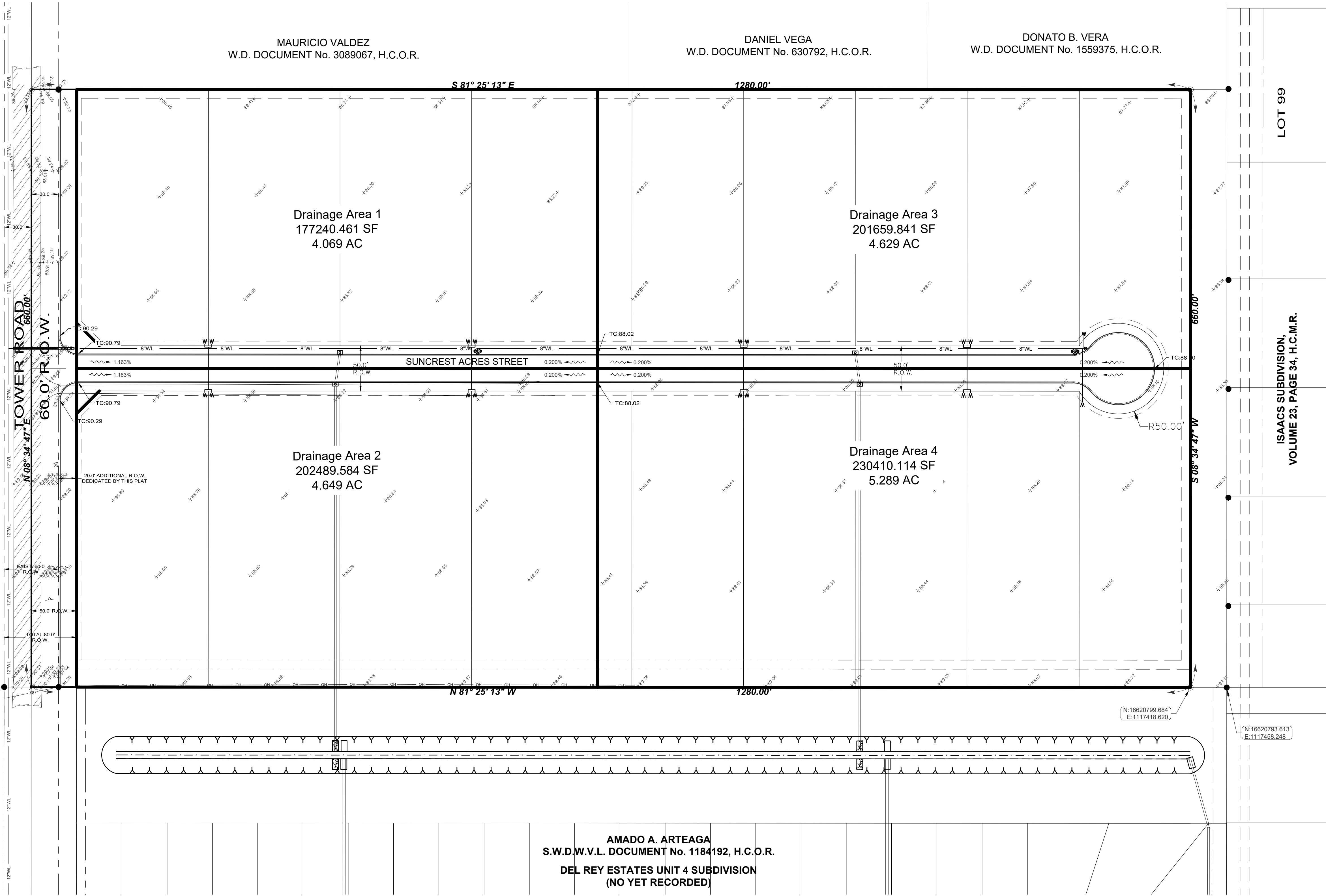
	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	PROP. 1" SINGLE WATER SERVICES
	PROP. 1" DUAL WATER SERVICES ACROSS
	PROP. 1" DUAL WATER SERVICES ADJACENT
	STORM MANHOLE
	TYPE "A" INLET
	SANITARY MANHOLE
	SINGLE SANITARY SEWER SERVICE
	8"WL _____ WATER LINE
	8"SS _____ SEWER LINE
	24"SD _____ STORM LINE
	IRR _____ IRRIG. LINE

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BEARING BASED AS PER TEXAS  
SURVEYING ACTS  
ELEVATION DATA AS PER NAVD 83 (GEOID 2011)

SCALE: 1"=100'

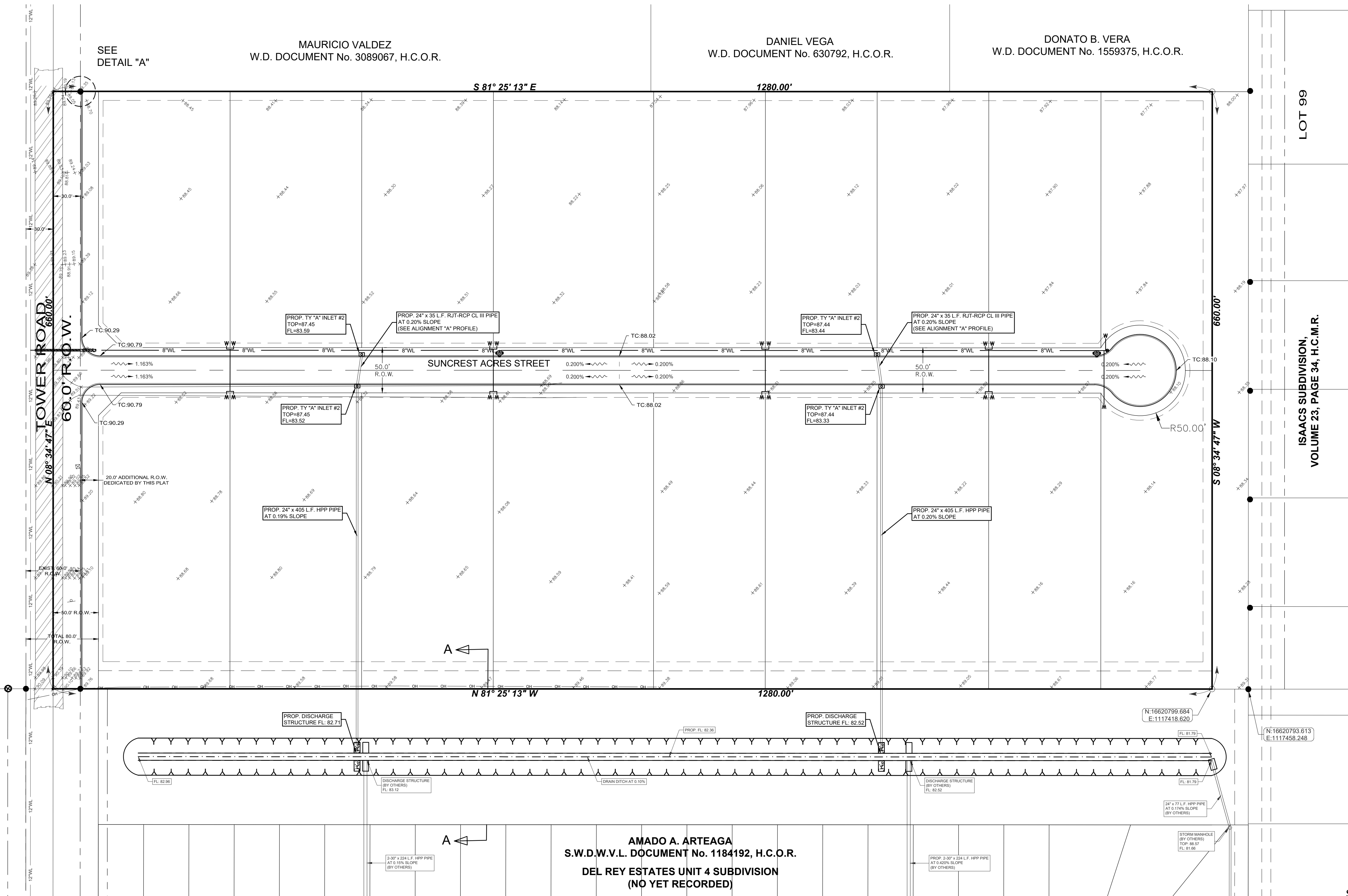


JOB No.		18222.00	
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FAX: (959) 381-0982		FAX: (959) 487-9257	
www.meldenandhunt.com		www.meldenandhunt.com	
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2. RELEASE DATE:		2. RELEASE DATE:	
1. RELEASE DATE:		1. RELEASE DATE:	
T-BOOK T-1010 PG. 39		T-BOOK T-1010 PG. 39	
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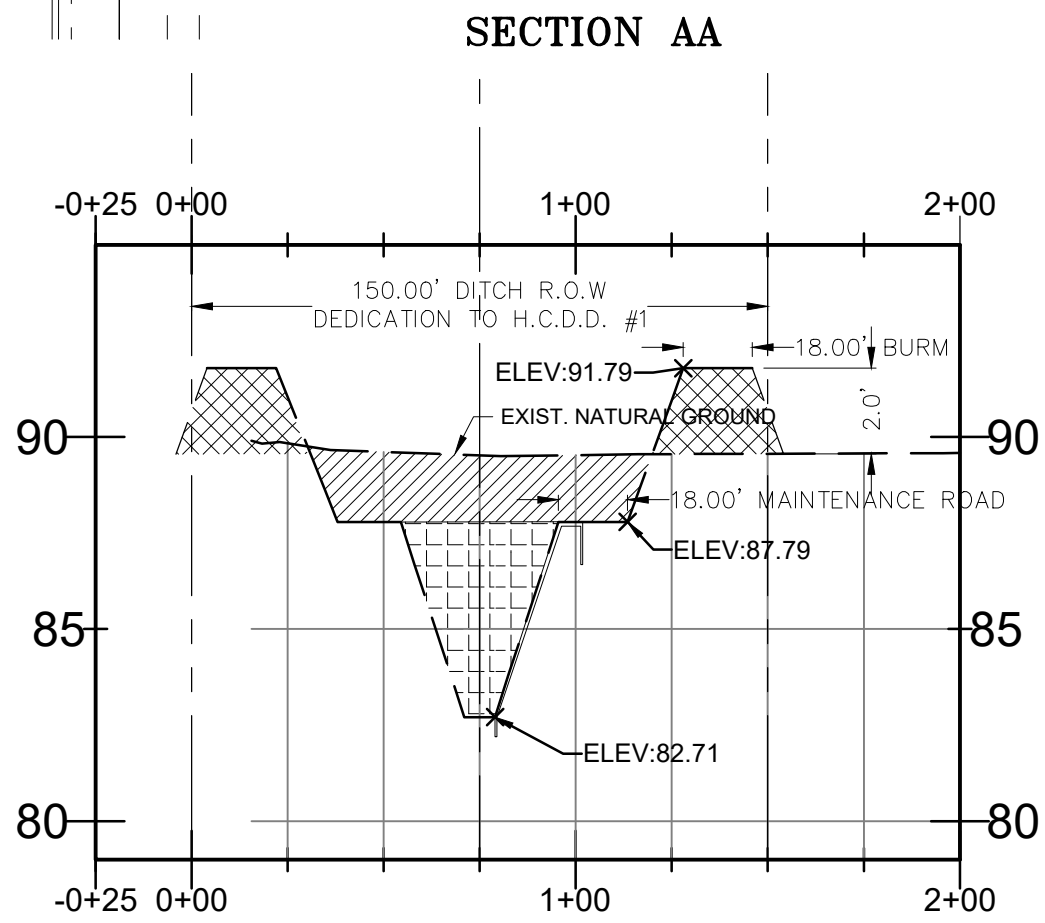
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TOTAL EXCAVATION 278.0 S.F. X 1200 LF = 333,600.00 C.F.  
DETENTION PROVIDED 124.0 S.F. X 1200 LF = 148,800.00 C.F.  
DETENTION REQUIRED = 16,844 C.F.

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REVISION

DATE

BY



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## ENGINEERING DEPARTMENT

### Preliminary Staff Review

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February 25, 2021

**Mario Reyna, P.E.**

Melden & Hunt INC.  
115 W. McINTYRE  
Edinburg, TX 78541  
(956) 381-0981

**RE: SUNCREST ACRES SUBDIVISION – PRELIMINARY REVIEW**

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Suncrest Acres Subdivision.

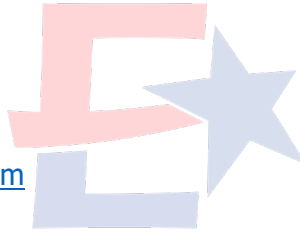
Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

Email: [gcarmona@cityofedinburg.com](mailto:gcarmona@cityofedinburg.com)

415 W. University Drive  
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

**REFERENCES:**

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

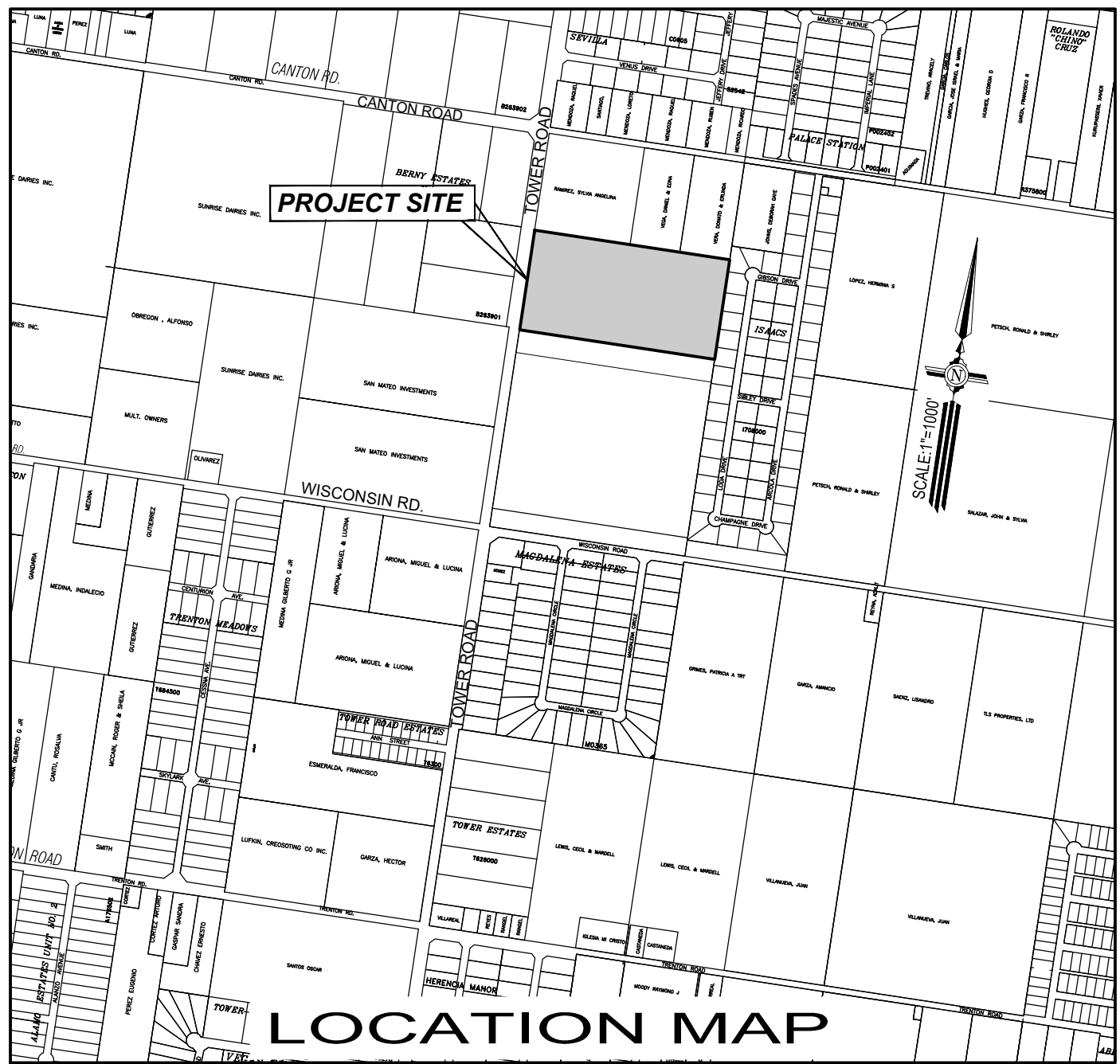


# SUNCREST ACRES SUBDIVISION PROPOSED WATER, SANITARY SEWER, STORM SEWER & STREET IMPROVEMENTS

EDINBURG, TEXAS E.T.J.

## INDEX

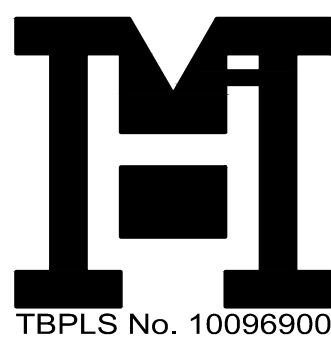
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2	EXISTING TOPOGRAPHICAL LAYOUT
3	SUBDIVISION PLAT
4	UTILITY LAYOUT
5	WATER DETAILS
6	STORM SEWER LAYOUT
7	STORM PROFILES
8	STORM DETAILS
9	STREET PLAN LAYOUT
10	STREET PROFILES
11-13	PAVING DETAILS
14	STREET STRIPING, SIGNAGE & LIGHTING
15	EROSION CONTROL



## LOCATION MAP

Scale: 1"=2000'

2021



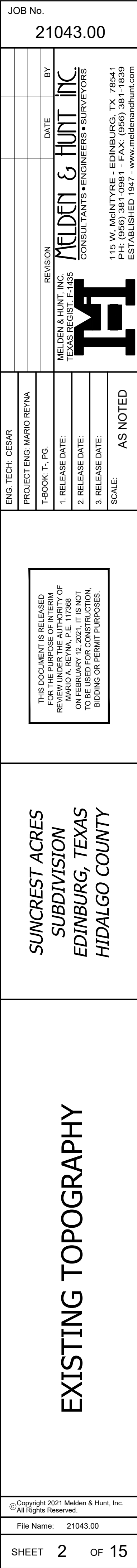
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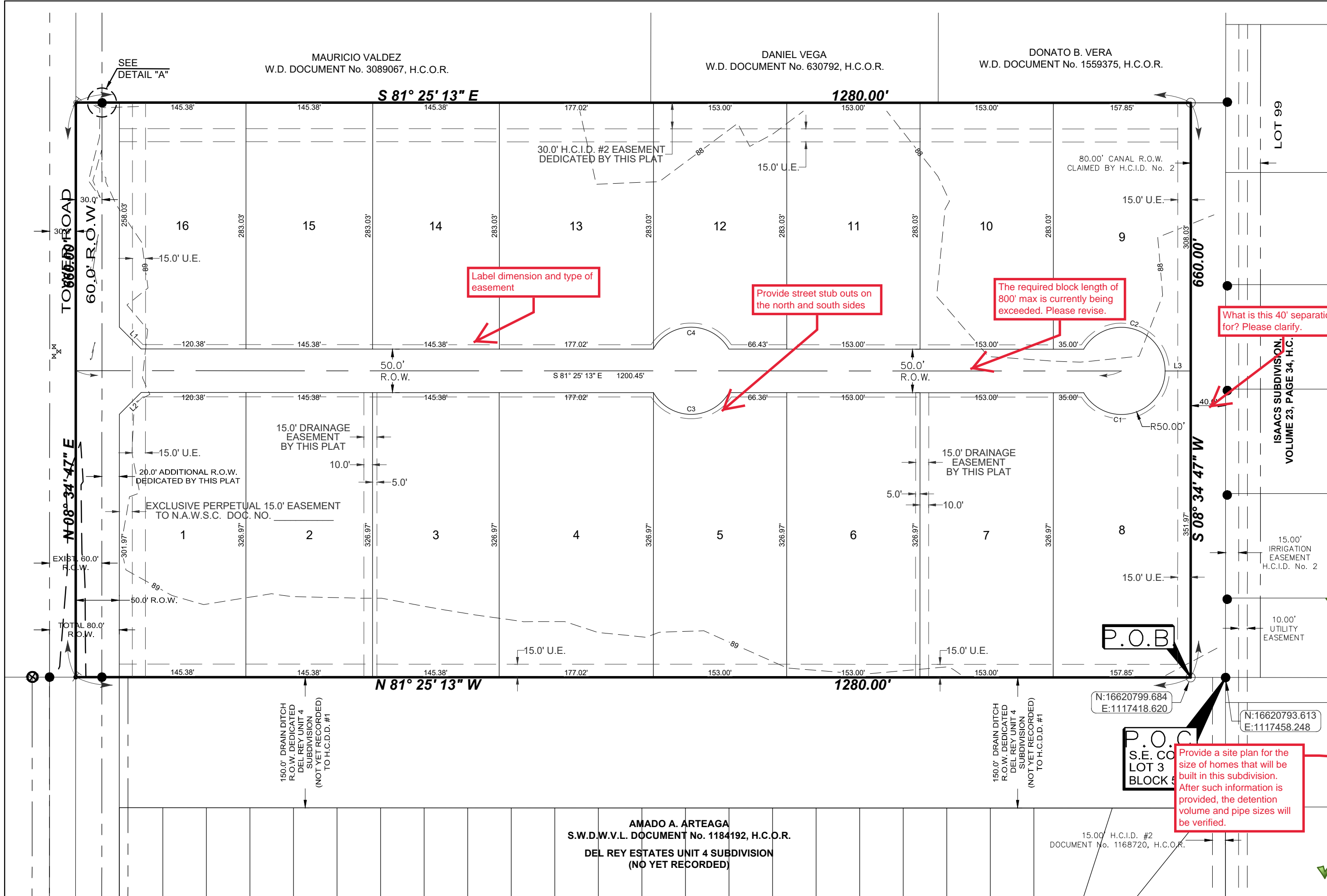
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### GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM FIELD WORK AND EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF EDINBURG. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONAL ACCESS TO THE WORK AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING, BEFORE NEW JOINTS ARE COVERED. PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60 ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. COORDINATE WITH N.A.W.S.C. BEFORE COMMENCING ANY UTILITY WORK.
25. COORDINATE ALL UTILITY WORK WITH THE PLUMBING PLANS BEFORE COMMENCING ANY UTILITY WORK. REFER TO PLUMBING PLANS FOR CONTINUATION.
26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF EDINBURG, PRIOR TO START OF CONSTRUCTION.
28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
30. REFER TO GEOTECH REPORT BEFORE INSTALLATION OF DRIVES AND PARKING AREAS.
31. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.
32. PERMIT NEEDED FROM CITY OF EDINBURG BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED WITH CITY OF EDINBURG AND N.A.W.S.C.
33. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMP LOCATIONS.
34. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.
35. FOR BACKFILL PI REQUIREMENTS REFER TO SPEC'S. "02221 TRENCH EXCAVATION BACKFILL AND COMPACTION"







Lot Area Table		
Lot #	SQ. FT.	Area
1	47221.96	1.064
2	47334.46	1.091
3	47336.39	1.091
4	37891.41	1.329
5	45488.14	1.113
6	50207.09	1.146
7	50207.09	1.146
8	50669.79	1.168
9	43393.02	1.009
10	43392.91	0.994
11	43392.91	0.994
12	41770.32	0.959
13	50101.52	1.150
14	41146.12	0.945
15	41145.31	0.945
16	40832.81	0.937

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	130.80	50.00	150° 00' 00"	N83° 34' 47"E	96.59	186.60
C2	130.80	50.00	150° 00' 00"	N80° 25' 13"W	96.59	186.60
C3	104.79	50.00	120° 25' 00"	S81° 25' 13"E	66.64	96.75
C4	104.80	50.00	119° 54' 57"	N81° 25' 13"W	66.57	96.45

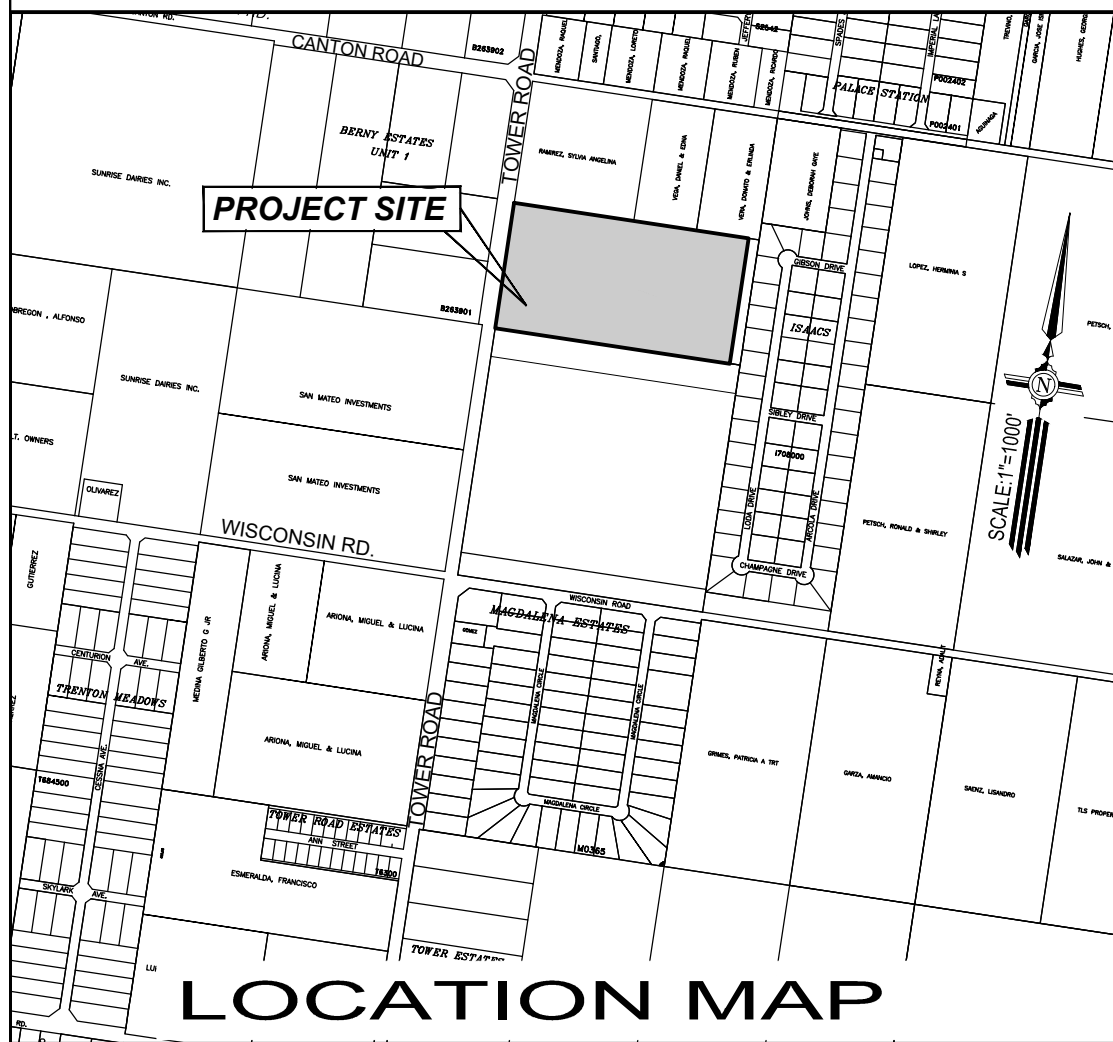
Lot Line Table		
Line #	Length	Direction
L1	35.39	N38° 25' 13"W
L2	35.39	N53° 34' 47"E
L3	29.50	S81° 25' 13"E

DETAIL "A"  
N.T.S.

### General Comments:

1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Any Public infrastructure that corresponds to the city of Edinburg CCN or is installed within COE ROW, will be required to pass density testing. A 3% material testing fee will be needed if density testing is determined to be required.
6. Submit Trip Generation Worksheet, attached at the end of this document.



DRAWN BY: Cesar P. DATE: 2-10-21  
SURVEYED, CHECKED DATE:  
FINAL CHECK DATE:

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435  
**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, SAID 19.394 ACRES WERE CONVEYED TO AMADO A. ARTEAGA BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 1487337, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.394 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 57.

THENCE, N 81° 25' 13" W ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 57, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 25' 13" W ALONG THE SOUTH LINE OF SAID LOT 3, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 34' 47" E ALONG THE WEST LINE OF SAID LOT 3 AND WITHIN THE EXISTING RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 25' 13" E AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 34' 47" W ALONG THE WEST RIGHT-OF-WAY LINE OF AN 80.0-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.394 ACRES, OF WHICH 0.485 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TOWER ROAD, LEAVING A NET OF 18.939 ACRES OF LAND, MORE OR LESS.

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

SUNCREST ACRES SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED 1,320 FEET NORTH OF THE INTERSECTION OF TOWER ROAD AND WISCONSIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY, EDINBURG, (POPULATION 83,970), SUNCREST ACRES SUBDIVISION LIES APPROXIMATELY 1.25 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

### INDEX TO SHEET OF SUNCREST ACRES SUBDIVISION

- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION; ATTESTATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE, ALAMO PLANNING & ZONING; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 4: DRAINAGE & STREETS; MAP OF TOPOGRAPHY; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
- SHEET 5: DETAILS OF WATER, SANITARY SEWER, DRAINAGE AND STREETS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SHAVI MAHTANI	100 E NOLANA SUITE 130	McALLEN, TX 78504	PHONE	FAX
ENGINEER:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

## SUBDIVISION MAP OF SUNCREST ACRES SUBDIVISION

BEING A SUBDIVISION OF 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS

### GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE "B", ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982

1. SETBACKS:  
REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
CUL-ASAC: 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003]:  
BENCH MARK: DISK SET APPROXIMATELY 13.5 FT. NORTH AND 75.6 FT. EAST FROM THE NORTHEAST CORNER OF LOT 15, N-10641944.2256, E: 1101256.9359, ELEVATION: 93.25
4. ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 16,844 CUBIC-FEET (0.387 ACRE-FEET) OF STORM WATER RUNOFF.
5. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
6. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG TOWER ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION TO BE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADWAY, AND A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY 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 OCCUPANCY AN EASEMENT.
13. NO ACCESS SHALL BE PERMITTED FROM TOWER ROAD ONTO LOTS 1 & 18.
14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
15. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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 METERS).

### RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

AMADO A. ARTEAGA (GRANTEE'S SIGNATURE)  
2807 SOFIA AVENUE  
EDINBURG, TX 78539

### ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

MARIO A. REYNA, PE # 117368  
DATE PREPARED: 2-1-21  
JOB NO. 21043.00

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

APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

### CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020

PRESIDENT

ATTEST:

SECRETARY

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

### STATE OF TEXAS COUNTY OF HIDALGO

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

EVERGREEN LAND & PROPERTIES, LLC  
SHAVI MAHTANI  
100 E NOLANA SUITE 130  
MCALLEN, TEXAS 78504

### STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

### NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES:

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

MAYOR CITY OF EDINBURG

DATE

CITY SECRETARY

DATE

### STATE OF TEXAS COUNTY OF HIDALGO

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION-1435

MARIO A. REYNA, PE # 117368  
DATE PREPARED: 2-1-21  
JOB NO. 21043.00

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

APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

### STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

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

DATE SURVEYED: 1-22-2021  
T-1044, PG. 29-31  
SURVEY JOB # 20755

### STATE OF TEXAS COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §46.211 (3). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

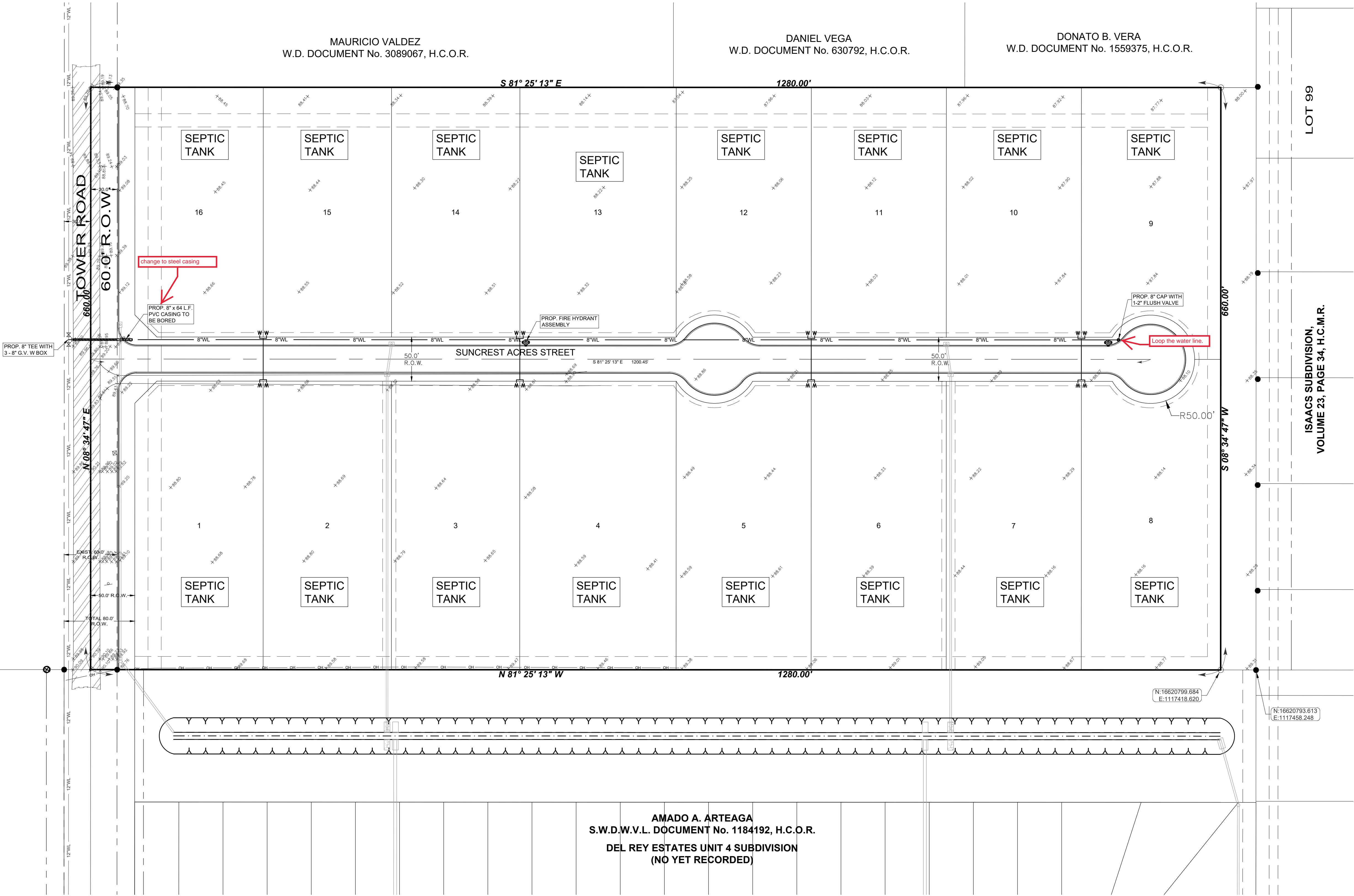
ON: \_\_\_\_ AT \_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY







SCALE: 1"=60'

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)			
	WATER VALVE		FIRE HYDRANT W/ VALVE & TEE
	PROP. 1" SINGLE WATER SERVICES		PROP. 1" DUAL WATER SERVICES ACROSS
	PROP. 1" DUAL WATER SERVICES ADJACENT		STORM MANHOLE
	TYPE "A" INLET		8" WL
	24" SD		WATER LINE
	IRR		STORM LINE
	IRRIG. LINE		

JOB No.  
21043.00

REVISION

DATE

BY

WELDEN & HUNT, INC.

TEXAS REGIST. F-1435

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78641

PH: (936) 381-0981 - FAX: (936) 381-1839

ESTABLISHED 1947 - www.weldenandhunt.com

ENG. TECH. CESAR

PROJECT ENG. MARIO REYNA

T-BOOK T. PG.

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS NOTED

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RECEIVED BY MARIO A. REYNA P.E. 117288 ON FEBRUARY 12, 2021. IT IS NOT TO BE USED FOR ANY BIDDING OR PERMIT PURPOSES.

SUNCREST ACRES SUBDIVISION

EDINBURG, TEXAS

HIDALGO COUNTY

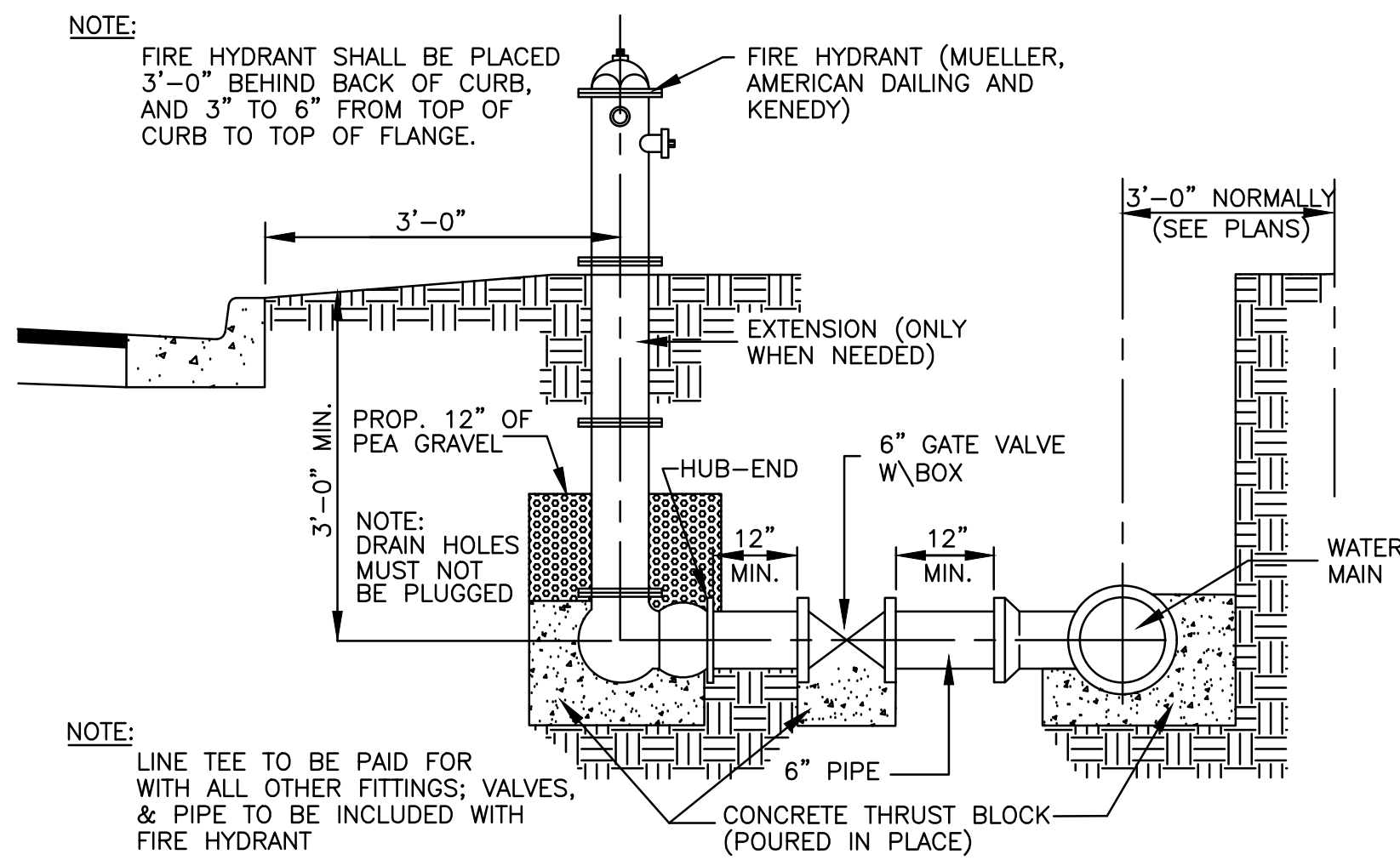
PROPOSED UTILITY LAYOUT

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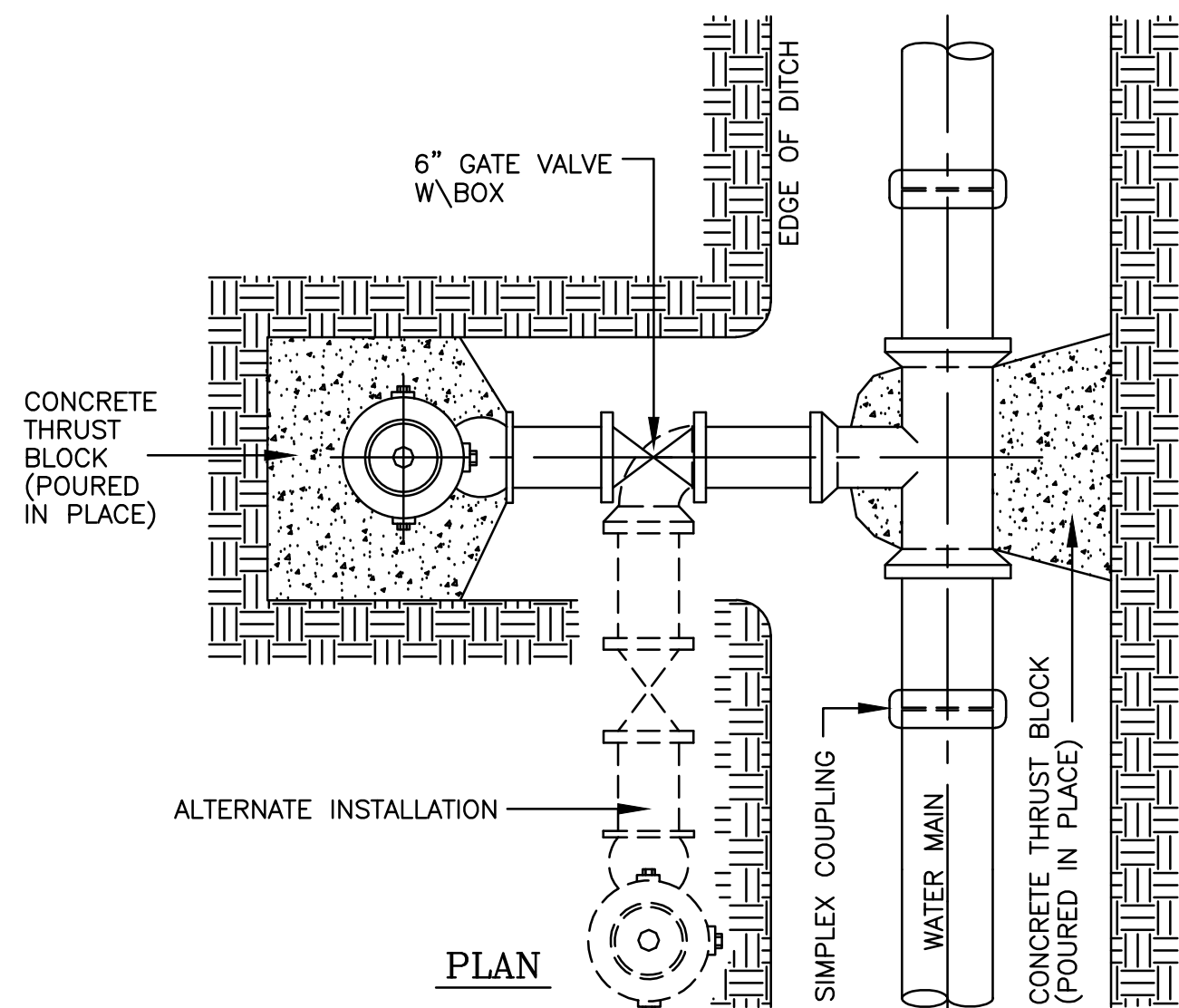
File Name: 21043.00

SHEET 4 OF 15

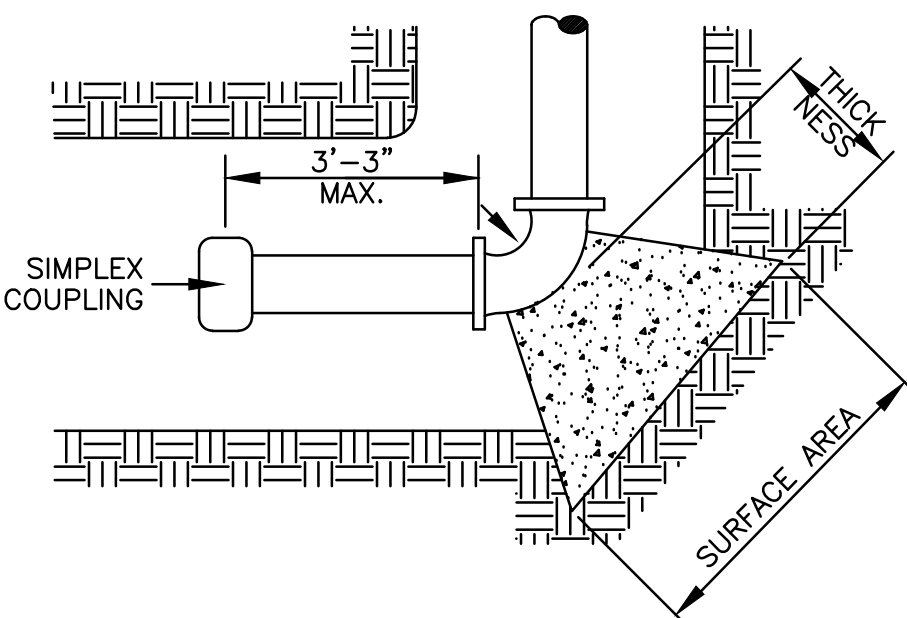




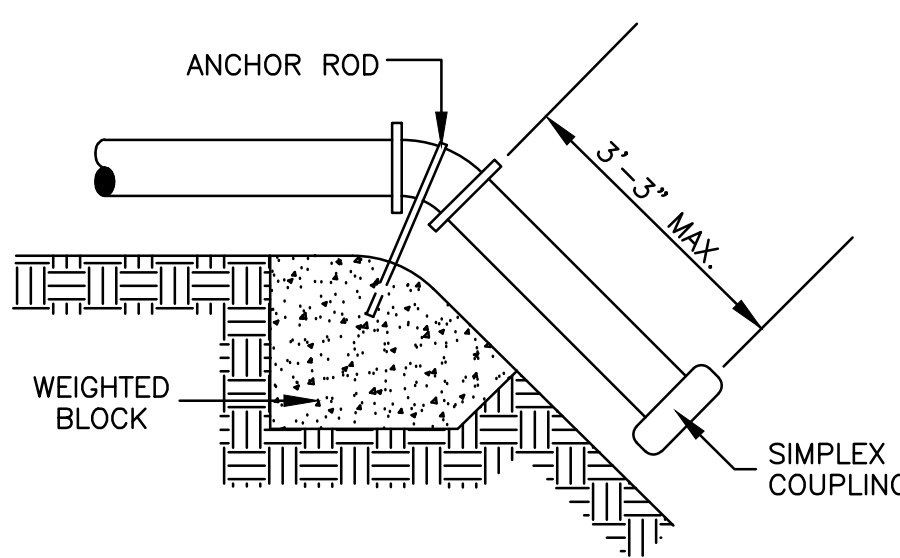
SECTION



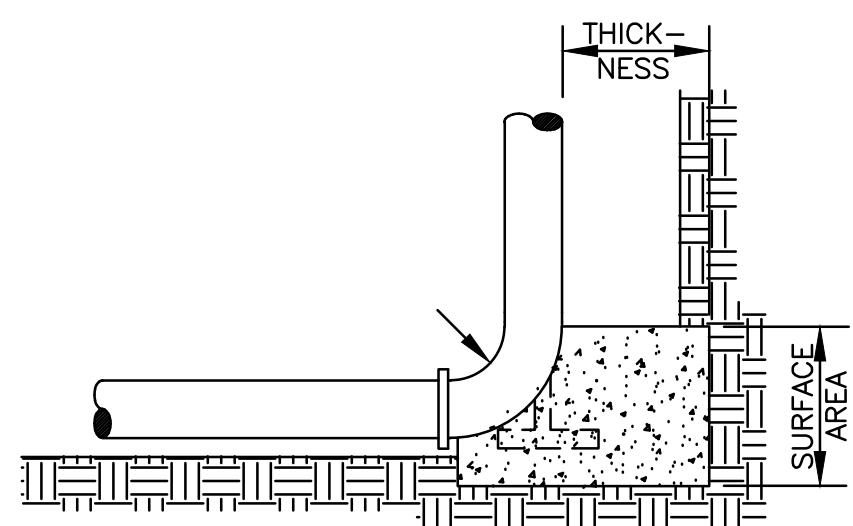
TYPICAL FIRE HYDRANT INSTALLATION



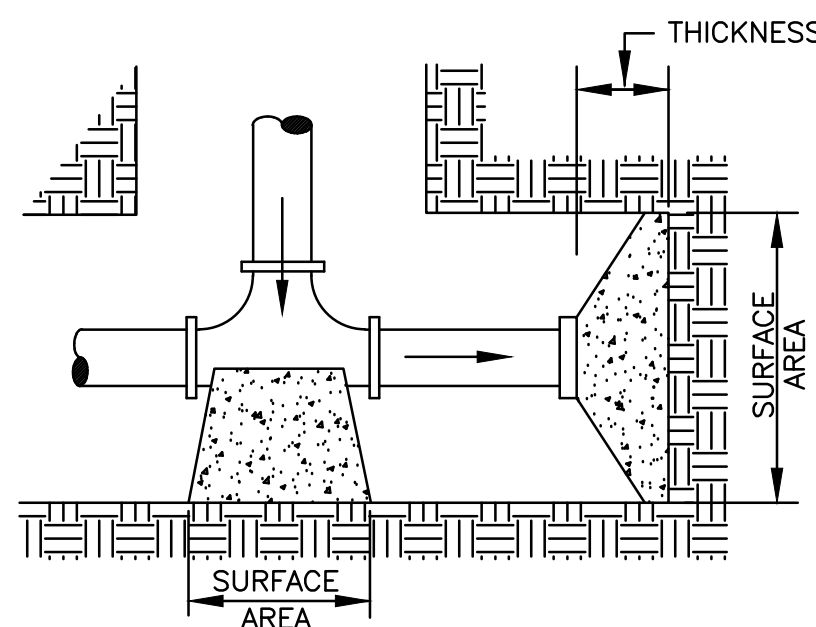
HORIZONTAL BENDS



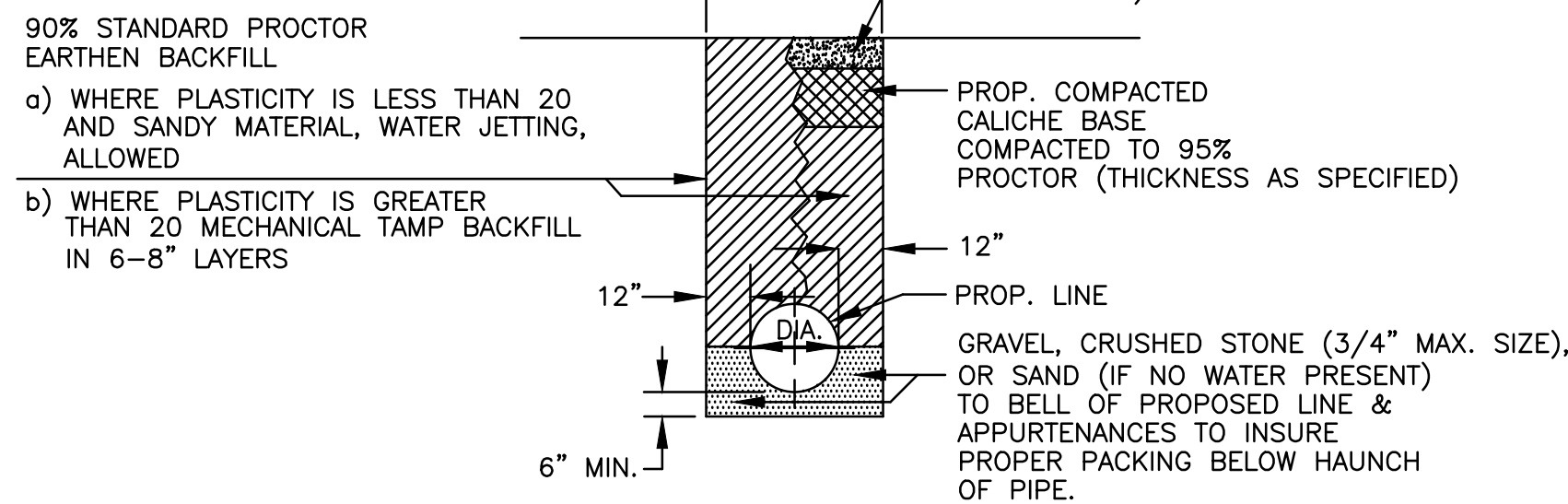
VERTICAL BENDS



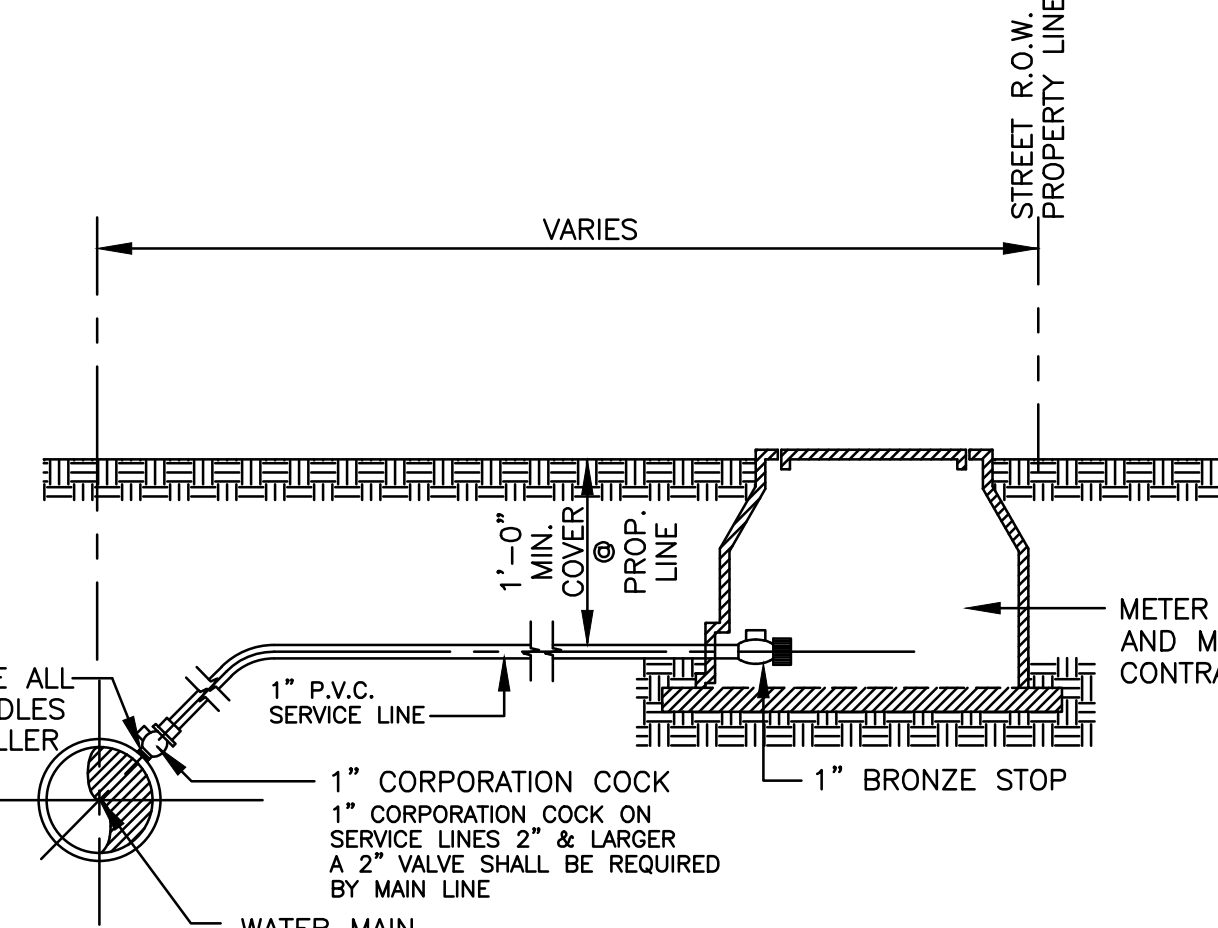
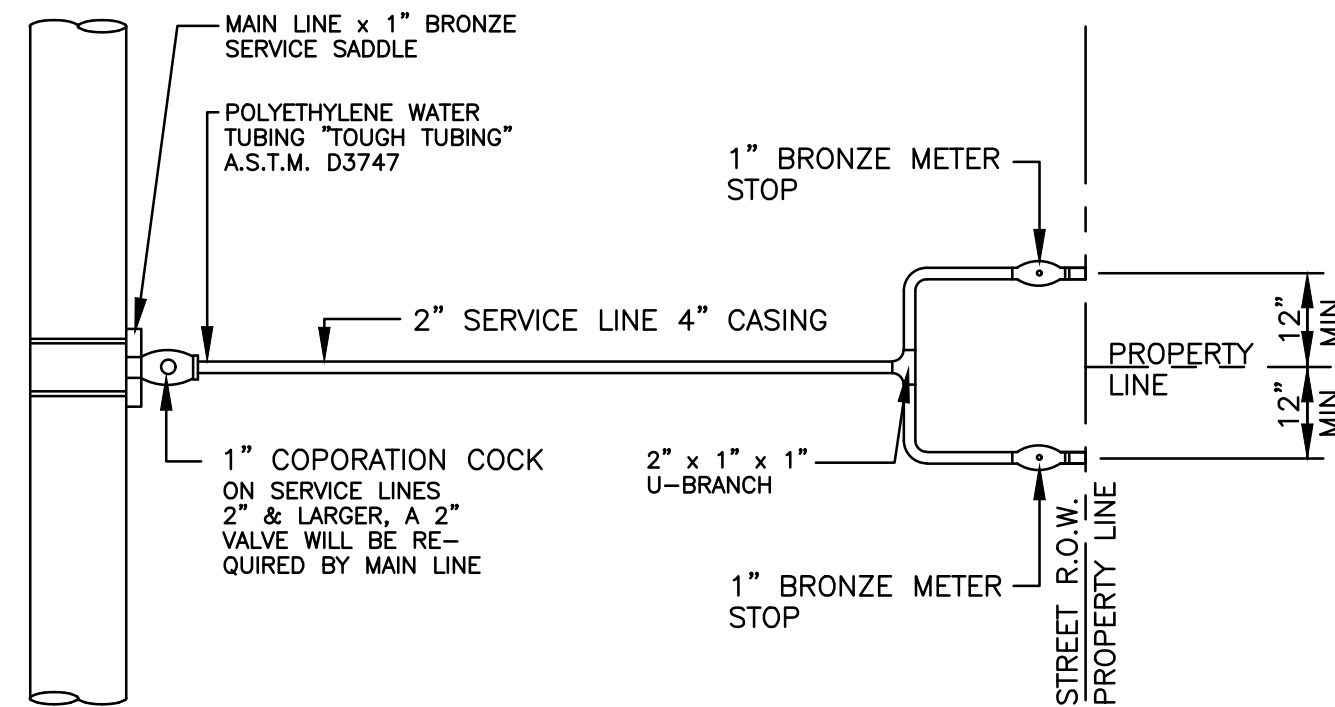
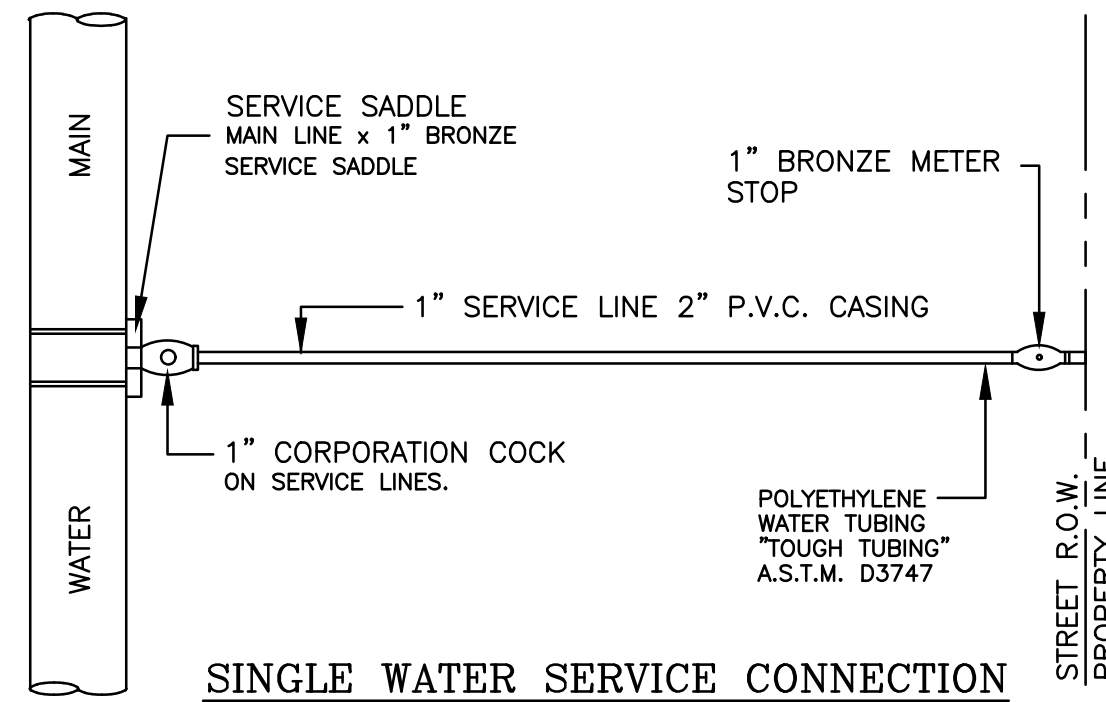
HYDRANT BURYS



TEES & DEAD ENDS



PIPE BEDDING DETAILS



GENERAL NOTES :

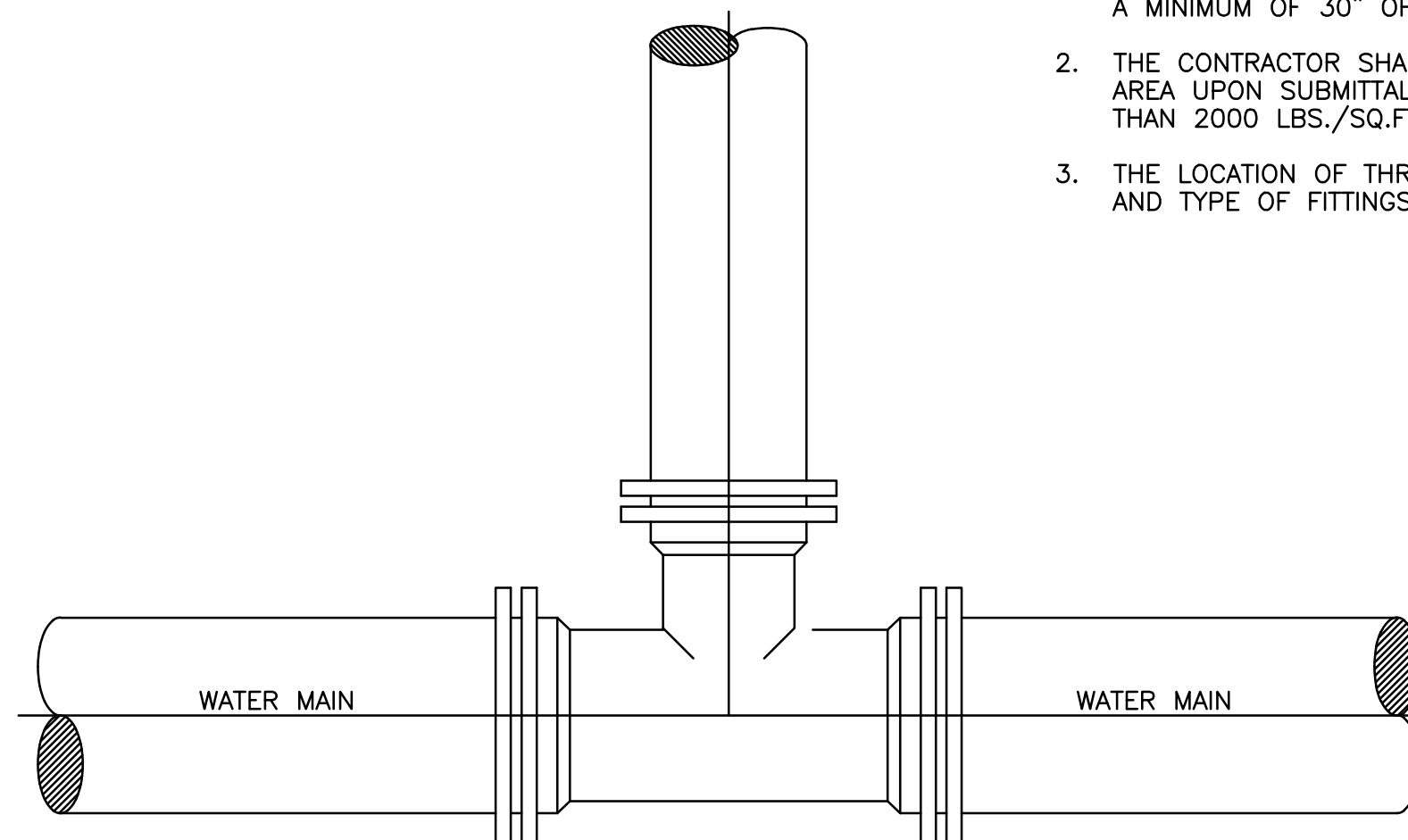
1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

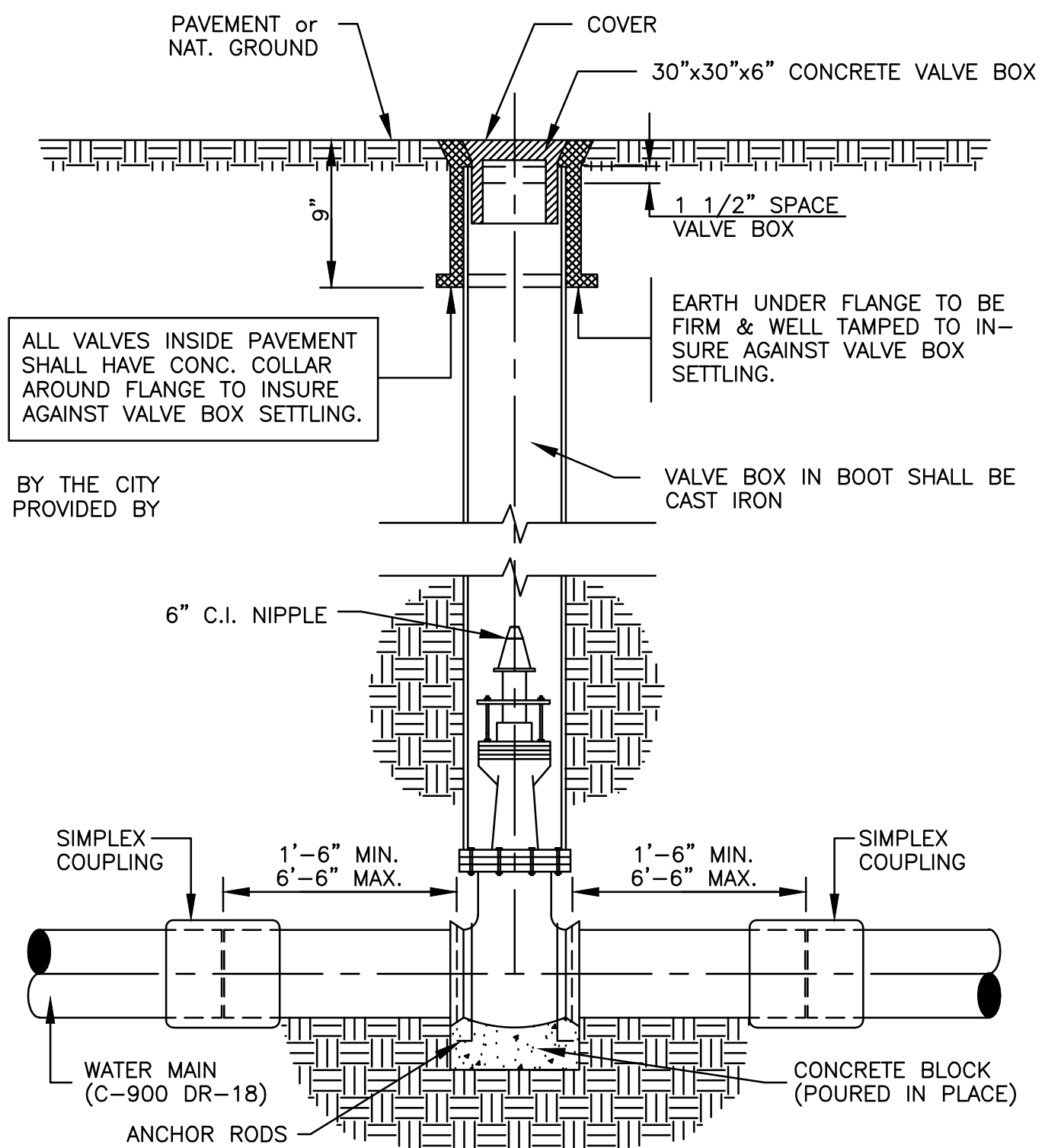
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS – lbs.
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
22°1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45°BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90°BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	----
8	4	15	----
10	6	18	----
12	8.5	18	----
14	11.5	24	----
16	15	24	----

GENERAL NOTES :

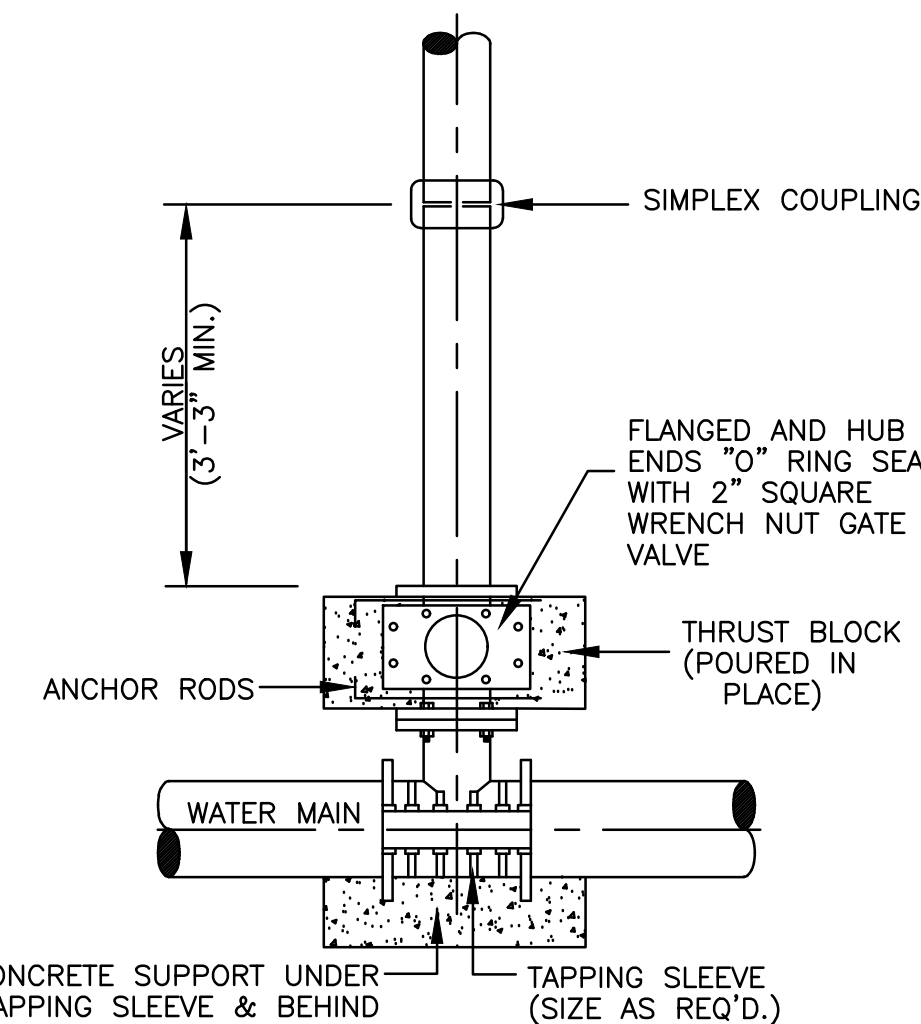
1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.



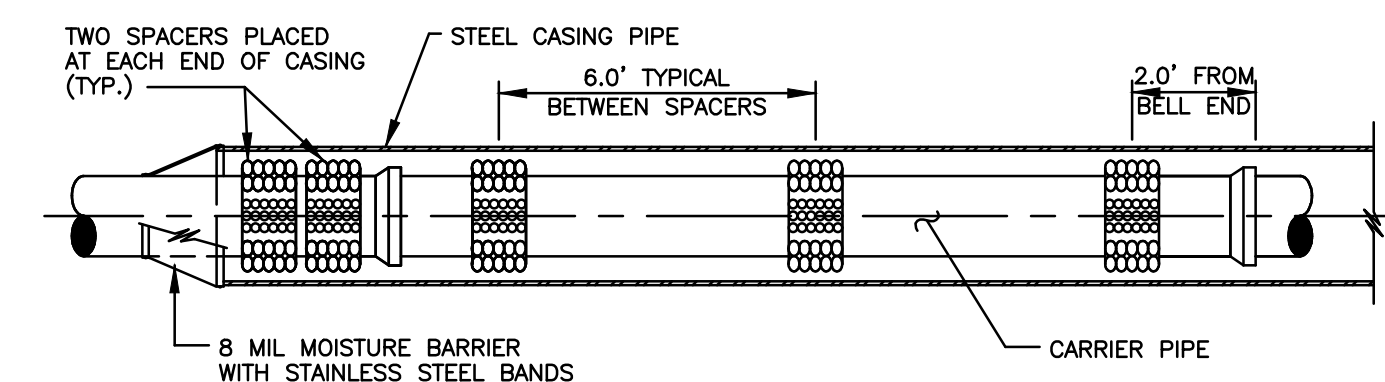
TYPICAL 12x12x8 TEE CONNECTION



TYPICAL VALVE and VALVE BOX INSTALLATION



TAPPING SLEEVE and VALVE INSTALLATION



BORING and CASING DETAIL

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

JOB No.  
21043.00

REVISION	DATE	BY
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**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
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**M**

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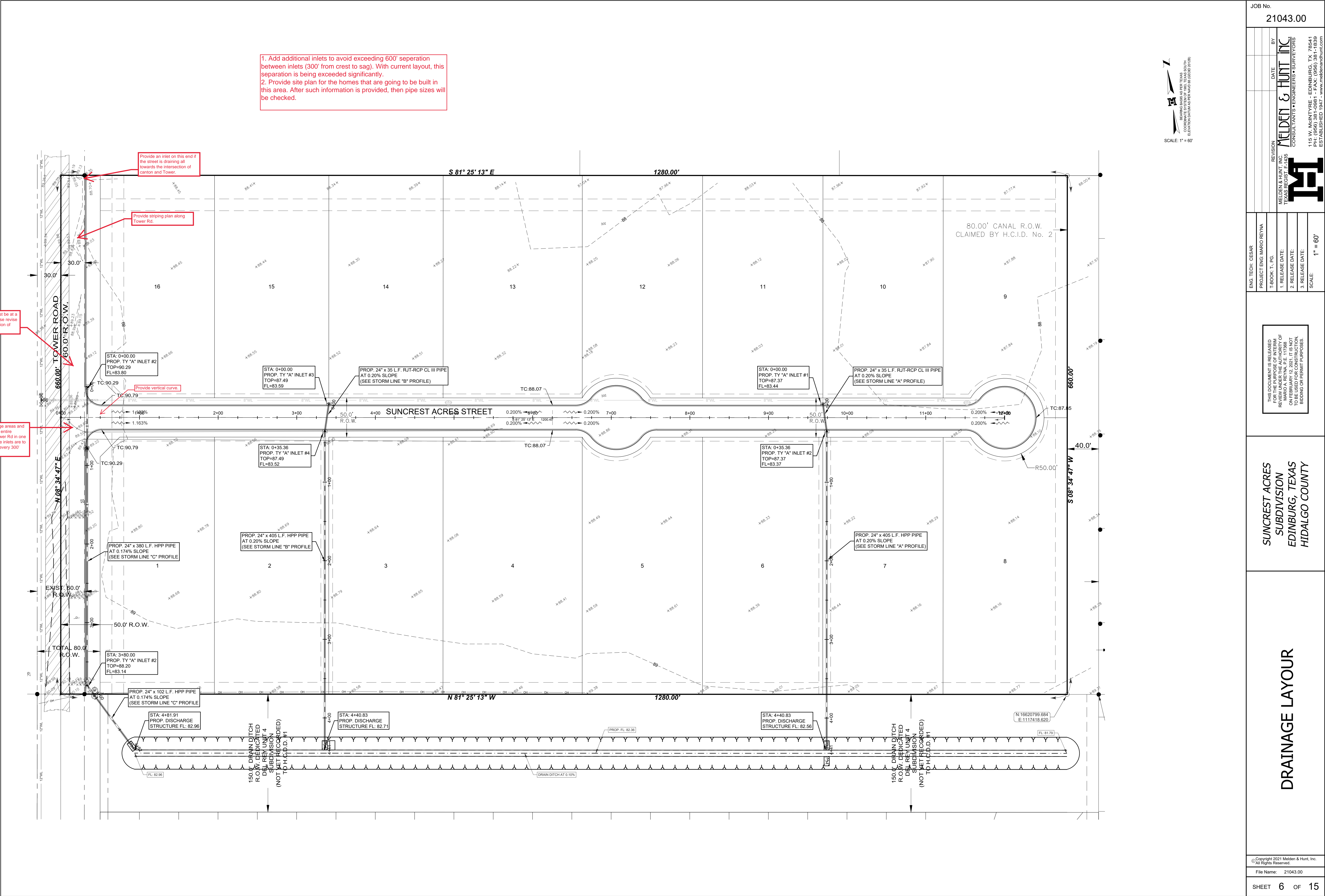
SUNCREST ACRES  
SUBDIVISION  
EDINBURG, TEXAS  
HIDALGO COUNTY

WATER DETAILS

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File Name: 21043.00

SHEET 5 OF 15



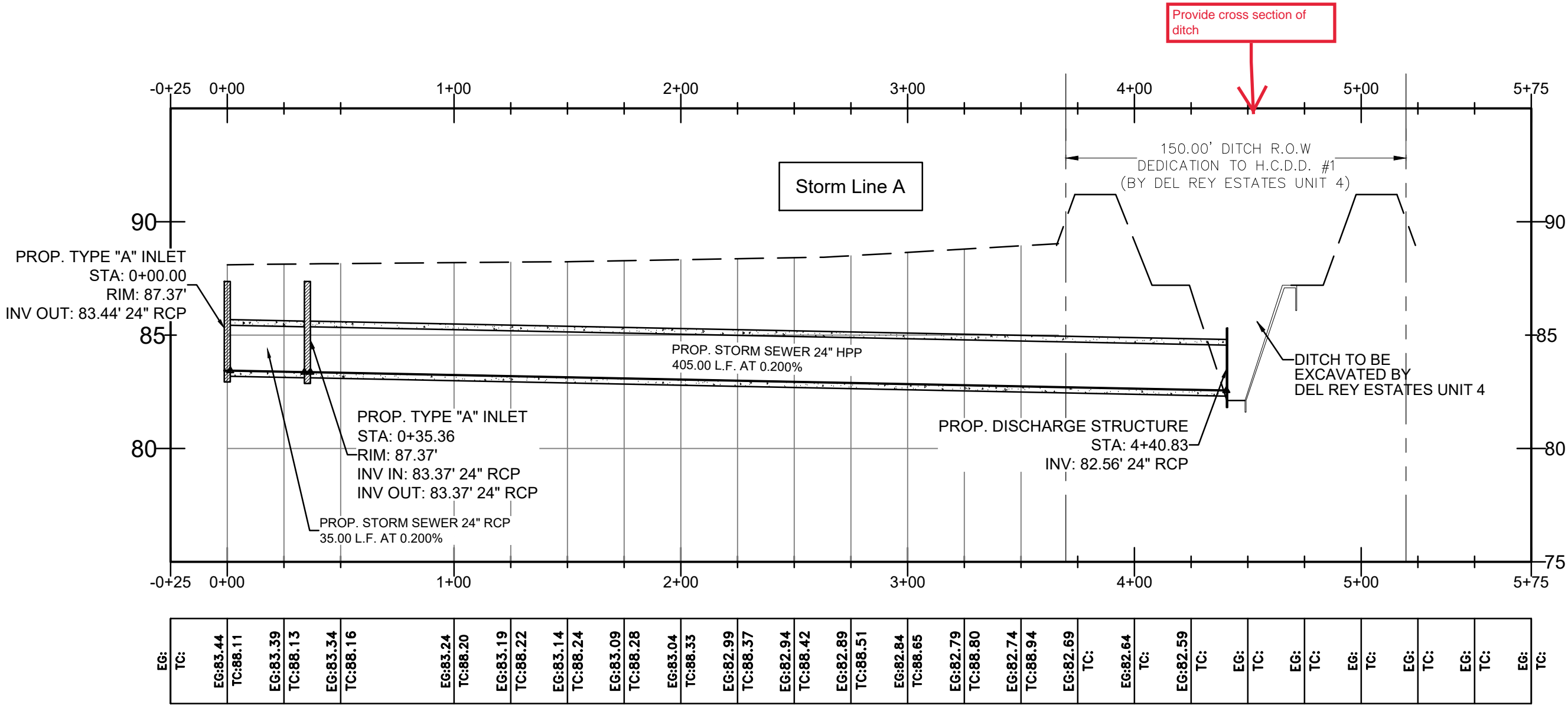
BEARING BASIS AS PER TEXAS  
SURVEYING ACT OF 1999  
ELEVATION DATUM AS PER NAVD 83 (GSD 2020)

SCALE: 1" = 60'

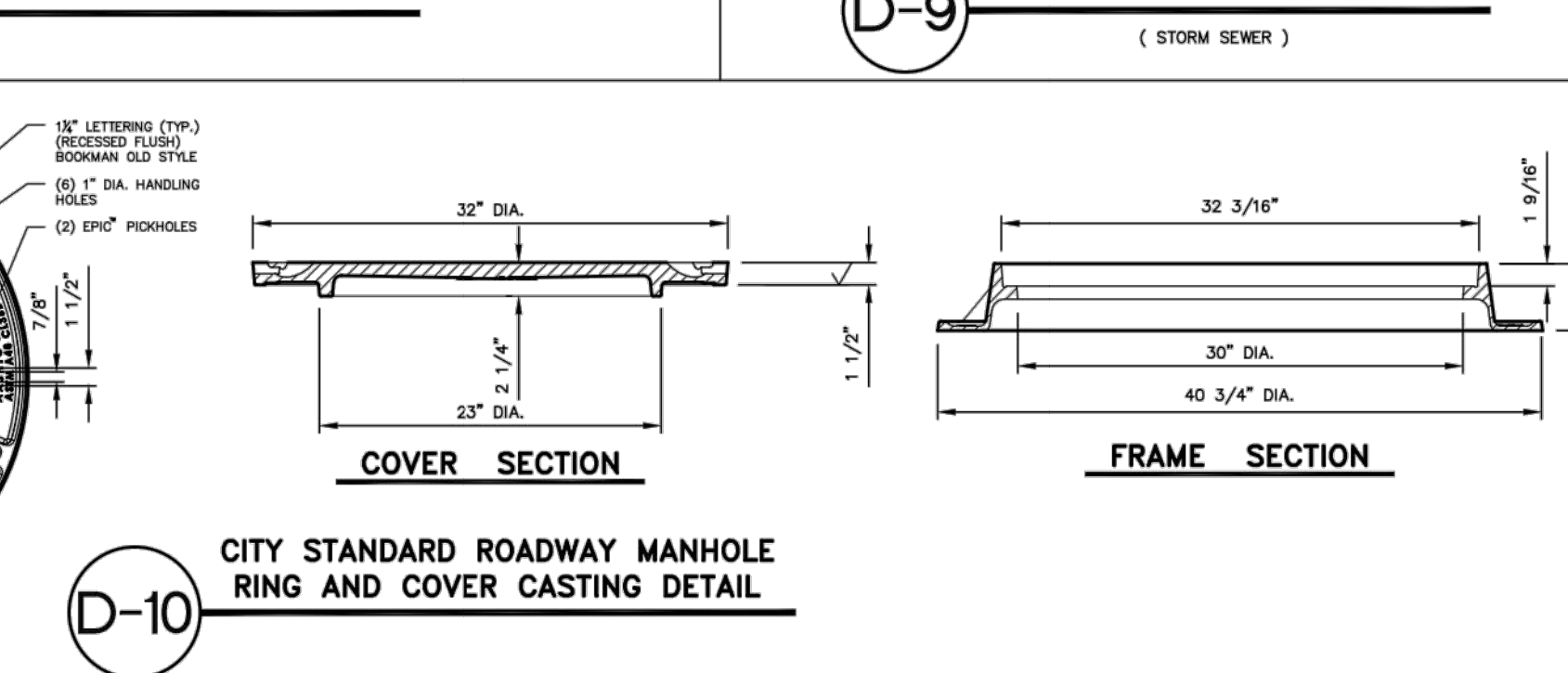
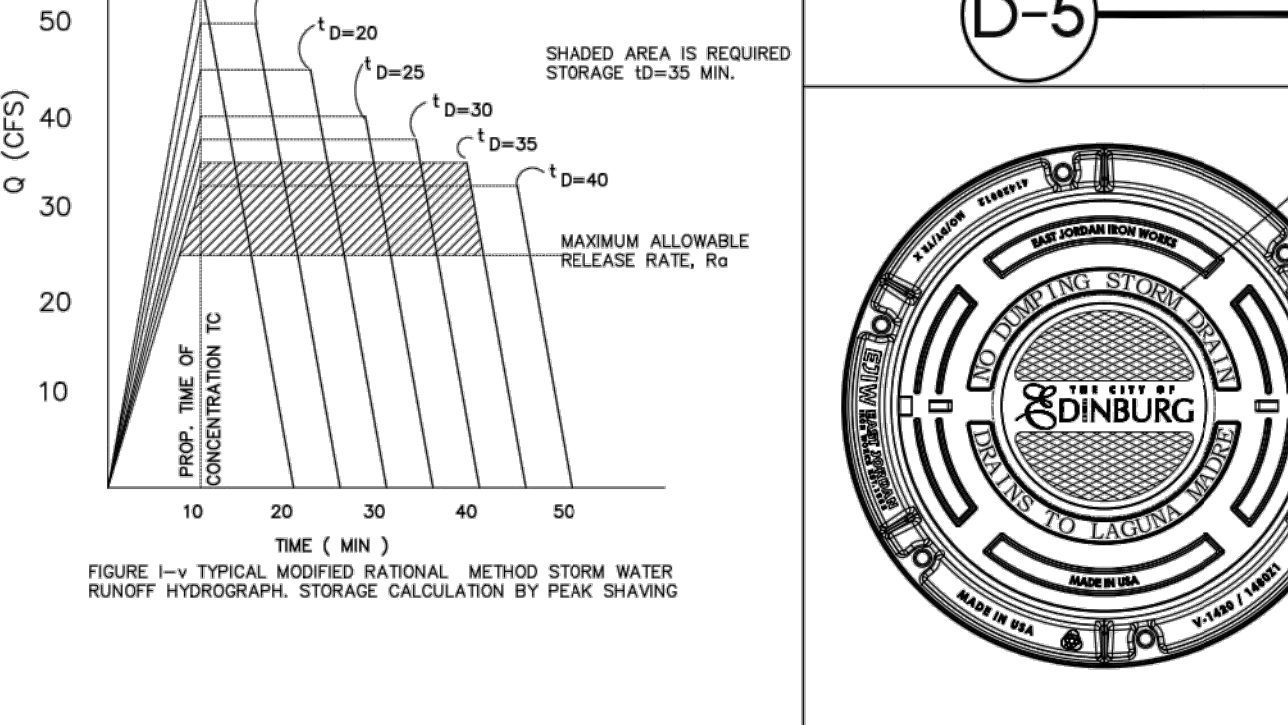
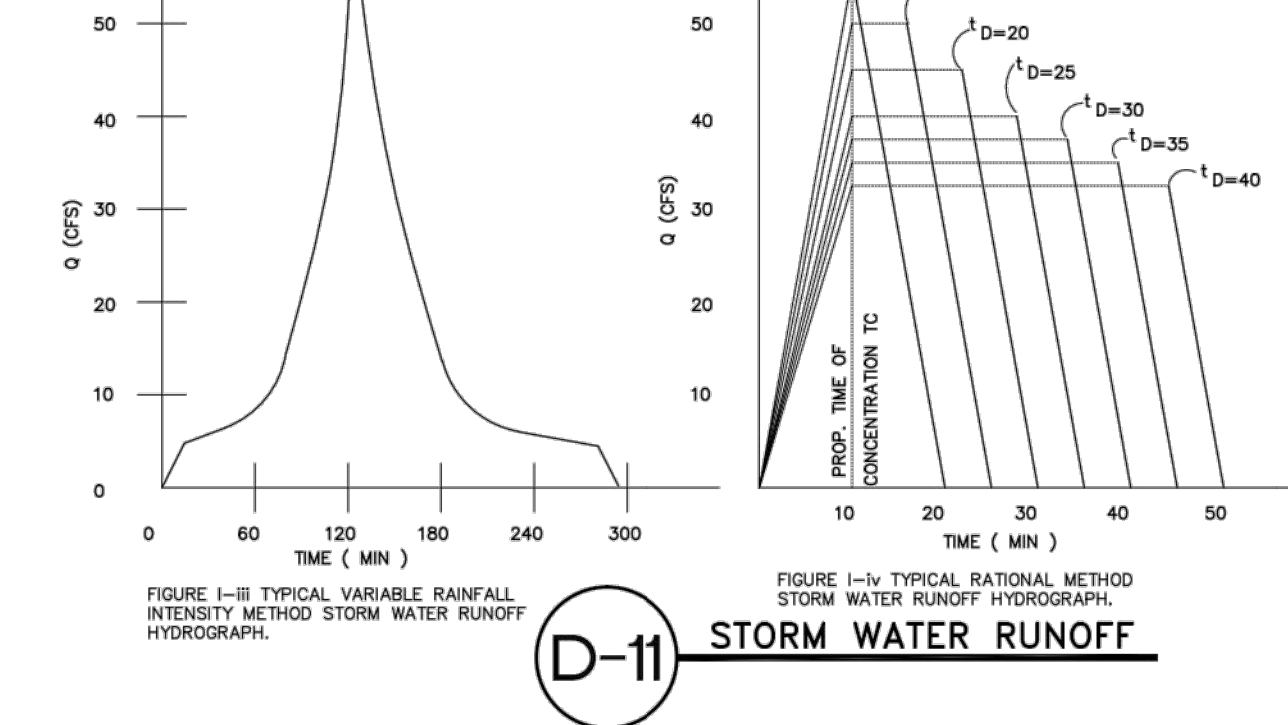
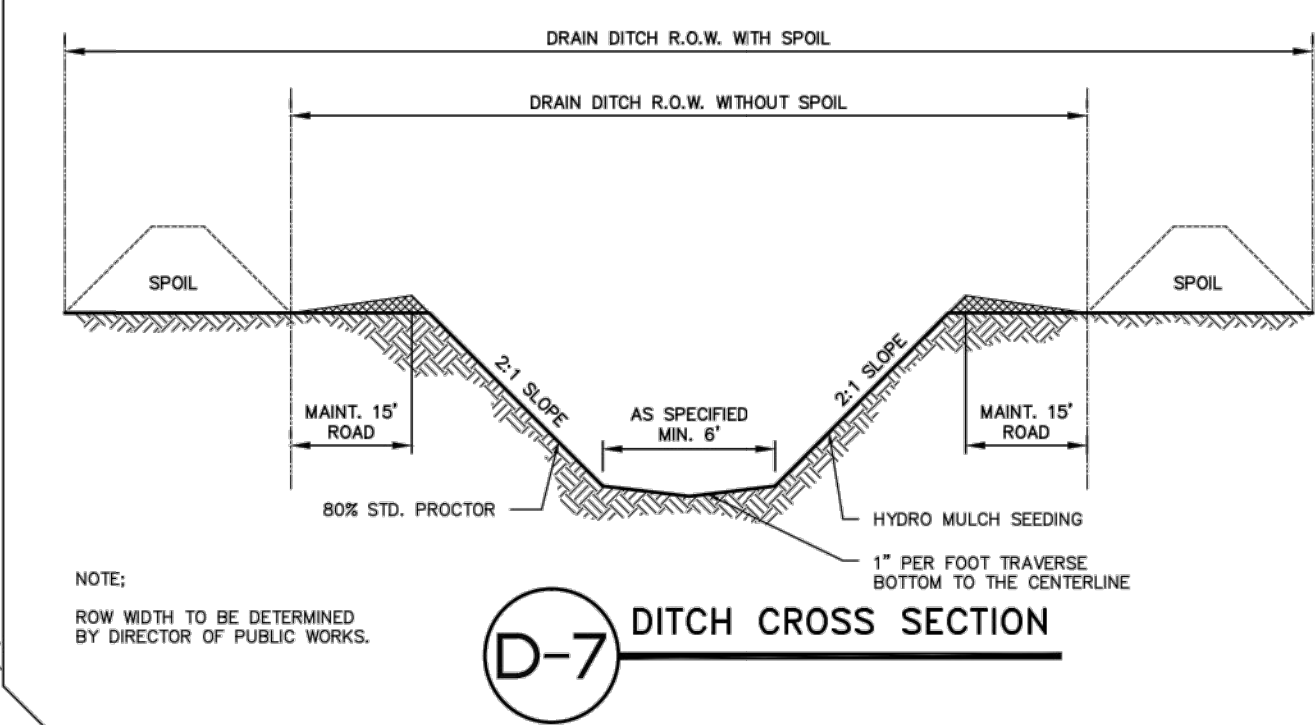
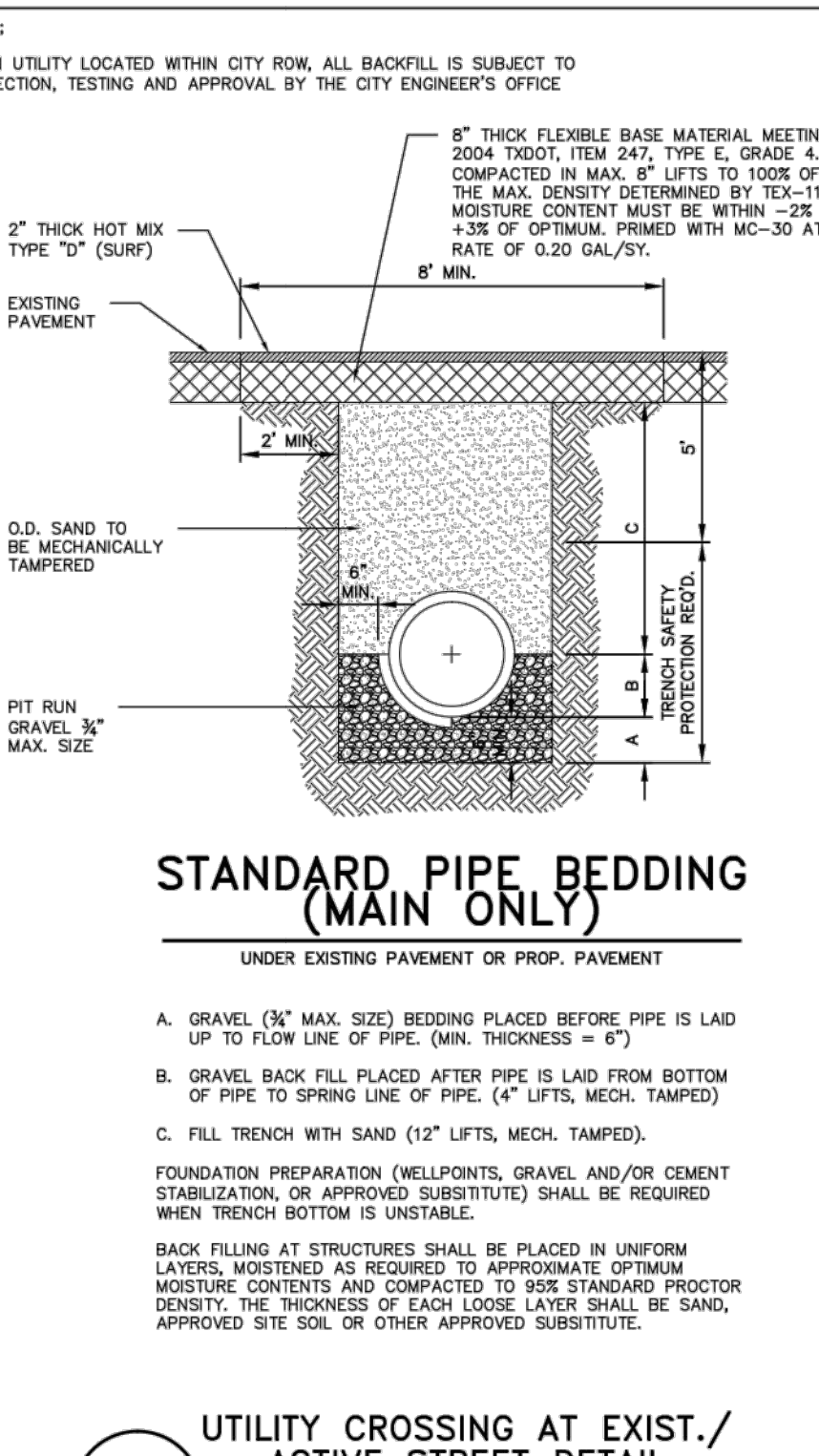
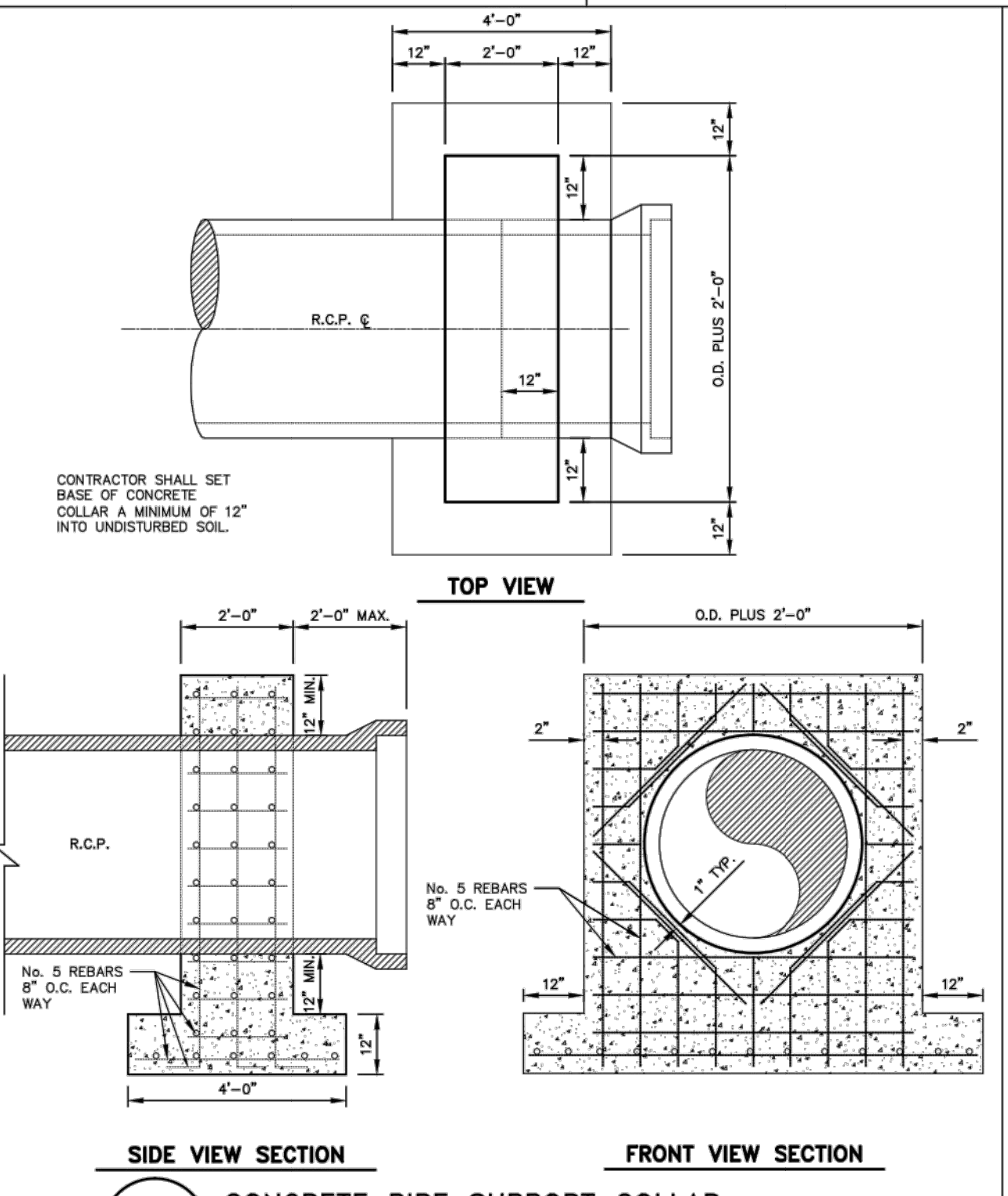
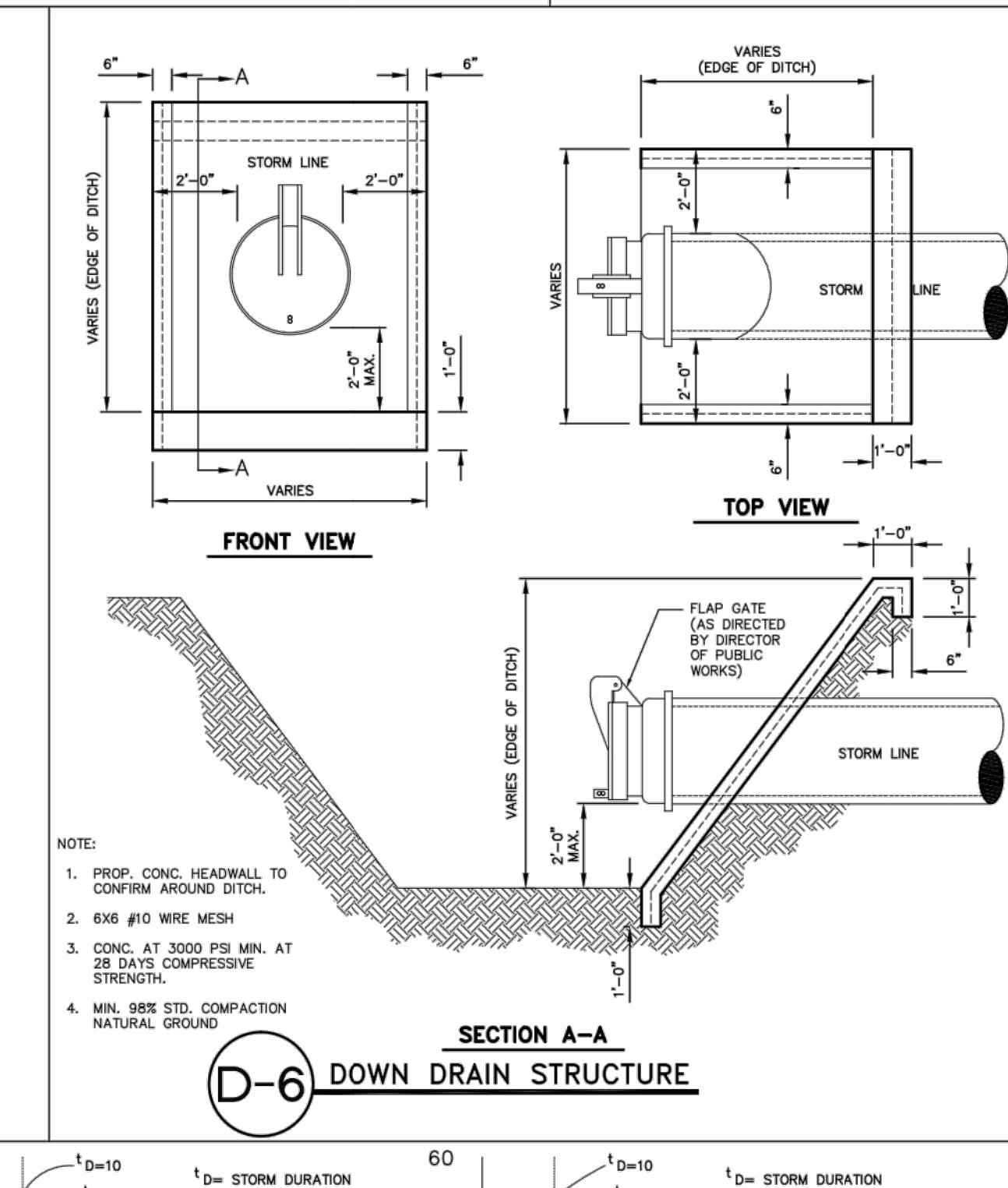
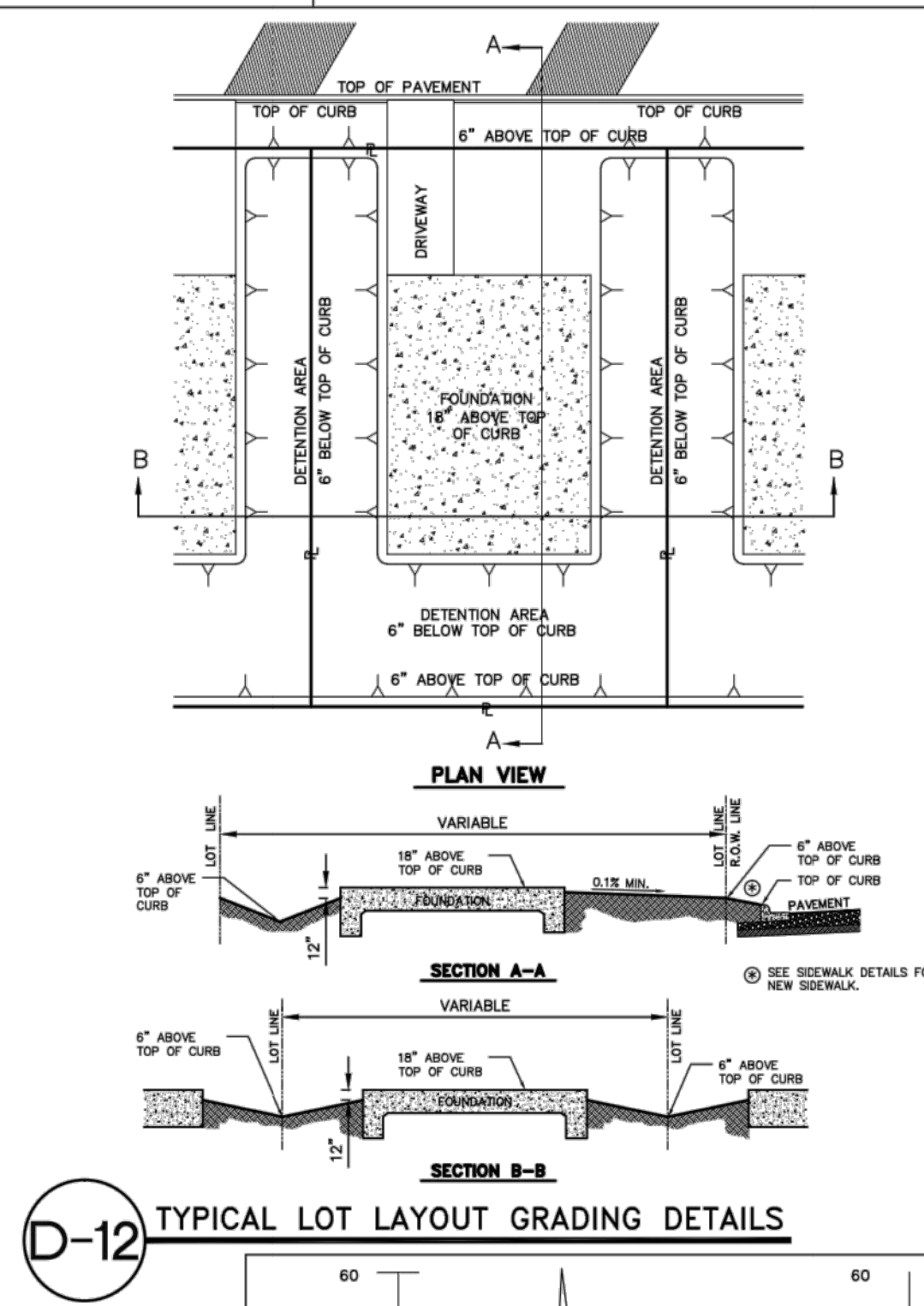
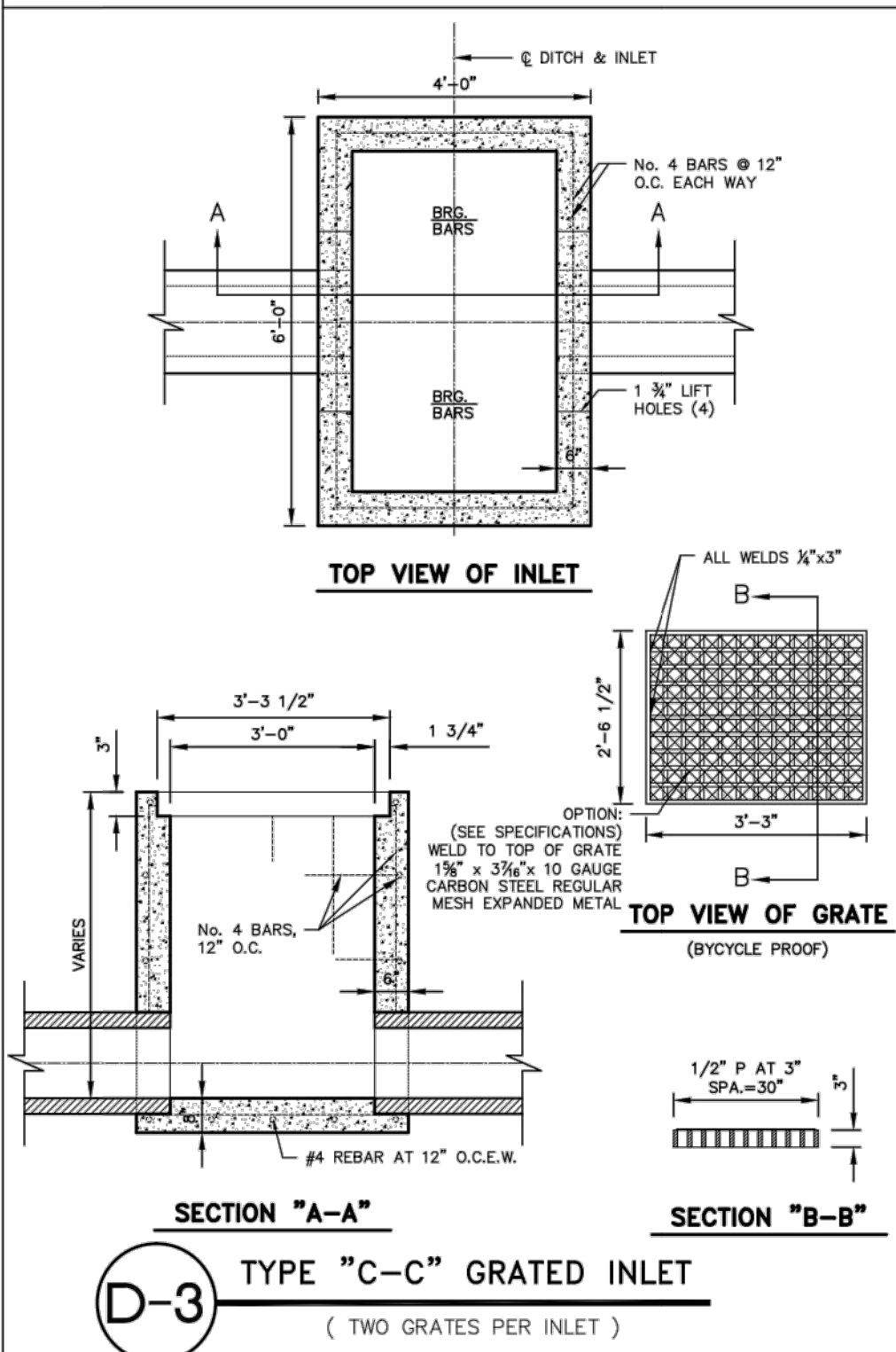
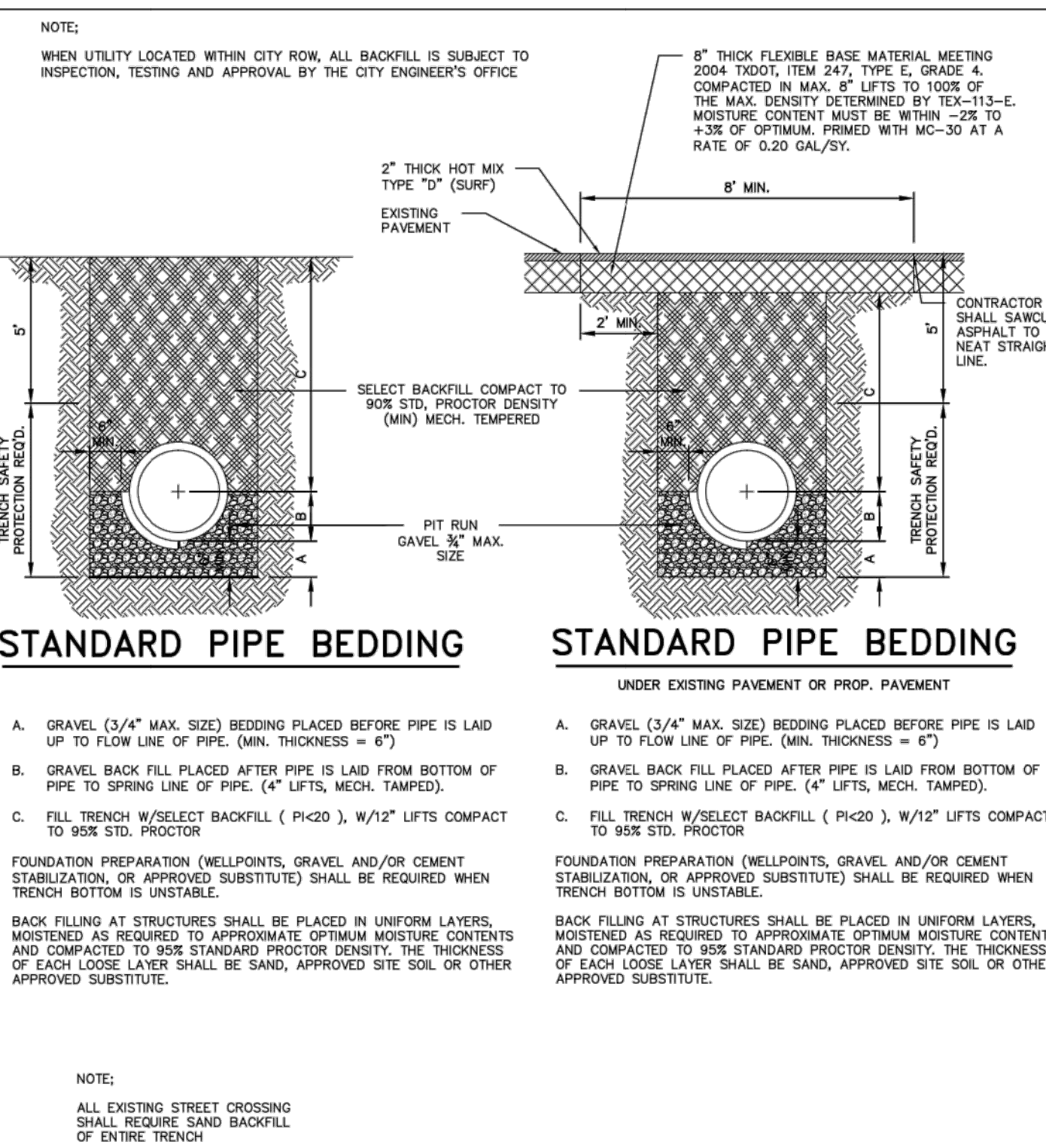
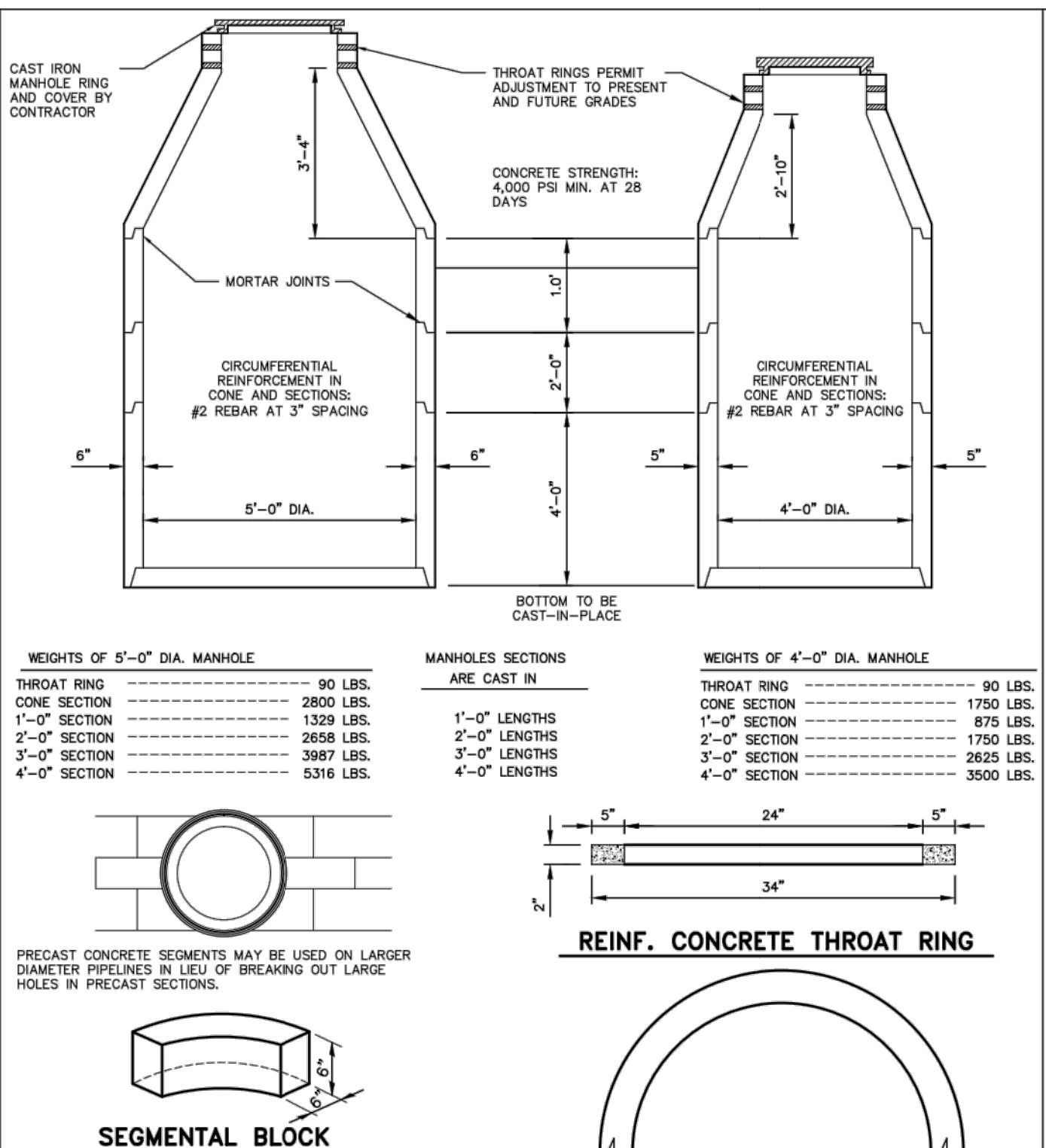
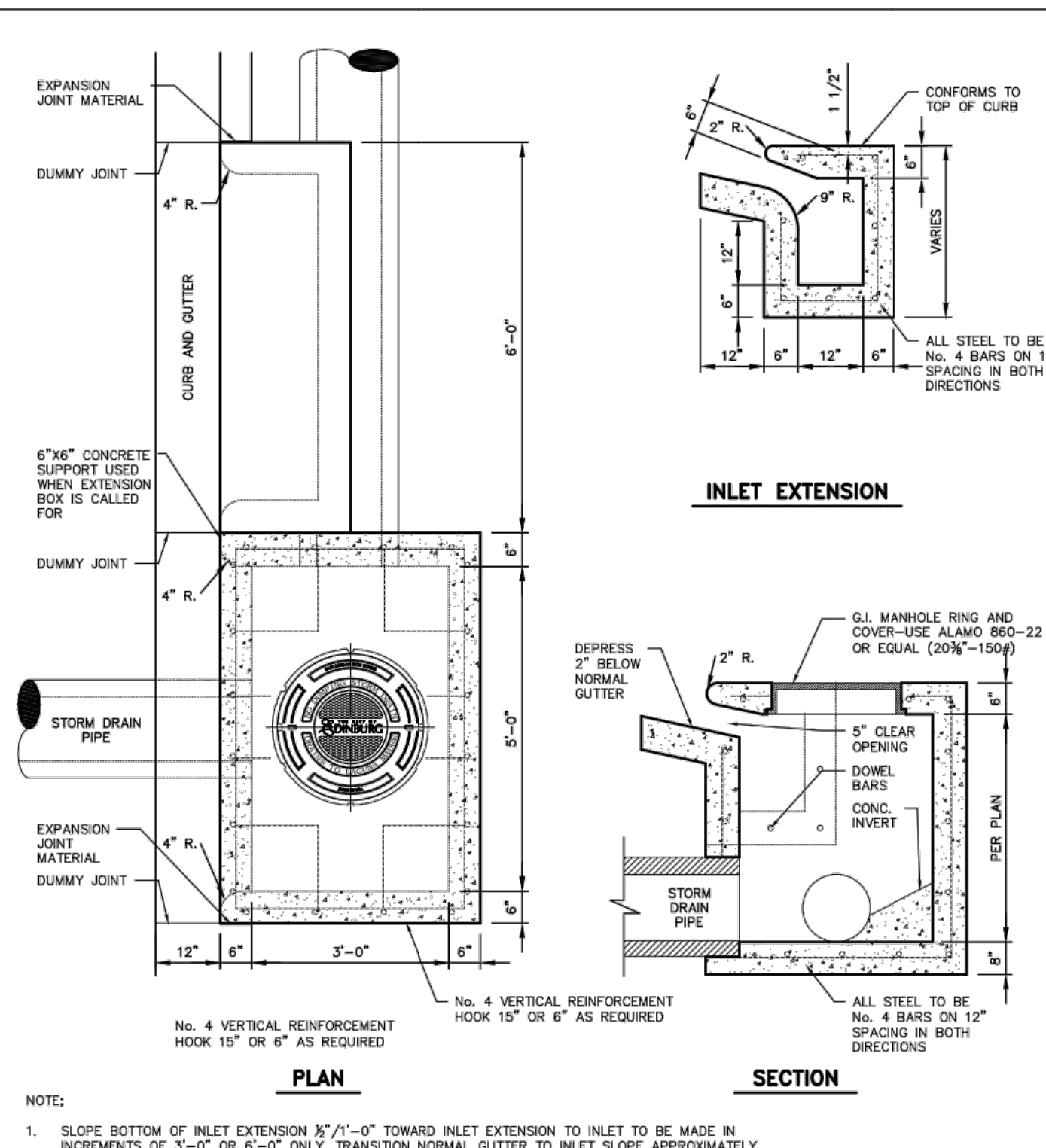
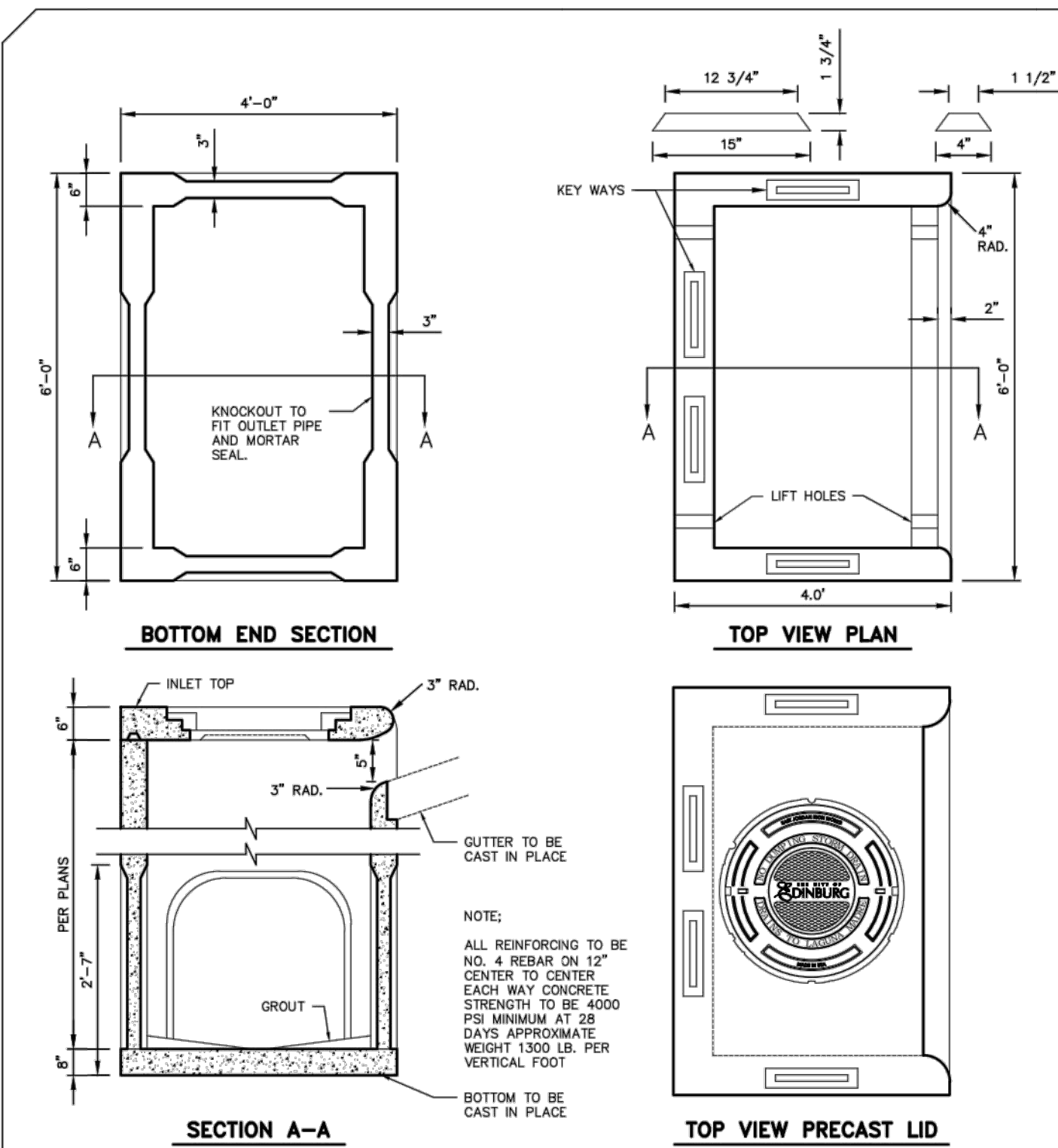
JOB No.	
21043.00	
REVISION	DATE
BY	
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CONSULTANTS • ENGINEERS • SURVEYORS	
115 W. McINTYRE - EDINBURG, TX 78541	
PH: (956) 381-0981 - FAX: (956) 381-1839	
ESTABLISHED 1947 - www.meldenandhunt.com	
ENG. TECH. CESAR	PROJECT ENG. MARIO REYNA
T-BOOK T. PG.	1. RELEASE DATE:
2. RELEASE DATE:	3. RELEASE DATE:
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SUNCREST ACRES SUBDIVISION EDINBURG, TEXAS HIDALGO COUNTY	
DRAINAGE LAYOUT	
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SHEET 6 OF 15	



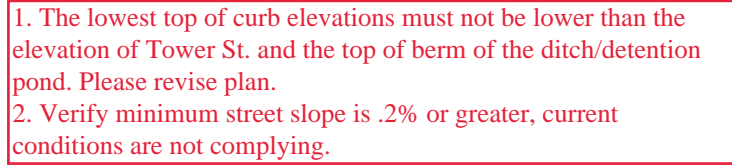
1.Please see comments on drainage layout and make changes accordingly.











# PROPOSED STREET GRADING PLAN VIEW

ION	DATE	BY
<b>MELDEN &amp; HUNT INC.</b> CONSULTANTS • ENGINEERS • SURVEYORS 115 W. MCINTYRE EDINBURG TX 78541 PH: (956) 381-1098 FAX: (956) 381-1839 227 N. F.M. 3167 NO. GRANDE CITY, TX 78962 PH: (956) 487-8256 FAX: (956) 488-8591		

# NI

PROJECT ENG; MARIO REYNA
T-BOOK: T., PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

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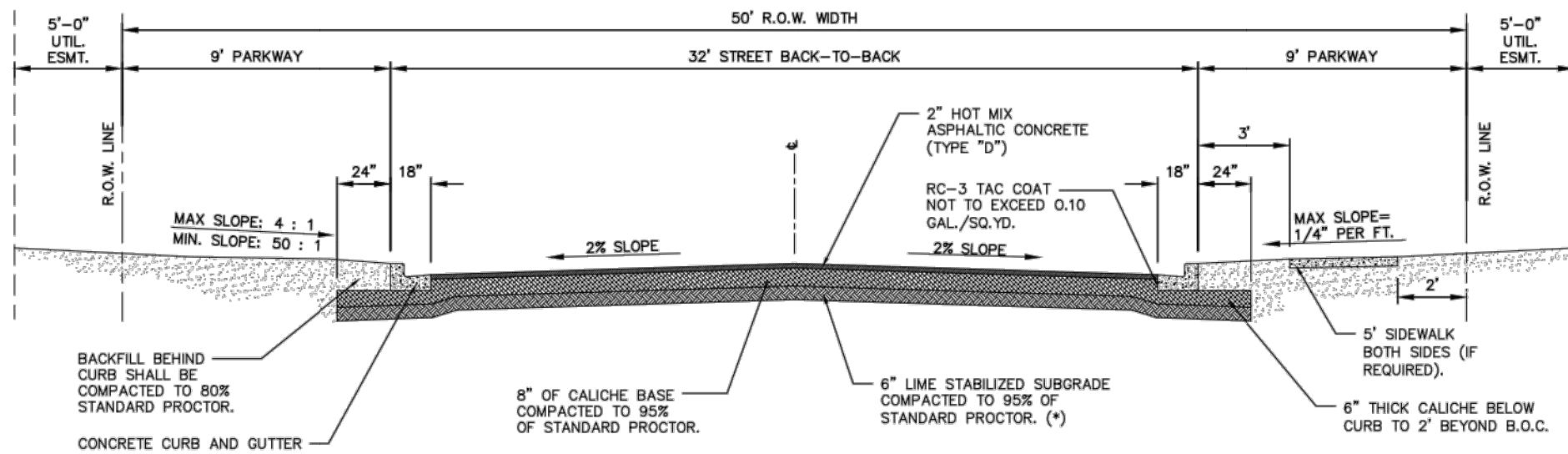
SHEET 8 OF 15

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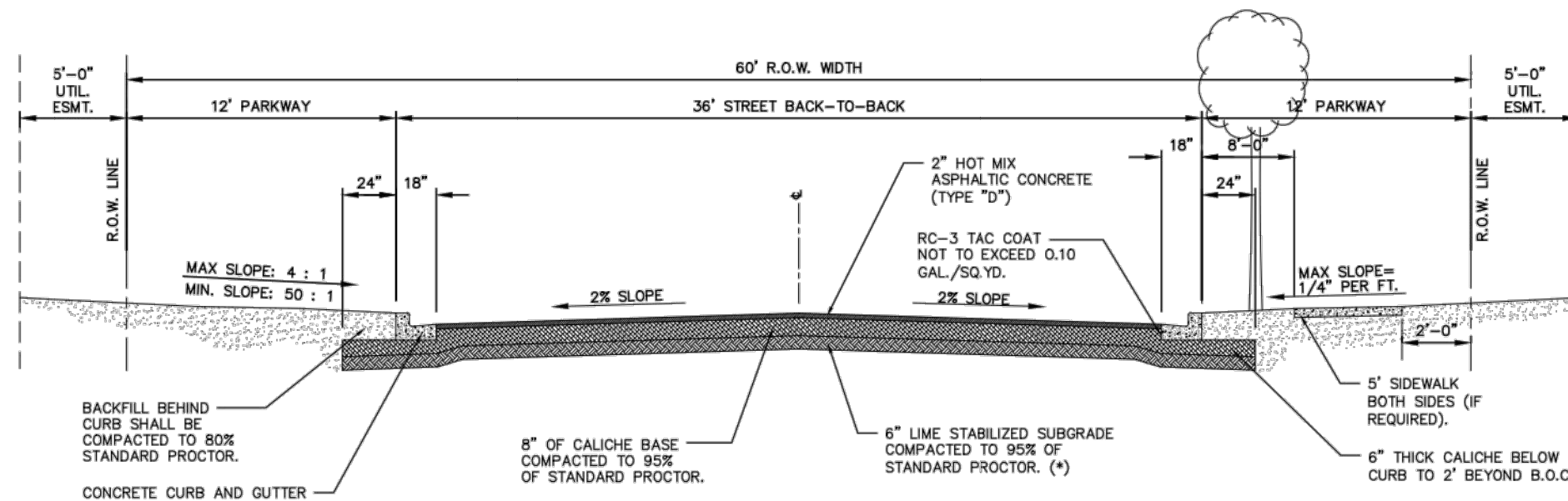
N:\City Standards Manual\Construction\SECTION 2 - STREETS POLICY\CAD Details\A\_str\_dtl\_24x36.dwg - May 14, 2014 - 8:39AM



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTES:  
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.  
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

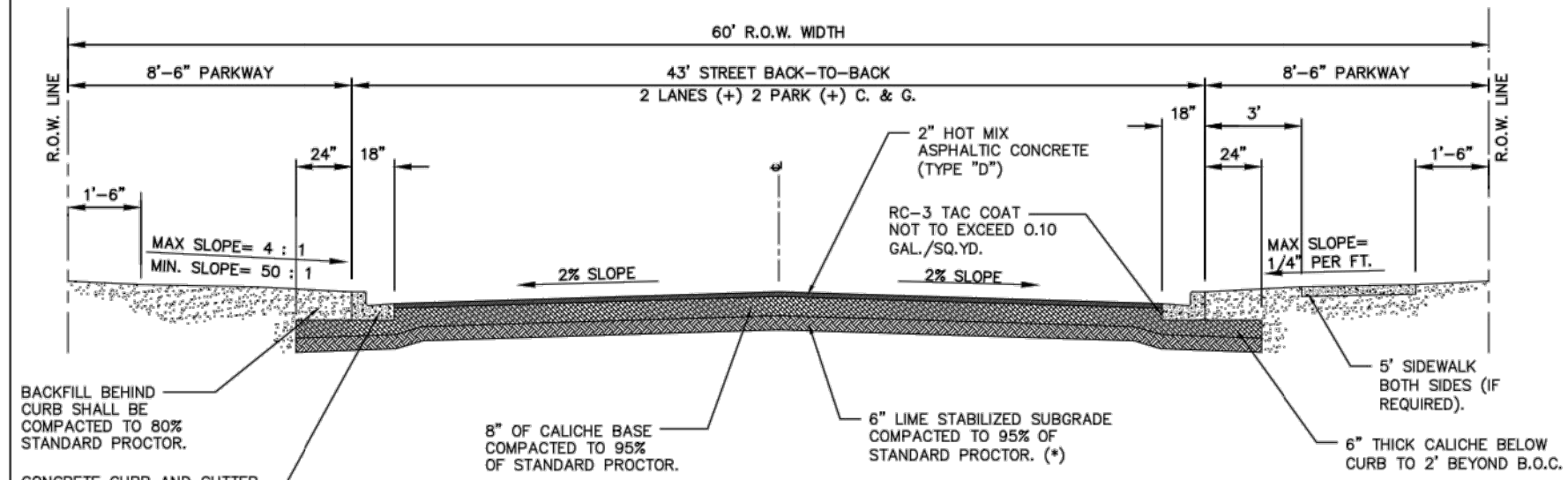
MINOR RESIDENTIAL STREET SECTION  
( 32' BB - 50' R.O.W. ) - DETAIL



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTES:  
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.  
2. FOR STREETS SERVING A SUBDIVISION WITH STREET TREES (16 OR MORE LOTS).

Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

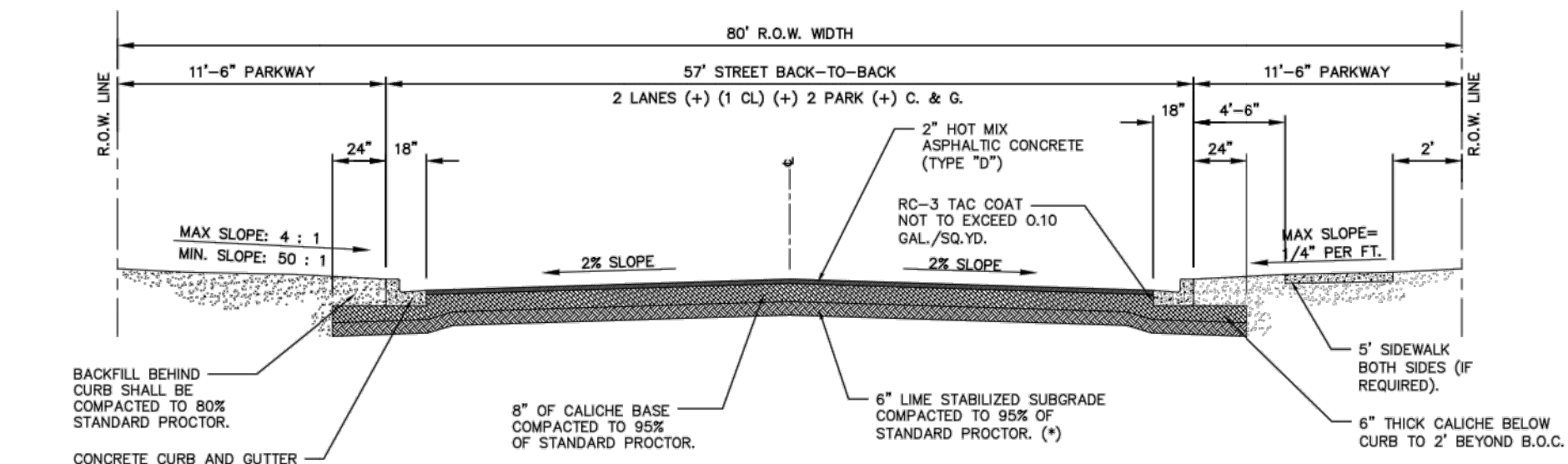
MINOR RESIDENTIAL STREET SECTION  
( 32' BB - 60' R.O.W. ) - DETAIL



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTE:  
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Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

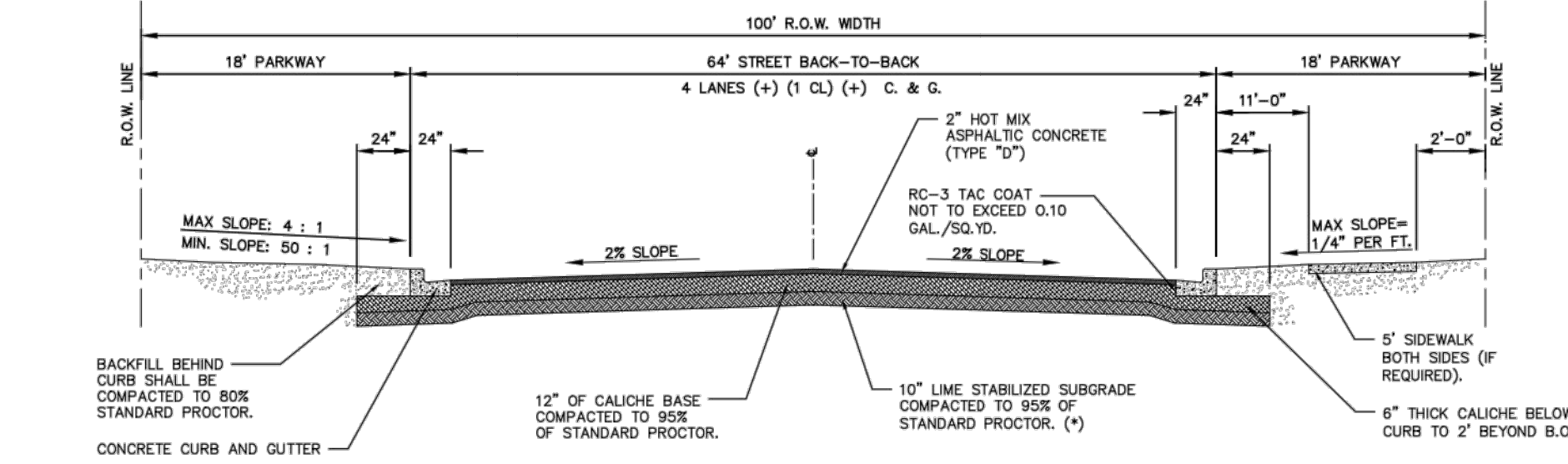
RESIDENTIAL COLLECTOR AND MULTI-FAMILY  
STREET SECTION DETAIL



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTE:  
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

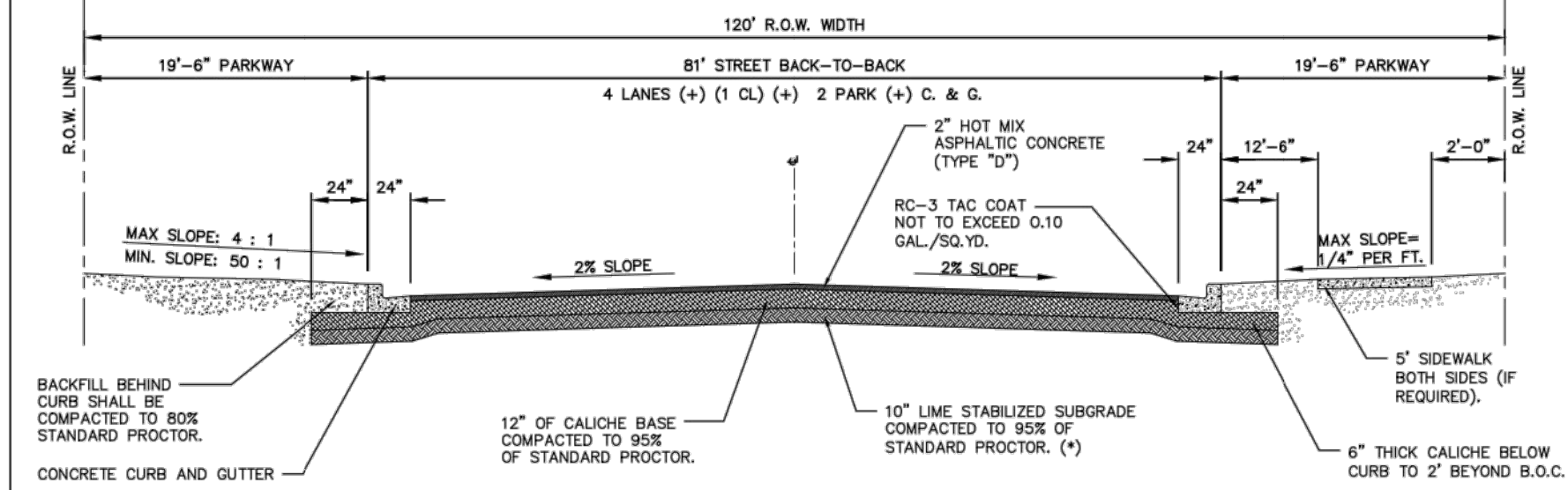
MINOR AND MAJOR THOROUGHFARES COLLECTOR  
STREET SECTIONS DETAIL



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTE:  
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

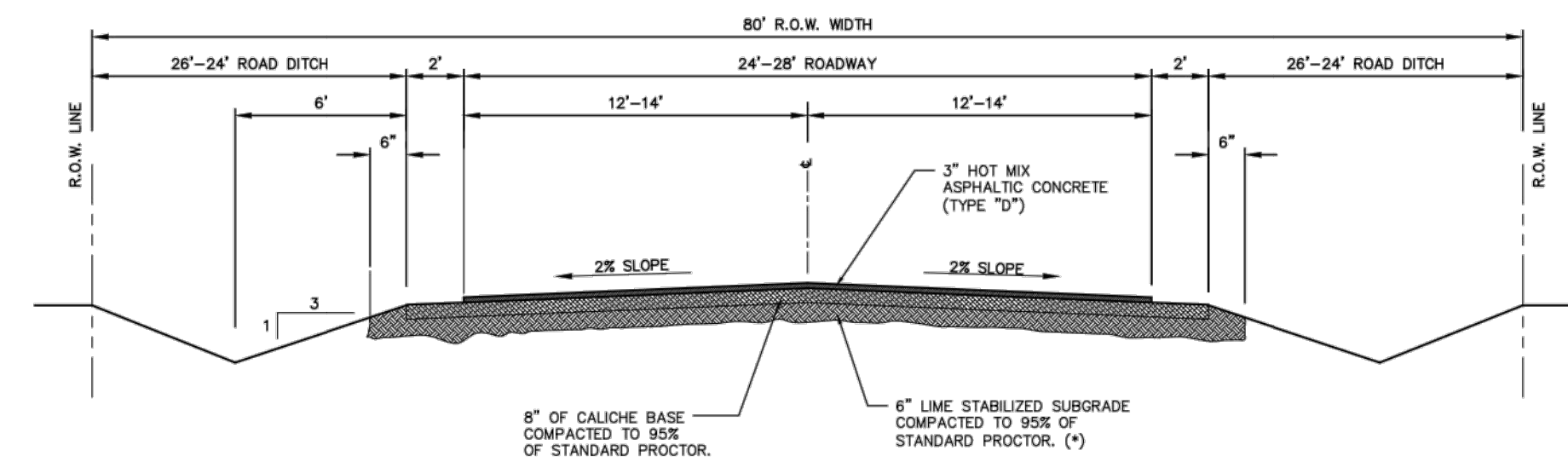
MINOR ARTERIAL COLLECTOR  
STREET SECTION DETAIL



(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTE:  
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

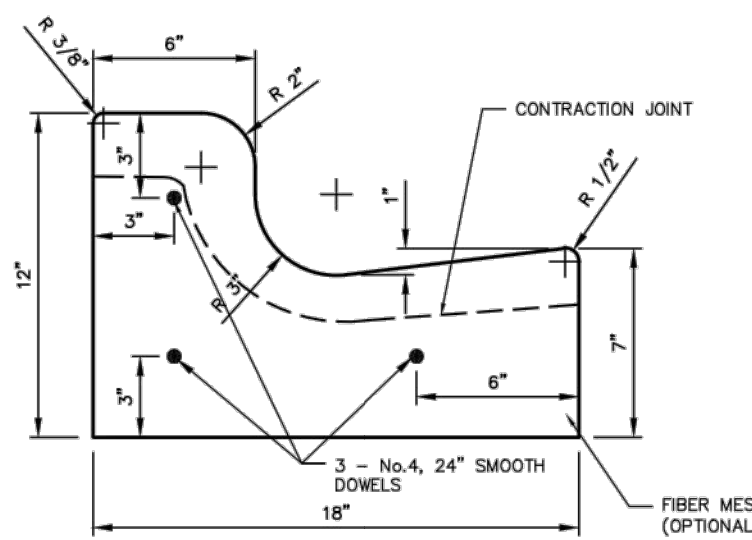
Retained on Sq. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max Amount	50

PRINCIPAL ARTERIAL COLLECTOR  
STREET SECTION DETAIL

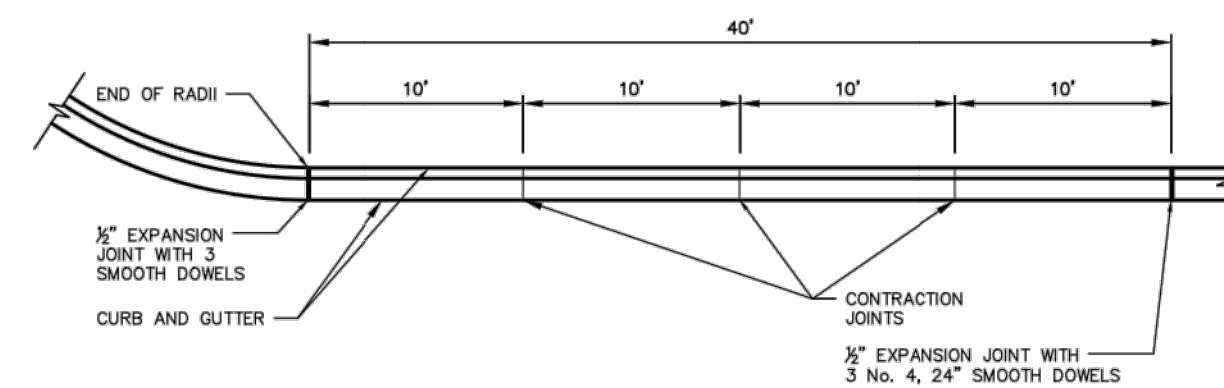


(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.  
NOTE:  
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

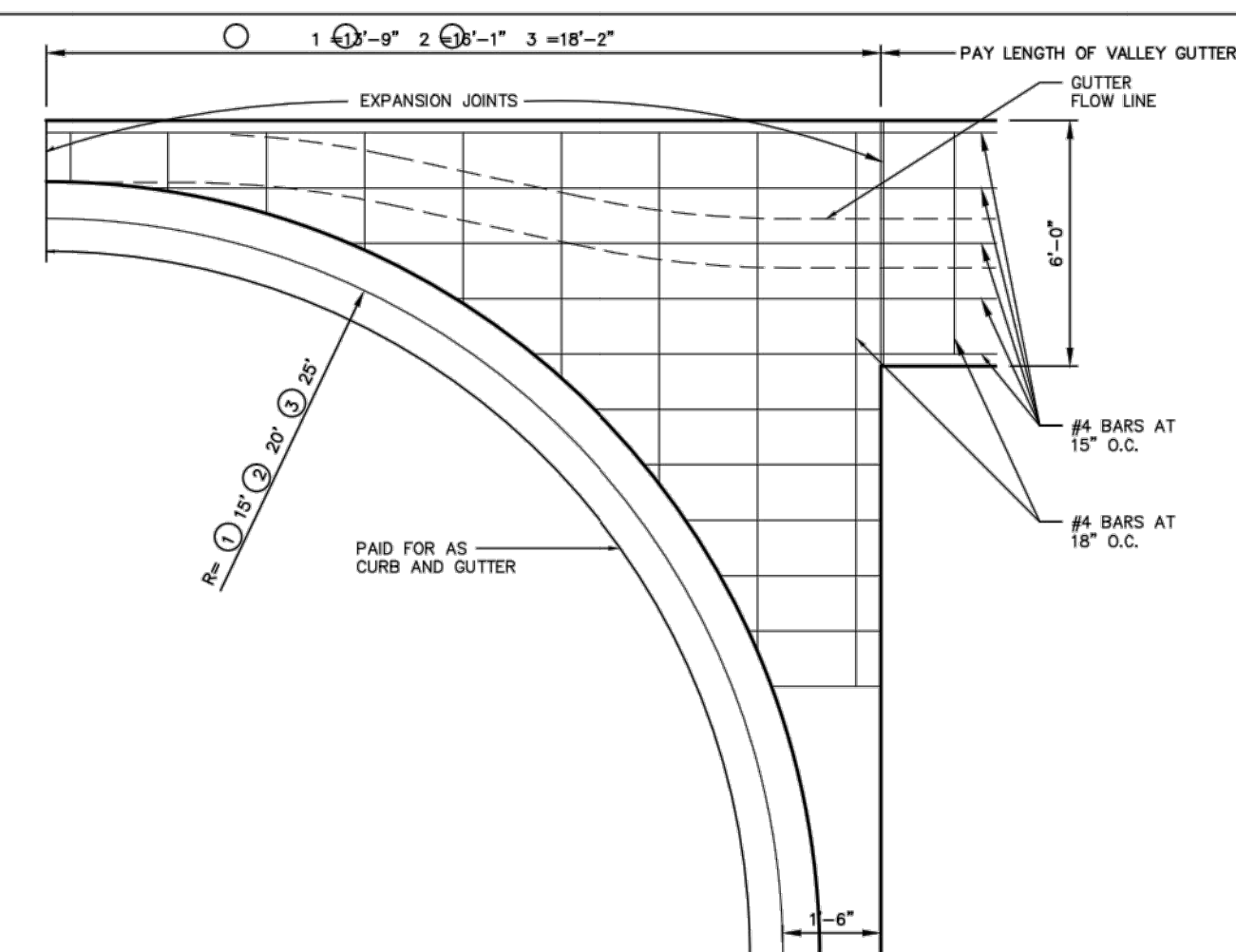
RURAL PAVING  
STREET SECTION DETAIL



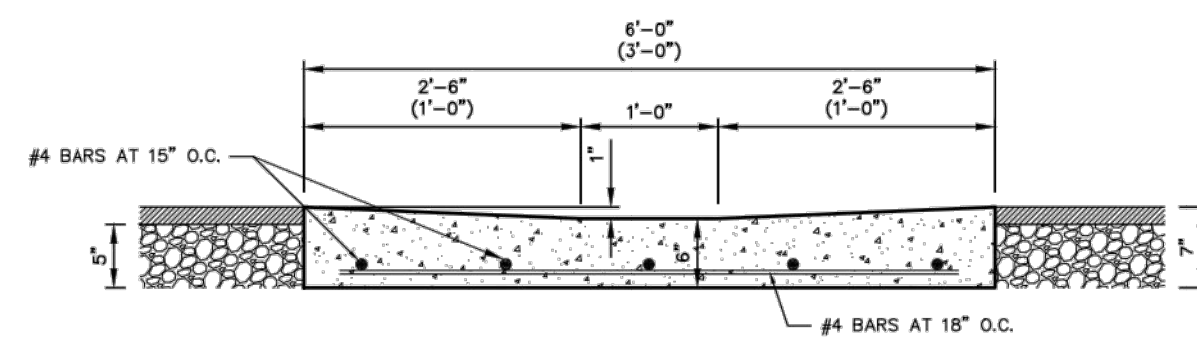
CURB AND GUTTER DETAIL  
NOT TO SCALE



TYPICAL JOINTS  
NOT TO SCALE



VALLEY GUTTER DETAIL



TYPICAL VALLEY GUTTER SECTION

FILE NAME:  
DATE: MAY, 2014  
SURVEYED BY:  
DESIGNED BY: IP/JAG  
DRAWN BY: RMM  
REVISED BY: IP/JAG  
CHECKED BY: IP/JAG

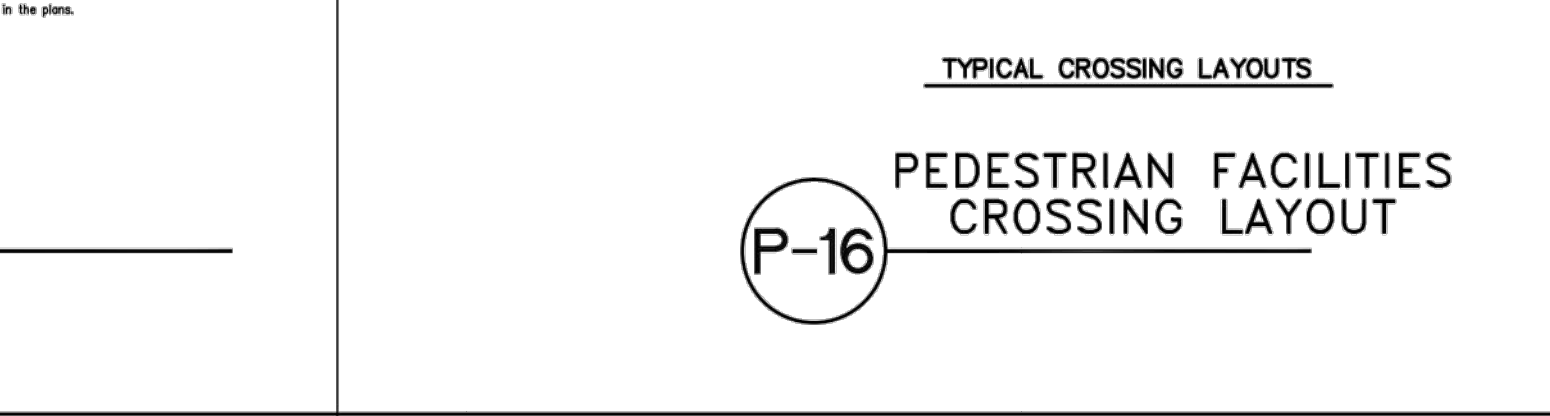
PAVING SYSTEM  
STANDARD DETAILS

EDINBURG  
All-America City  
1968  
2000

THE CITY OF  
EDINBURG  
ENGINEERING DEPARTMENT

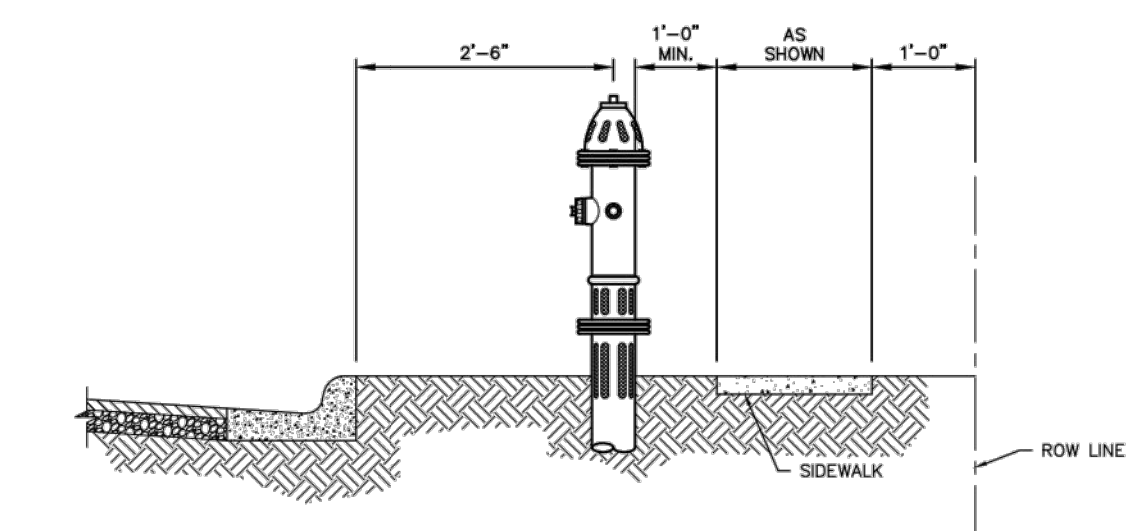
HOR: 1" = NTS  
VERT: 1" = NTS  
DATE:  
SHEET NO.:  
C11 OF 15



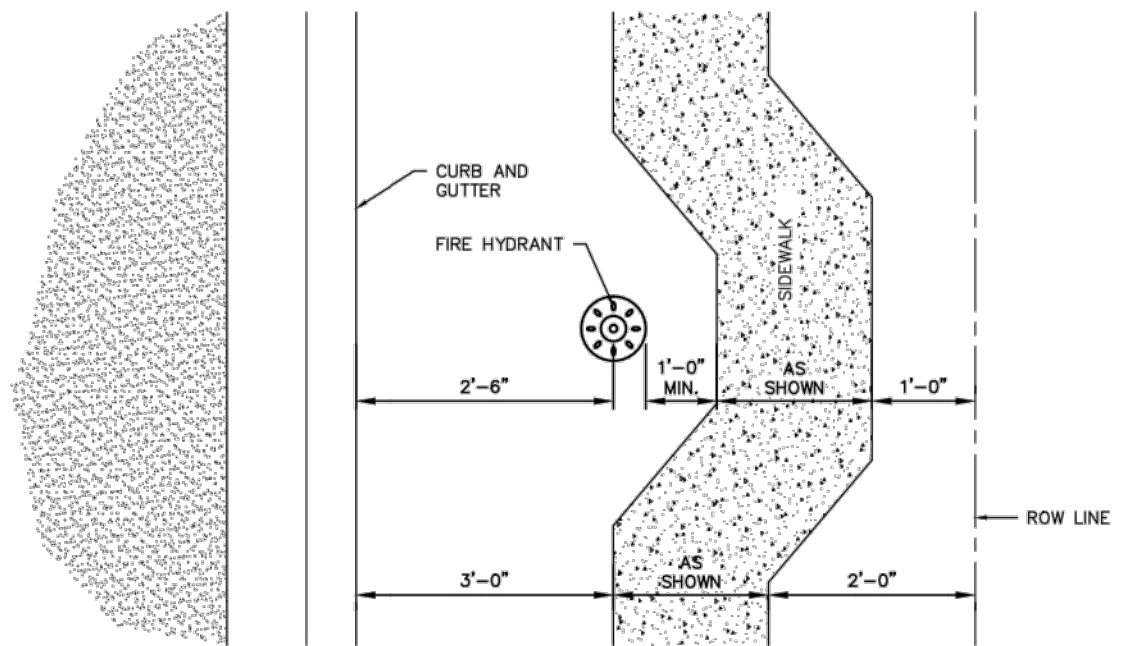




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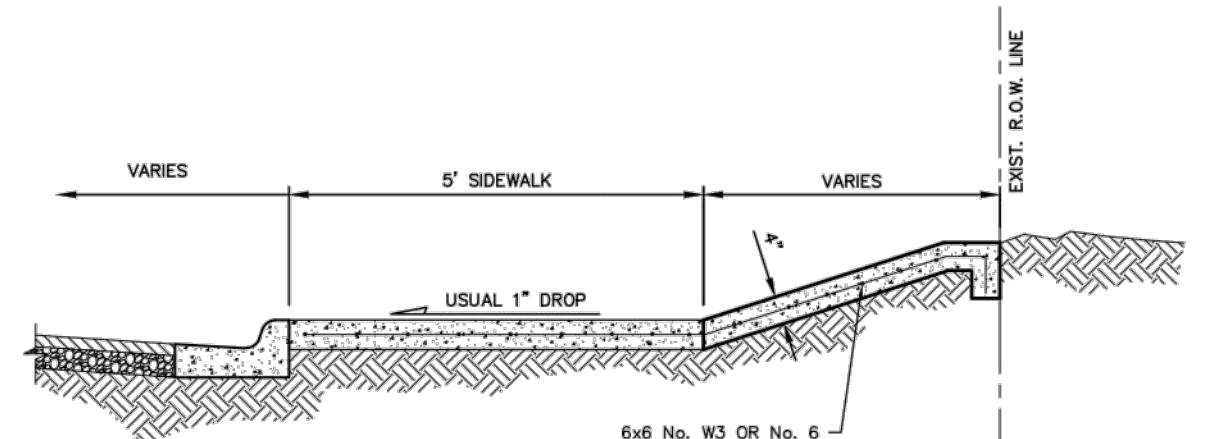


FIRE HYDRANT LOCATION - PROFILE



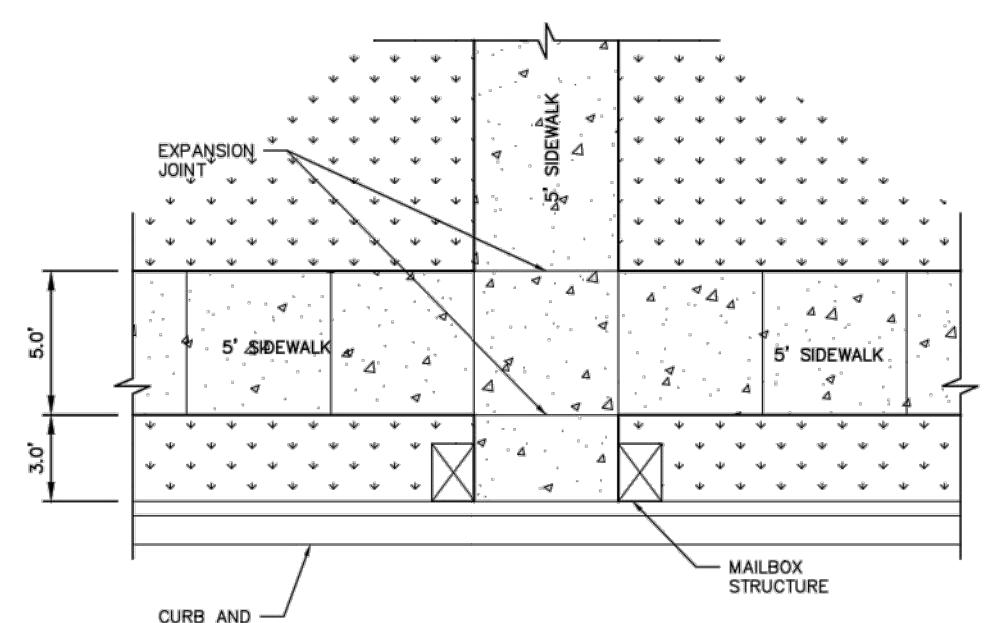
FIRE HYDRANT LOCATION - PLAN

P-19 SIDEWALK DEVIATION AT FIRE HYDRANT



SIDEWALK RIP-RAP

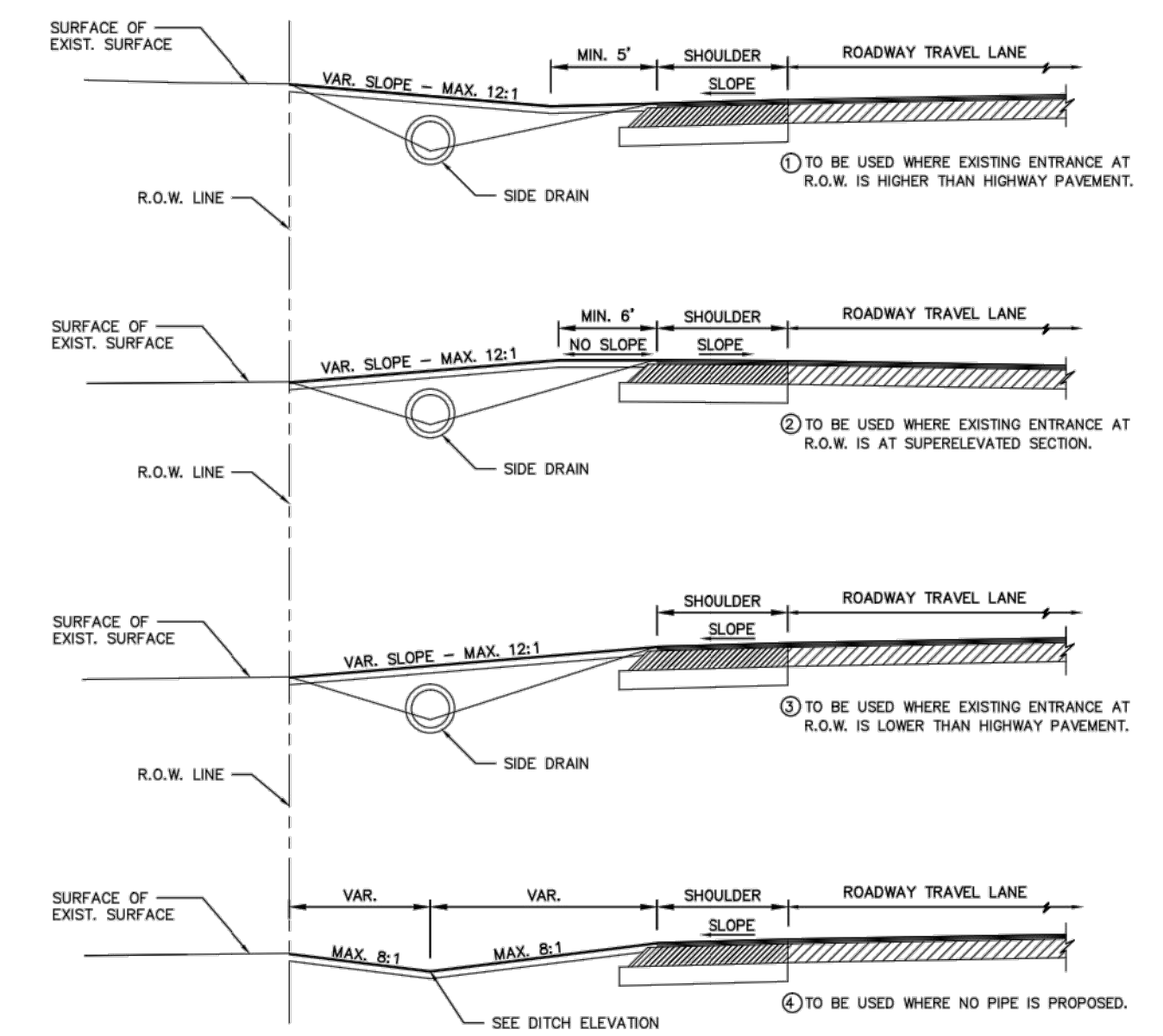
P-20 SIDEWALK RIP RAP



SIDEWALK PLAN

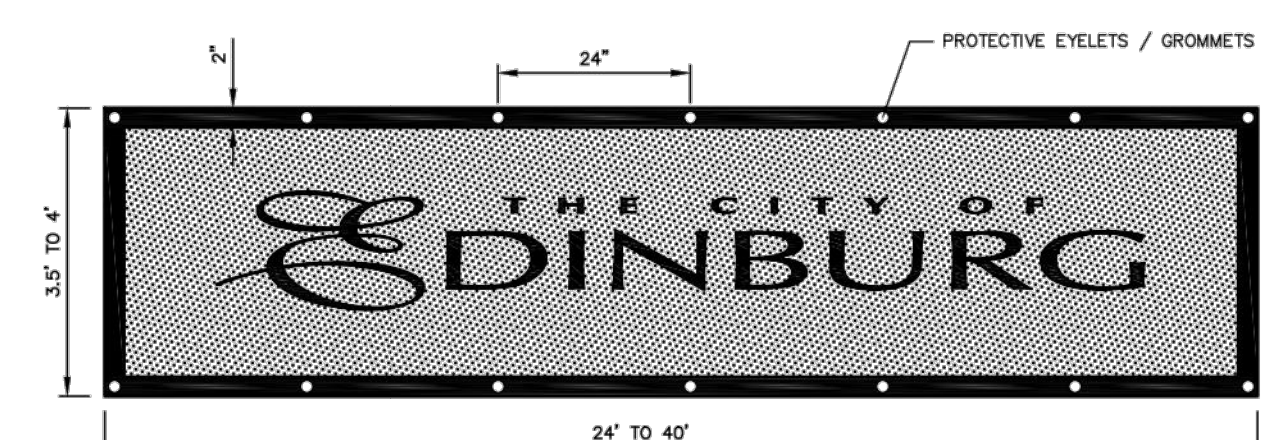
NOTE:  
1. ANY CHANGE TO SIDEWALK PLAN SHOULD BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

P-21 ADA SIDEWALK AT MAILBOX - DETAIL



TYPICAL ENTRANCE PROFILE FOR DRIVEWAYS W/OUT C&G

P-22 ENTRANCE PROFILE FOR DRIVEWAYS WITHOUT C&G



TYPICAL BANNER

- NOTES:
1. MESH MATERIAL (MESH MATERIAL WILL GUARANTEE LONGER LIFE OF THE BANNER DUE TO LESS WIND RESISTANCE AND IS REQUIRED) IS TO BE OF A TYPE THAT WILL WITHSTAND NORMAL WEATHER (WIND AND RAIN) CONDITIONS (NO EXCEPTIONS).
  2. BANNER (TOP, BOTTOM AND BOTH SIDES) IS TO HAVE A FINISHED HEM TO PREVENT WIND TEARS.
  3. A HAMMED EDGE APPROXIMATELY TWO (2) INCHES WIDE IS REQUIRED AT THE TOP, BOTTOM AND BOTH SIDES OF BANNER WITH METAL EYELETS INSTALLED ON DOUBLED MATERIAL FOR THE PURPOSE OF ATTACHING THE BANNER TO THE EXISTING GUIDE WIRES.
  4. GROMMETS (PROTECTIVE EYELETS) MUST BE PLACED ALONG THE TOP EDGES OF THE BANNER AND ONE AT EACH BOTTOM END. GROMMETS LOCATED AT THE BOTTOM ENDS WILL HAVE HEAVIER REINFORCING OR OTHER PRE-APPROVED METHOD (I.E. D RINGS WITH REINFORCED NYLON STRAPS). THE MINIMUM GROMMET SIZE SHALL BE 1/2-INCH (INSIDE MEASUREMENT), AND THE GROMMETS SHALL BE PLACED EVERY TWENTY FOUR (24) INCHES.

P-23 TYPICAL BANNER DETAIL

FILE NAME:  
DATE: MAY, 2014  
SURVEYED BY:  
DESIGNED BY: IP/JAG  
DRAWN BY: RMM  
REVISED BY: IP/JAG  
CHECKED BY: IP/JAG

TITLE:  
PAVING SYSTEM  
STANDARD DETAILS

EDINBURG  
All-America City  
1968

THE CITY OF  
EDINBURG  
ENGINEERING DEPARTMENT

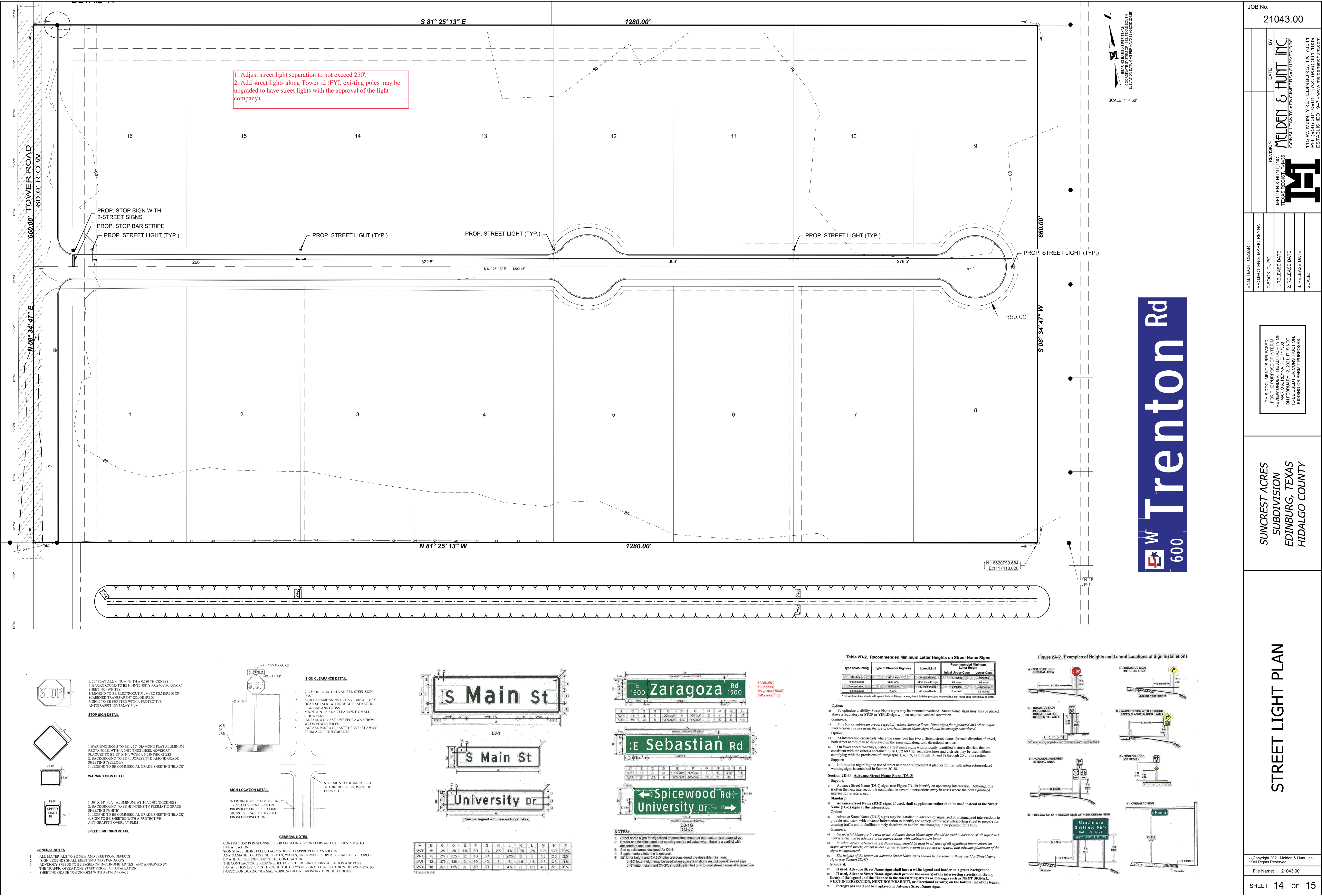
1965

SCALE:  
HOR: 1" = NTS  
VERT: 1" = NTS

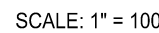
DATE:  
SHEET NO.:  
C13 OF 15

N:\Land Development\Residential\Edinburg\21043 - Suncrest Acres (Domain Development)\AutoCad files\21043.00 - 2.dwg, 2/12/2021 8:35:36 AM, DWG To PDF.pc3

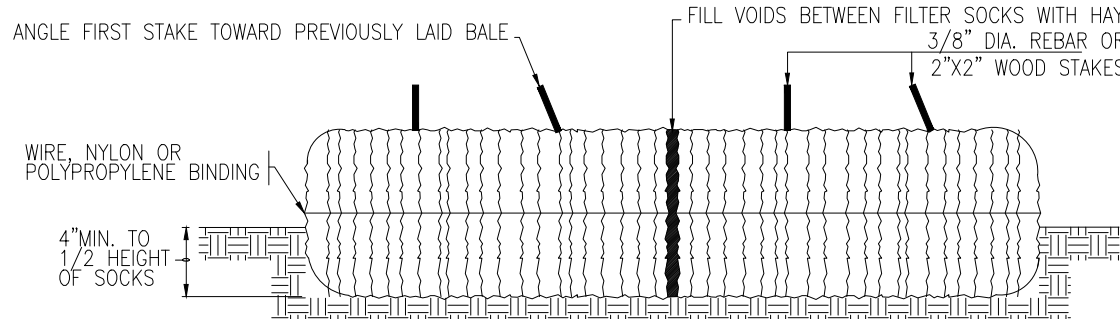








1. FILTER SOCKS SHALL BE A MINIMUM OF 8" DIAMETER.
2. FILTER SOCK SHALL BE BOUND BY EITHER WIRE NYLO, OR POLYPROPYLENE STRING. THE FILTER SOCKS SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. FILTER SOCKS SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE HEIGHT OF THE HAY SOCK.
4. FILTER SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT SOCKS. THE SOCKS SHALL BE SECURED WITH BINDINGS PARALLEL TO THE GROUND.
5. FILTER SOCKS SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2"x2" WOOD STAKES, DRIVEN THROUGH THE FILTER SOCKS. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID SOCK TO FORCE THE HAY SOCKS TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY ANY MAY BE MODIFIED BY THE ENGINEER.
7. NO HAY BALES ARE ALLOWED.
8. GRAPE INLET PROTECTION FOR INLET LOADED OFF CYPRESS STREET MAY BE REQUIRED THE CONSTRUCTION PROCESS IF DEEMED NECESSARY BY THE CITY OF PHARR PUBLIC WORKS DEPARTMENT.



## BALED HAY FOR EROSION CONTROL



## 2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

- NOTES :
1. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED AT THE TIME OF PRE-CONSTRUCTION MEETING.
2. STONE SHALL BE 4 TO 8 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
3. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
5. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUOFF FROM LEAVING THE CONSTRUCTION SITE.

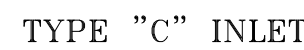
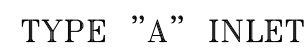
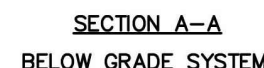
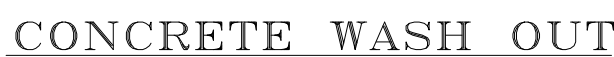
GENERAL NOTES :

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

## SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

[illegible]

ENG. TECH: CIRO
PROJECT ENG:
T-BOOK, PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: HOR: 1" = 50' VER: 1" = 5'

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW UNDER THE AUTHORITY OF  
MARIO A. REYNA, P.E. 117368  
ON FEBRUARY 12, 2021. IT IS NOT  
TO BE USED FOR CONSTRUCTION,  
BIDDING OR PERMIT PURPOSES.

SUNCREST ACRES  
SUBDIVISION  
EDINBURG, TEXAS  
HIDALGO COUNTY

# EROSION CONTROL



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

## Trip Generation Worksheet

Subdivision Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

(select one) ☐ C.O.E ☐ Edinburg ETJ

Applicant: \_\_\_\_\_ ☐ Owner ☐ Agent

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Date: \_\_\_\_\_

### Proposed Type of Development

☐ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

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

### Previous TIA Report (if on file) TIA # \_\_\_\_\_

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

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

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

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

\_\_\_\_\_ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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

TIA = Traffic Impact Analysis

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



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## MEMORANDUM

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**TO:** Jessica Lee Ramirez, Urban Planner

**FROM:** Omar Garza, Deputy Chief

**DATE:** February 15, 2021

**RE:** **Suncrest Acres Subdivision**  
**Melden & Hunt**

After reviewing the above referenced plat, the following comments were noted:

1. Provide details on streets.
2. Water line needs to have connection for future development.
3. Cul-de-sac should be at 96 feet diameter.



To: Jessica Ramirez, Urban Planner  
Abel Beltran, Subdivision Coordinator

From: Robert Valenzuela, Stormwater Manager

Date: February 18, 2021

Subject: Suncrest Acres Subdivision

Suncrest Acres Subdivision  
19.394

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### Required Information

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

1. SW3P (Stormwater Pollution Prevention Plan)
2. NOI (Notice of Intent, Per TCEQ)
3. Large Construction Notice (Per TCEQ Inventory)
4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)

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### Comments:

- Silt Fence around the entire project.
- All BMP's must be shown on the Erosion Control Plan.
- Large Construction Notice needs to be submitted with contractors contact information.
- NOI and SW3P must be submitted together.
- All items must be submitted before the NTP is issued.
- Please email pending items to [rvalenzuela@cityofedinburg.com](mailto:rvalenzuela@cityofedinburg.com)



**SUBDIVISION WITHIN CITY LIMITS CHECK LIST**
**PERLIMINARY STAGE**

PLANNING &amp; ZONING DEPARTMENT (956) 388-8202

**SUBDIVISION PROCESS**

 Date : **March 5, 2021**

Date Filed: <b>February 1, 2021</b>	P&Z Preliminary: <b>March 9, 2021</b>	Variances Final: <b>March 9, 2021</b>	P&Z Final: <b>March 9, 2021</b>	City Council: <b>April 6, 2021</b>
-------------------------------------	---------------------------------------	---------------------------------------	---------------------------------	------------------------------------

Reviewed By: <b>Abel Beltran, Subd. Coord.</b> <a href="mailto:abeltran@cityofedinburg.com">abeltran@cityofedinburg.com</a>	Staff Review : <b>February 18, 2021</b> Staff / Engineer : <b>February 25, 2021</b>	Time Line : <b>365</b> Days 1st Extension : <b>0</b> Days 2nd Extension : <b>0</b> Days	Expires : <b>February 1, 2022</b> Expires 1: <b>February 1, 2022</b> Expires 2: <b>February 1, 2022</b>
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Director of Planning & Zoning : Kimberly A. Mendoza	Email : <a href="mailto:kmendoza@cityofedinburg.com">kmendoza@cityofedinburg.com</a>	City Office # (956) 388-8202
Director of Utilities : Arturo Martinez	Email : <a href="mailto:amartinez@cityofedinburg.com">amartinez@cityofedinburg.com</a>	City Office # (956) 388-8212
Director of Public Works : Vincent Romero	Email : <a href="mailto:layala@cityofedinburg.com">layala@cityofedinburg.com</a>	City Office # (956) 388-8210
Director of Engineering : Mardoqueo Hinojosa, P.E., CPM	Email : <a href="mailto:mhinojosa@cityofedinburg.com">mhinojosa@cityofedinburg.com</a>	City Office # (956) 388-8211

Owner: Evergreen Land & Properties		100 E. Nolana. Ste. 130 McAllen, TX		Engineer: Mario Reyna A. Reyna, P.E.	
SUNCREST ACRES SUBDIVISION			Consultant : Melden & Hunt, Inc.		
2/1/2021DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

**Subdivision Process:**

Subdivision Plat Submittal	✓				Date : <b>February 1, 2021</b> Recorded :
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: <b>PENDING</b>
Zoning : City Limits - Residential	✓				
Flood Zone	✓				Zone "X" (Shaded)

**Preliminary Submittals:**

Existing & Proposed Water Distribution Layout	✓				
Water Distribution System Provider:	✓				North Alamo Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				
Sanitary Sewer Collection System Provider:	✓				North Alamo Water Supply Corporation - Sanitary Sewer System
Existing and Proposed Drainage Layout System:	✓				
MPO Collector / Arterial Right-of-way Dedication			✓		Right-of-Way Dedication as per MPO requirements (0-Feet)
Minor / Major Collector Street pavement Section			✓		on with Street Section of (0-ft B-B)

**Variances Appeals Request:**

			✓		Planning & Zoning Meeting	Results	City Council Meeting
			✓				
			✓				

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

Cover Sheet	✓				See Section 4 - Construction Plans Submittal Policy Manual
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Sanitary Sewer Detail Sheets	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Detail Sheet	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 - Drainage Policy, 2014 Standard Policy Manual
Minor / Major Collector Streets Improvements:			✓		See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan and Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

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

Notice To Proceed	✓				Dated: July 17, 2020 232 March 5, 2021
Roadway Open-Cut or Bore Permit Application	✓				
TX-Dot Water UIR Permit			✓		Dated:
TX-Dot Sewer UIR Permit			✓		Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
Change Orders	✓				Dated:
Final Walk Through	✓				Dated:
Punch List	✓				Dated:
Punch List (Completed and Approved)	✓				Dated:
Letter of Acceptance	✓				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	✓				Dated:
Backfill Testing Results	✓				Dated:
As-Builts (Revised Original Submittal)		✓			Dated:

**Recording Process:**

Public Improvements with (Letter of Credit)		✓			Dated: Expires:
Recording Fees		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Sidewalk Escrow (5-ft) (Variance)	\$ -	✓			Estimated 0 LF @ \$ -
TOTAL OF ESCROWS:	\$ -				
Total Developer's Construction Cost: (Letter of Credit)					Paving and Drainage Improvements Only
Laboratory Testing Fee: 3%	\$ -	✓			\$ - Escrow Grand Total
Inspection Fee: 2%	\$ -	✓			\$ - Final Construction Cost
Park Land Fees: Within City ETJ	\$ -		✓		0 Lots @ \$ -
84 Residential \$ 300.00	\$ 25,200.00	✓			50% Development 50% Building Stage
0 Multi-Family \$ 600.00	\$ -		✓		0% Development 0% Building Stage
Water Rights: NAWSC-CCN	\$ -		✓		18.63 RGRWA 2020 Fees : \$ 2,896.81
Water 30-year Letter NAWSC-CCN	\$ -		✓		0 Lots @ \$ - NAWSC WATER-CCN
Sewer 30-year Letter NAWSC-CCN	\$ -		✓		0 Lots @ \$ - NAWSC SEWER-CCN
TOTAL OF FEES:	\$ 25,200.00				

**Reimbursements:**

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

**Buyouts:**

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

**Tax Certificates**

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

**Total of Escrows, Fees, Reimbursements and Buyouts:**

Escrows	\$ -				
Inspections other Fees	\$ 25,200.00				
Reimbursements	\$ -				
City of Edinburg	\$ -	15%			Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -	85%			Payable to the Developer of Record ( <b>Separate Check</b> )
Buyouts	\$ -				
TOTAL :	\$ 25,200.00				Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts





**THE HEIGHTS ON TRENTON SUBDIVISION**  
**STAFF REPORT**

<b>DATE: 02/16/2021</b>	Planning & Zoning Meeting – March 9, 2021
<b><u>APPLICATION:</u></b>	Preliminary Plat Approval of The Heights on Trenton Subdivision
<b><u>APPLICANT:</u></b>	<b>Rosario R. Cuevas</b>
<b><u>ENGINEERING FIRM:</u></b>	Melden & Hunt, Inc.
<b><u>LEGAL:</u></b>	A 20.00-acre tract of land being a part or portion out of Lot 16, Block 55 Alamo Land & Sugar Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, deed records in the office of the County Clerk of Hidalgo County, Texas
<b><u>LOCATION:</u></b>	Located on the north side of Trenton Road and east of Raul Longoria Road
<b><u>CURRENT USE OF PROPERTY:</u></b>	Vacant
<b><u>EXISTING ZONING &amp; LAND USE:</u></b>	Agriculture
<b><u>SURROUNDING LAND USE:</u></b>	Agriculture, Suburban Residential
<b><u>ACCESS AND CIRCULATION:</u></b>	This property has access to Trenton Road
<b><u>PUBLIC SERVICES:</u></b>	Water Distribution System and Sanitary Sewer System is within North Alamo Water Supply CCN and a Sanitary Sewer service area.
<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of the Preliminary Plat subject to the following requirements.

**EVALUATION AND REQUIREMENTS FOR APPROVAL**

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

**STAFF REPORT**  
**THE HEIGHTS ON TRENTON SUBDIVISION**  
**PAGE 2**

**PLANNING & ZONING DEPARTMENT:**

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

**PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

**UTILITIES DEPARTMENT:**

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

**FIRE DEPARTMENT:**

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

**ATTACHMENTS:** Subdivision Plat, Subdivision Site Map, Staff comments,





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## Planning and Zoning Department

### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC.

Attention: Mario A. Reyna, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: February 9, 2021

**Re: THE HEIGHTS ON TRENTON SUBDIVISION – CITY LIMITS**

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

#### **SUBMITTALS:**

##### **Subdivision Plat:**

Preliminary Review confirm process based existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variances required for proposed right-of-way (Street Section) and block length.

##### **Water Layout Plan:** (Development is within North Alamo Water Supply– WATER-CCN)

Proposed 8-inch Water Distribution System for said development shall be placed within public right-of-way dedication and/or within a proposed 5-foot utility easement outside the proposed street right-of-way, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

**Sewer Layout Plan:** (Development is within North Alamo Water Supply– SEWER-CCN)  
Development will utilize an existing NAWSC Sanitary Sewer line located on Alberta Road, and an 8" Sanitary Sewer Line on most northern lot line. A proposed Sanitary Sewer System consist of an 8-inch Sanitary Sewer line within proposed street right-of-way.

##### **Paving & Drainage Plan:**

Proposed Interior Street minimum right-of-way shall be 50-feet with a pavement section of a 32-foot B-B and Collector full dedication of 40-feet on development portion to include street signs/lights. On-site drainage system onto a proposed detention pond with an outfall system is proposed.

##### **Drainage Report:**

Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval.





## **Planning and Zoning Department**

### **GENERAL REQUIREMENTS FINDINGS:**

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

### **FIRE DEPARTMENT FINDINGS:**

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

### **ENGINEERING DEPARTMENT FINDINGS:**

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. Development shall comply with the erosion and traffic control devices.
3. A proposed designed drainage system with curb inlet spaced at 600-feet intervals separation based on a designed basin areas exhibit with an approved drainage outfall system.
4. Additional easements are required for street light between lots as designated.
5. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
6. Additional comments will be addressed at the review of the construction plans.

### **UTILITIES DEPARTMENT FINDINGS:**

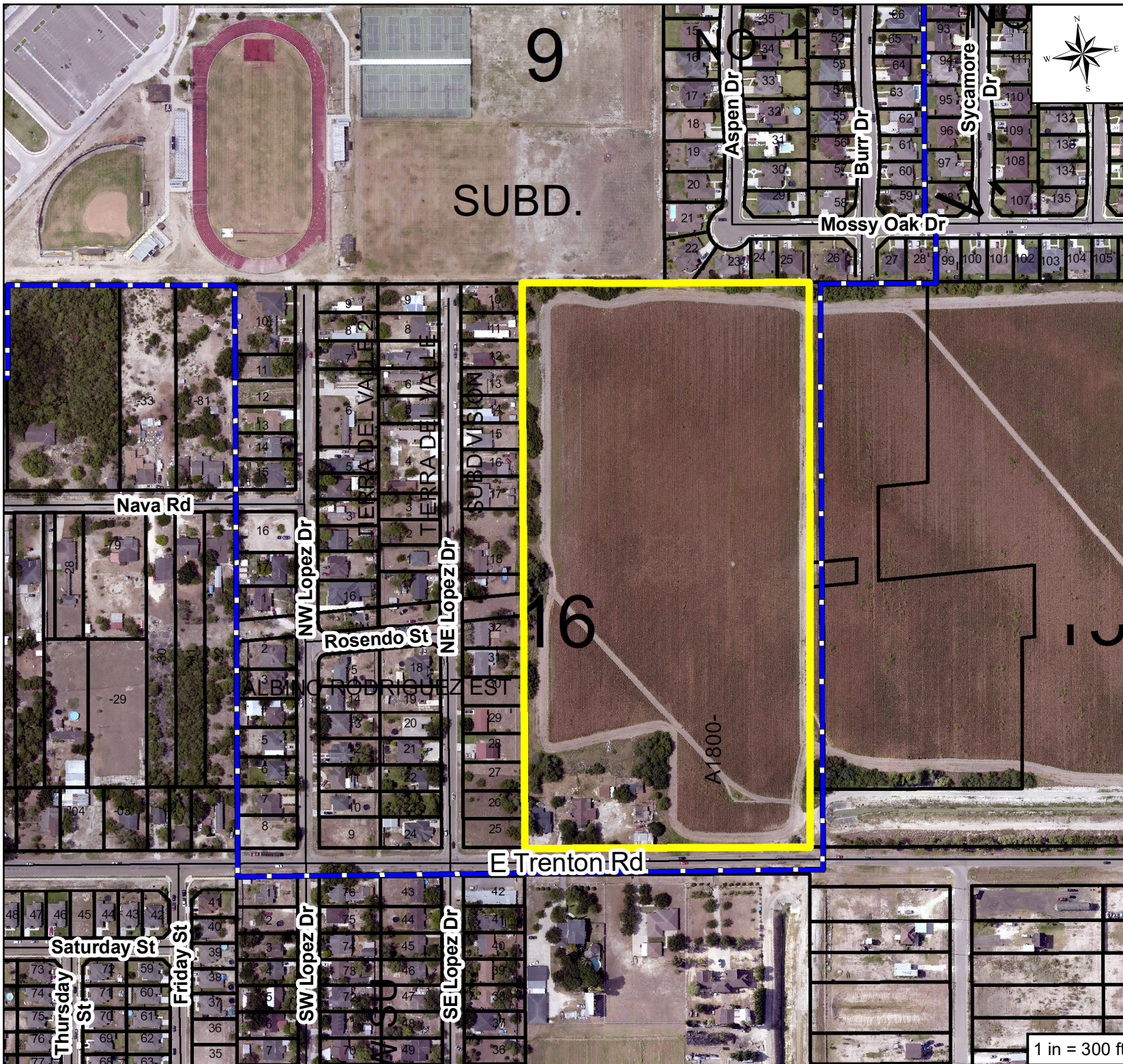
1. Water Supply Distribution will be addressed by City of Edinburg Water Supply Corporation. Sanitary Sewer Collection System will be addressed by City of Edinburg.

Additional Comments provided:

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







# AERIAL MAP

CASE CAPTION:

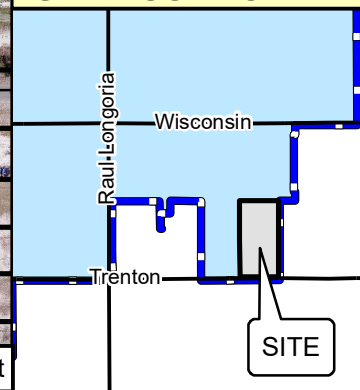
SUBDIVISION NAME:

THE HEIGHTS ON TRENTON

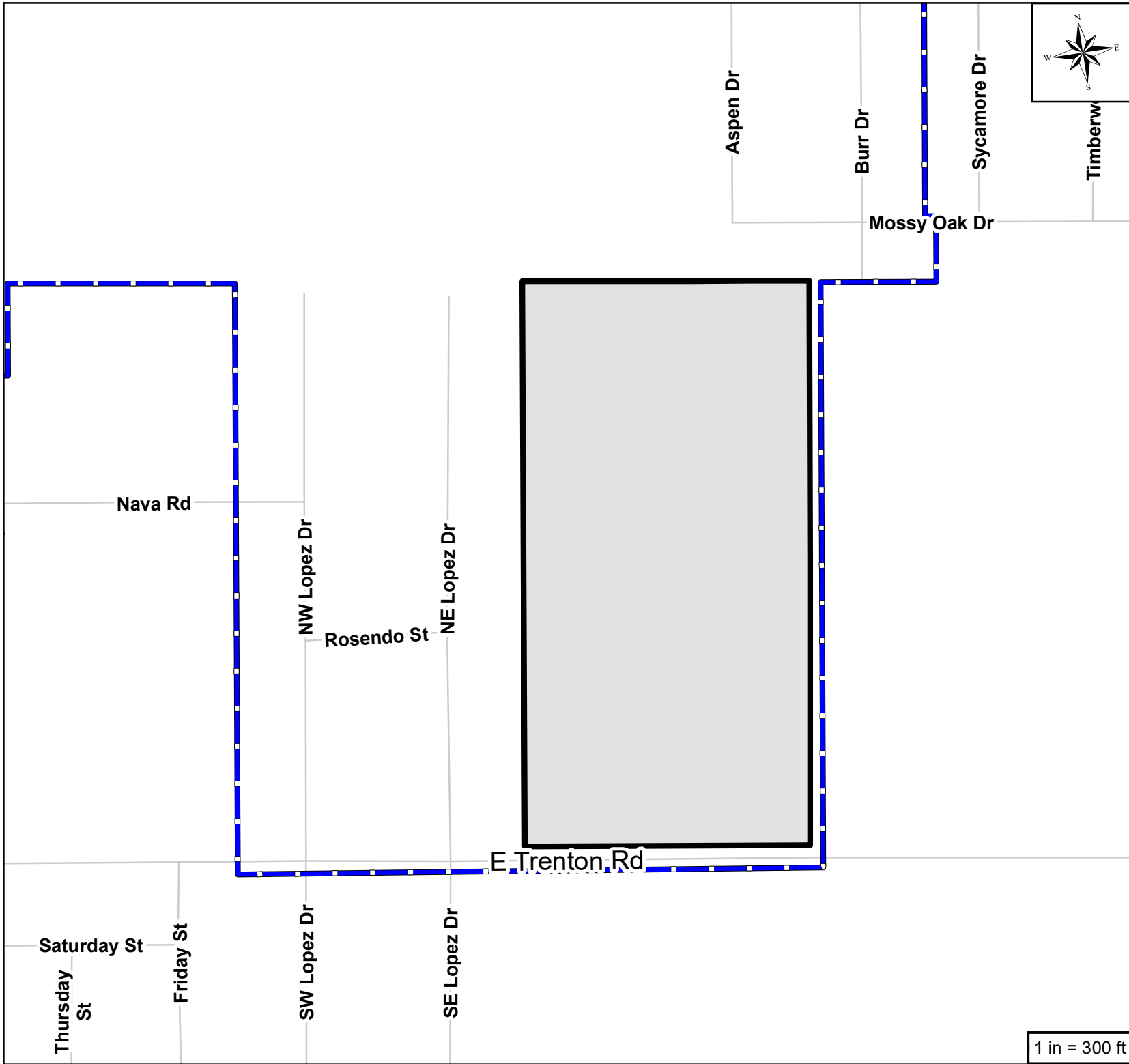
## Legend

- CITY LIMITS
- SUBDIVISION SITE

## SITE LOCATION MAP









#### SITE MAP

#### CASE CAPTION:

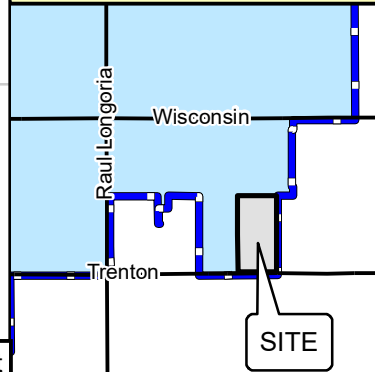
#### SUBDIVISION NAME:

THE HEIGHTS ON TRENTON

#### Legend

-  CITY LIMITS
-  SUBDIVISION SITE

#### SITE LOCATION MAP





BEING A SUBDIVISION OF 20.000 ACRES SITUATED IN THE  
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT  
OF LOT 16, BLOCK 55, ALAMO LAND AND SUGAR SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1,  
PAGES 24-26, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

BEGINNING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 55;

11. OUTPARCEL "A" & "B" ARE FOR DETENTION

APPROVED BY DRAINAGE DISTRICT:

APPROVED BY DRAINAGE DISTRICT:

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

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

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PE # 117368  
DATE SURVEYED: 01-10-2021  
JOB No. 20204.00

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

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

DATE SURVEYED: 01-03-2021  
T-1044, PG. 29-31  
SURVEY JOB # 20204.08

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

APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

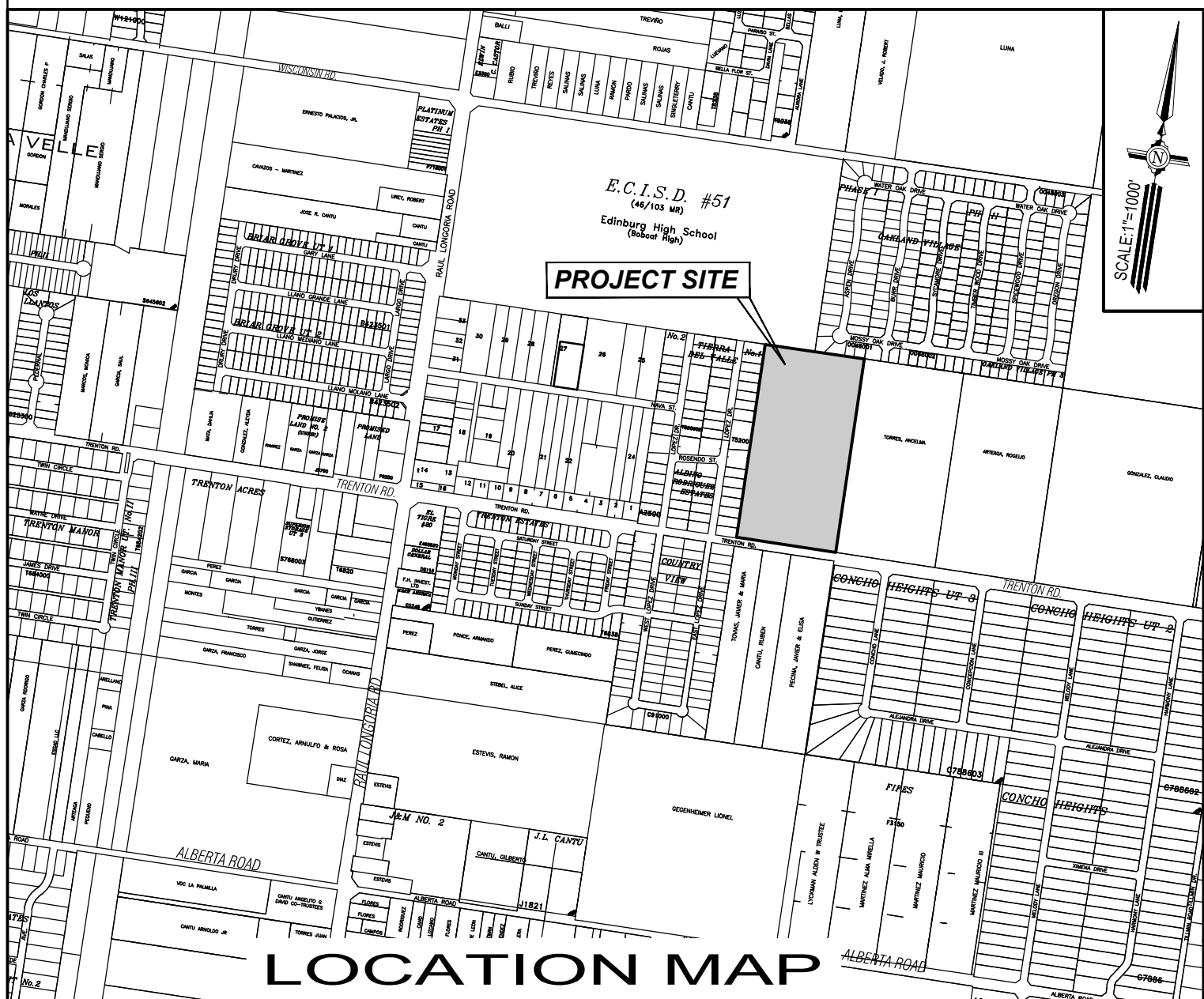
CHAIRPERSON PLANNING AND ZONING COMMISSION

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_



Lot # Area				Lot # Area				Lot # Area				Lot # Area				Lot # Area			
Lot #	SQ. FT.	Area		Lot #	SQ. FT.	Area		Lot #	SQ. FT.	Area		Lot #	SQ. FT.	Area		Lot #	SQ. FT.	Area	
1	6856.72	0.137		21	11450.90	0.262		41	6284.60	0.190		61	6000.00	0.138		81	6400.00	0.147	
2	6156.37	0.141		22	9169.34	0.201		42	6284.60	0.190		62	6000.00	0.138		82	6400.00	0.147	
3	6156.36	0.141		23	6491.86	0.146		43	6284.60	0.190		63	6000.00	0.138		83	6400.00	0.147	
4	6156.34	0.141		24	7272.67	0.177		44	6284.60	0.190		64	6000.00	0.138		84	6788.13	0.156	
5	6156.32	0.141		25	7272.67	0.177		45	6284.91	0.190		65	6000.00	0.138					
6	6156.30	0.141		26	7272.67	0.177		46	6284.91	0.190		66	6727.50	0.154					
7	6156.28	0.141		27	6491.86	0.146		47	6284.91	0.190		67	6727.50	0.154					
8	6156.27	0.141		28	9169.34	0.201		48	13551.69	0.311		68	6000.00	0.138					
9	6437.71	0.148		29	15887.85	0.342		49	6788.25	0.156		69	6000.00	0.138					
10	6569.25	0.157		30	9470.71	0.217		50	6420.00	0.147		70	6000.00	0.138					
11	6600.18	0.138		31	9236.21	0.212		51	6420.00	0.147		71	6000.00	0.138					
12	6600.17	0.138		32	7506.09	0.172		52	6420.00	0.147		72	6000.00	0.138					
13	6600.15	0.138		33	7506.11	0.172		53	6420.00	0.147		73	6000.00	0.138					
14	6600.13	0.138		34	7500.12	0.172		54	6420.00	0.147		74	6000.00	0.138					
15	6600.11	0.138		35	7500.14	0.172		55	6420.00	0.147		75	12825.59	0.294					
16	6600.10	0.138		36	7500.16	0.172		56	6420.00	0.147		76	6590.16	0.151					
17	6600.08	0.138		37	7500.18	0.172		57	7954.58	0.184		77	6590.16	0.151					
18	6600.06	0.138		38	7500.19	0.172		58	11481.23	0.264		78	6420.00	0.147					
19	6297.04	0.141		39	11587.82	0.266		59	6000.00	0.138		79	6420.00	0.147					
20	6297.06	0.144		40	9236.33	0.212		60	6000.00	0.138		80	6420.00	0.147					

THIS PLAT IS  
ON THIS TRACT

NO IMPROVEMENTS  
(BUILDINGS) OF  
ANY WAY OR

PRESIDENT

DRAWN BY: Cesar P. DATE: 1/11/21  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1835  
ESTABLISHED 1947 - [www.meldenandhunt.com](http://www.meldenandhunt.com)

TXBPLS No. 10096900

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	9.96'	50.00'	011° 24' 42"	N62° 53' 35"E	9.94'	5.00'
C2	50.00'	50.00'	057° 17' 45"	N28° 32' 21"E	47.94'	27.32'
C3	50.00'	50.00'	057° 17' 45"	N28° 45' 24"W	47.94'	27.32'
C4	50.00'	50.00'	057° 17' 45"	N89° 03' 08"W	47.94'	27.32'
C5	23.30'	50.00'	026° 42' 08"	S51° 56' 56"W	23.09'	11.87'
C6	23.30'	50.00'	026° 42' 08"	N34° 45' 08"W	23.09'	11.87'
C7	50.00'	50.00'	057° 17' 45"	N76° 45' 04"W	47.94'	27.32'
C8	50.00'	50.00'	057° 17' 45"	S45° 57' 11"W	47.94'	27.32'
C9	50.00'	50.00'	057° 17' 45"	S11° 20' 33"E	47.94'	27.32'
C10	9.96'	50.00'	011° 24' 40"	S45° 41' 46"E	9.94'	5.00'

SQ. FT.	Area
HIDALGO COUNTY DRAINAGE DISTRICT NO.1	

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

DATE \_\_\_\_\_

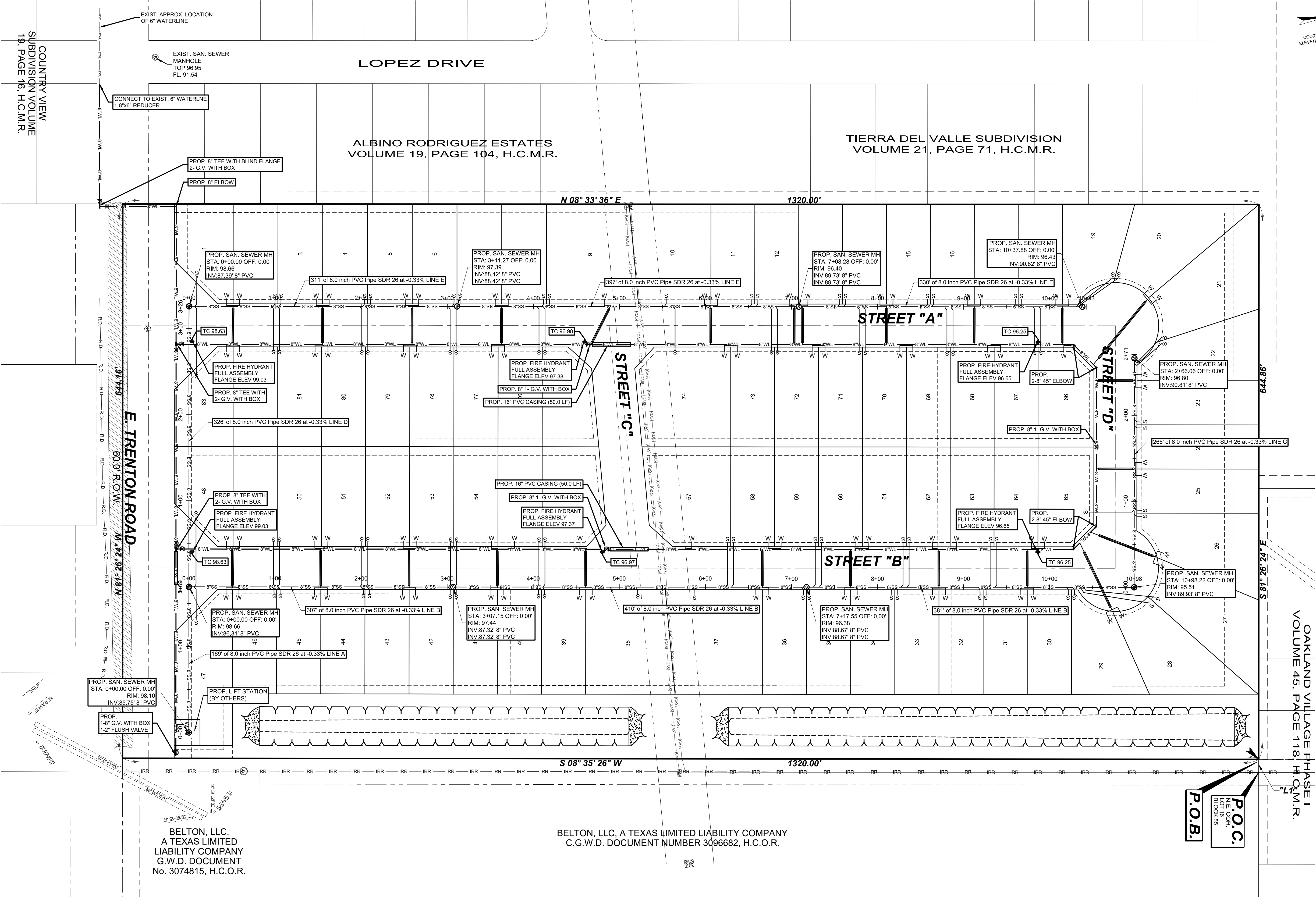
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

PRESIDENT

ATTEST

SECRETARY



BEARING BASE AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 83 (GEOID 2012B)  
SCALE: 1" = 60'

- LEGEND**
- FOUND No. 4 REBAR
  - FOUND PIPE
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - POWER POLE
  - SERVICE POLE
  - TELEPHONE PEDESTAL
  - WATER METER
  - GRATE INLET
  - IRRIGATION STAND PIPE (SIZE AS NOTED)
  - GAS MARKER
  - 4"x4" A/C PAD
  - R.D. — R.D. — ROAD DITCH
  - IRR — IRR — IRRIGATION LINE
  - II — II — HOV WIRE FENCE
  - OH — OH — OVERHEAD POWER LINE
  - (GAS) — (GAS) — SPOTTED GAS LINE, [APPROXIMATE LOCATION]
  - — — CONCRETE AREA
  - — — ASPHALT AREA
  - A.A. — EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W. — RIGHT OF WAY
  - H.C.M.R. — HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. — HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. — HIDALGO COUNTY DEED RECORDS
  - N.E. COR. — POINT OF BEGINNING
  - P.O.C. — POINT OF COMMENCING
  - N.A.W.S.C. — NORTH ALAMO WATER SUPPLY CORPORATION
  - C.G.W.D. — CORRECTION GENERAL WARRANTY DEED
  - L.E.D.W.P.S. — LIFE ESTATE DEED WITH POWER OF SALE

JOB No.  
21026.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BOOK

JPG

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

AS SHOWN

THIS DOCUMENT IS RELEASED  
UNDER THE AUTHORITY  
OF WARD A. REYNOLDS, P.E. 117388  
REGISTERED PROFESSIONAL ENGINEER  
TO BE USED FOR CONSTRUCTION  
BIDDING OR PERMIT PURPOSES.

THE HEIGHTS ON  
TRENTON SUBDIVISION

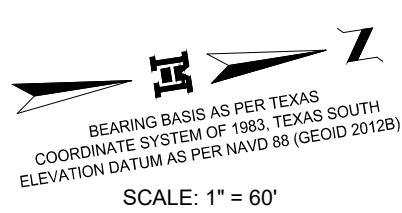
EDINBURG, TEXAS  
HIDALGO COUNTY

WATER & SEWER LAYOUT

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File Name: XXXXXXXXXX

SHEET 4 OF 14





## LEGEND

- FOUND NO 4 REBAR
- FOUND PIPE
- SET NO 4 BAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ✂ SET NAIL
- ✂ POWER POLE
- ✂ SERVICE POLE
- ☎ TELEPHONE PEDESTAL
- Ⓢ WATER METER

- ▮ GRATE INLET
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS MARKER
- △ AC-AD PAD
- R.D. ROAD DITCH
- - - IRRIGATION LINE
- HOG WIRE FENCE
- OH OVERHEAD POWER LINE
- SPLIT GAS GAS LINE  
[GAS] (APPROXIMATE LOCATION)
- CONCRETE AREA
- ASPHALT AREA

EDGE OF ASPHALT TO EDGE OF ASPHALT  
RIGHT OF WAY

HIDALO COUNTY MAP RECORDS  
HIDALO COUNTY OPTICAL RECORDS  
HIDALO COUNTY DEED RECORDS

NORTH POINT OF BEGINNING  
NORTH CORNER

NORTH ALAMO WATER SUPPLY CORPORATION  
CORRECTION GENERAL WARRANTY DEED  
TO THE CITY OF SAN ANTONIO

				ON	DATE	BY
--	--	--	--	----	------	----

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

15 W. MCINTYRE • EDINBURG, TX 78541  
PH: (956) 381-0981 • FAX: (956) 381-1839  
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RE

**TH**

TBPLS No. 10096900

ENG. TECH: EM
PROJECT ENG: M.A.R.
T-BOOK: PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW UNDER THE AUTHORITY  
OF MARIO A. REYNA, P.E. 117368  
ON FEBRUARY 22, 2021. IT IS NOT  
TO BE USED FOR CONSTRUCTION,  
BIDDING OR PERMIT PURPOSES.

**THE HEIGHTS ON  
TRENTON SUBDIVISION**

## PAVING & DRAINAGE PLAN

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File Name: XXXXXXXXXXXX



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## ENGINEERING DEPARTMENT

### Preliminary Staff Review

February 25, 2021

**Mario Reyna, P.E.**

Melden & Hunt INC.  
115 W. McINTYRE  
Edinburg, TX 78541  
(956) 381-0981

**RE: THE HEIGHTS ON TRENTON SUBDIVISION– PRELIMINARY REVIEW**

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for The Heights on Trenton Subdivision.

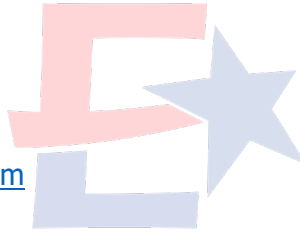
Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

Email: [gcarmona@cityofedinburg.com](mailto:gcarmona@cityofedinburg.com)

415 W. University Drive  
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

**REFERENCES:**

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



THE HEIGHTS ON TRENTON SUBDIVISION

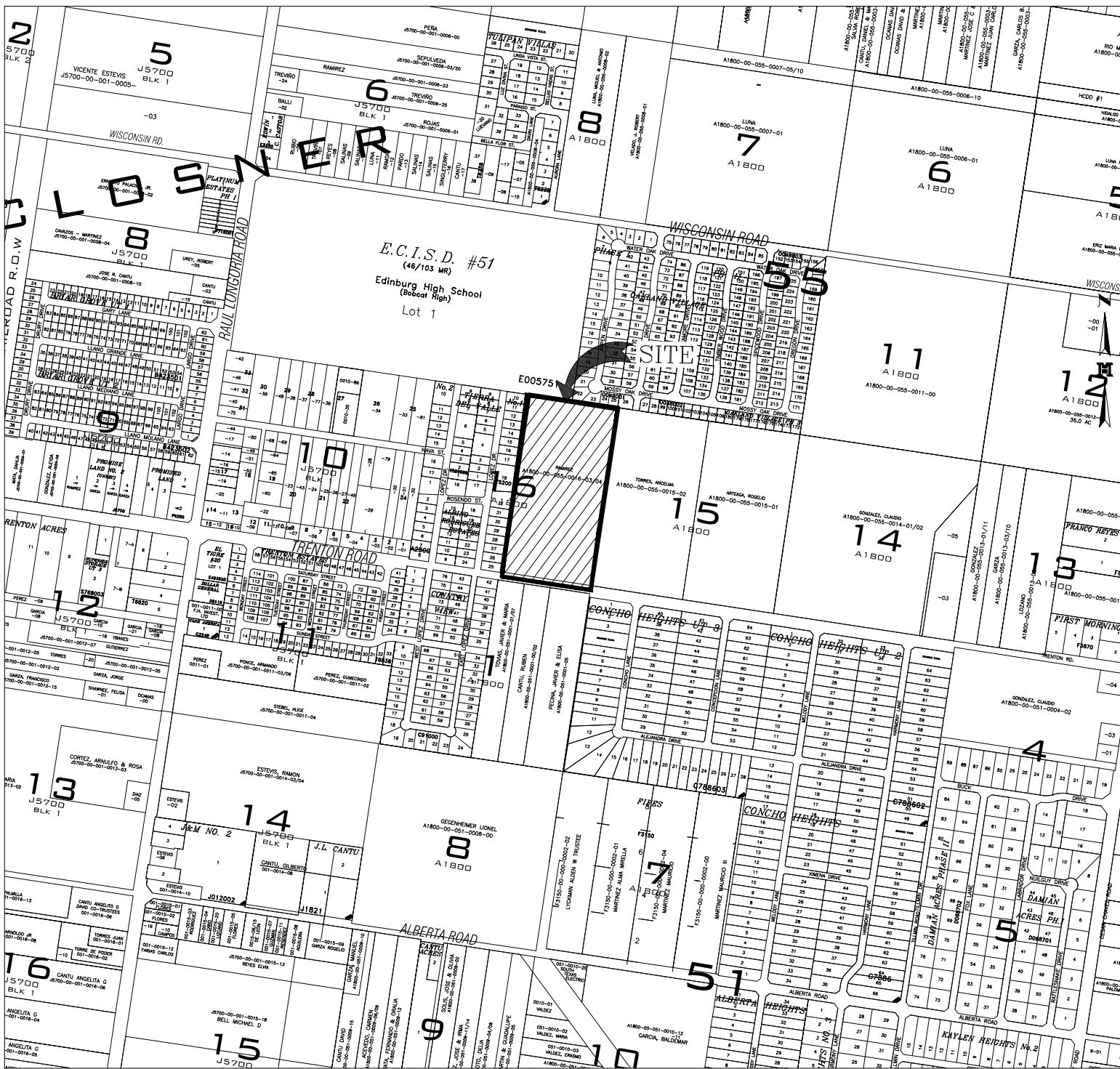
PROPOSED WATER, SANITARY SEWER, STORM SEWER AND STREET IMPROVEMENTS

CIVIL GENERAL NOTES:

- 1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.
- 2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
- 3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.
- 4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
- 5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
- 6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR BY THE CITY OF EDINBURG. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW FOR THE TESTING, PERSONAL ACCESS TO THE WORK, AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
- 7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
- 8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS RECOMMENDATION.
- 9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.
- 10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
- 11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- 12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING. BEFORE NEW JOINTS ARE COVERED, PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS.
- 13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.
- 14. WHERE WATER LINE INTERSECTS SANITARY SEWER SYSTEM MAINS AT LESS THAN 9.0 FEET SEPARATION, THE CONTRACTOR SHALL INSTALL A 20 FOOT SECTION OF C-900 PVC PRESSURE PIPE CENTERED ON THE POINT OF INTERSECTION, PER TCEQ REQUIREMENTS.
- 15. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
- 16. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.
- 17. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
- 18. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
- 19. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
- 20. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
- 21. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
- 22. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.
- 23. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
- 24. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. IN THE CASE THE CONTRACTOR WILL NOT BE INSTALLING SUCH IMPROVEMENTS, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF EDINBURG BEFORE COMMENCING ANY UTILITY WORK. ALL WATER SERVICE CONNECTIONS TO CITY MAIN LINES WILL REQUIRE BACKFLOW PREVENTERS. CONTRACTOR TO COORDINATE INSTALLATION AND TESTING WITH CITY.
- 25. COORDINATE ALL UTILITY WORK WITH THE PLUMBING PLANS BEFORE COMMENCING ANY UTILITY WORK. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 26. COORDINATE WITH GRADING PLANS FOR WATER LINE, STORM AND SANITARY SEWER LINES INSTALLATION.
- 27. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING THOSE FROM THE CITY OF EDINBURG PRIOR TO THE START OF CONSTRUCTION.
- 28. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATIONS OF MANHOLES AND CLEANOUTS CONSTRUCTED IN GRASSED AREAS SHALL BE SIX INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
- 29. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.
- 30. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMPS LOCATIONS.
- 31. REFER TO GEOTECH REPORT BEFORE INSTALLATION OF DRIVES AND PARKING AREAS.
- 32. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS (LOCATIONS & ELEVATIONS) PRIOR TO START OF CONSTRUCTION.
- 33. PERMIT NEEDED FROM THE CITY OF EDINBURG BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED BEFORE CONSTRUCTION CAN BEGIN.
- 34. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.
- 35. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.
- 36. ALL PROPOSED STORM R.C.P. TO BE INSTALLED AT PLACES OTHER THAN EXISTING OR PROPOSED STRUCTURES SHALL INCLUDE SAFETY ENDS TREATMENT.
- 37. CONTRACTOR TO INSTALL METALLIC TAPE THE LENGTH OF WATER AND SANITARY SEWER LINES FOR EASE OF FUTURE LOCATION.
- 38. SIDEWALK SLOPE IS NOT TO EXCEED 1:20 WITH A CROSS SLOPE OF 1:50 AT ANY INSTANCE.
- 39. AT ALL OF ENTRIES TO BUILDING, WARP CONCRETE SIDEWALKS SO AS TO PROVIDE A FLAT SURFACE WITH FINISHED FLOOR.

CITY OF EDINBURG, TEXAS

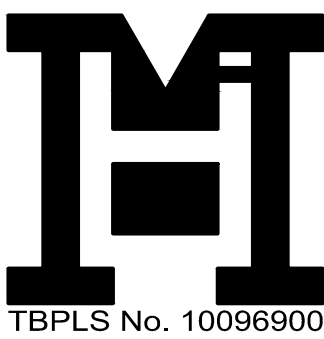
INDEX



LOCATION MAP

Scale : 1" = 1000'

2021

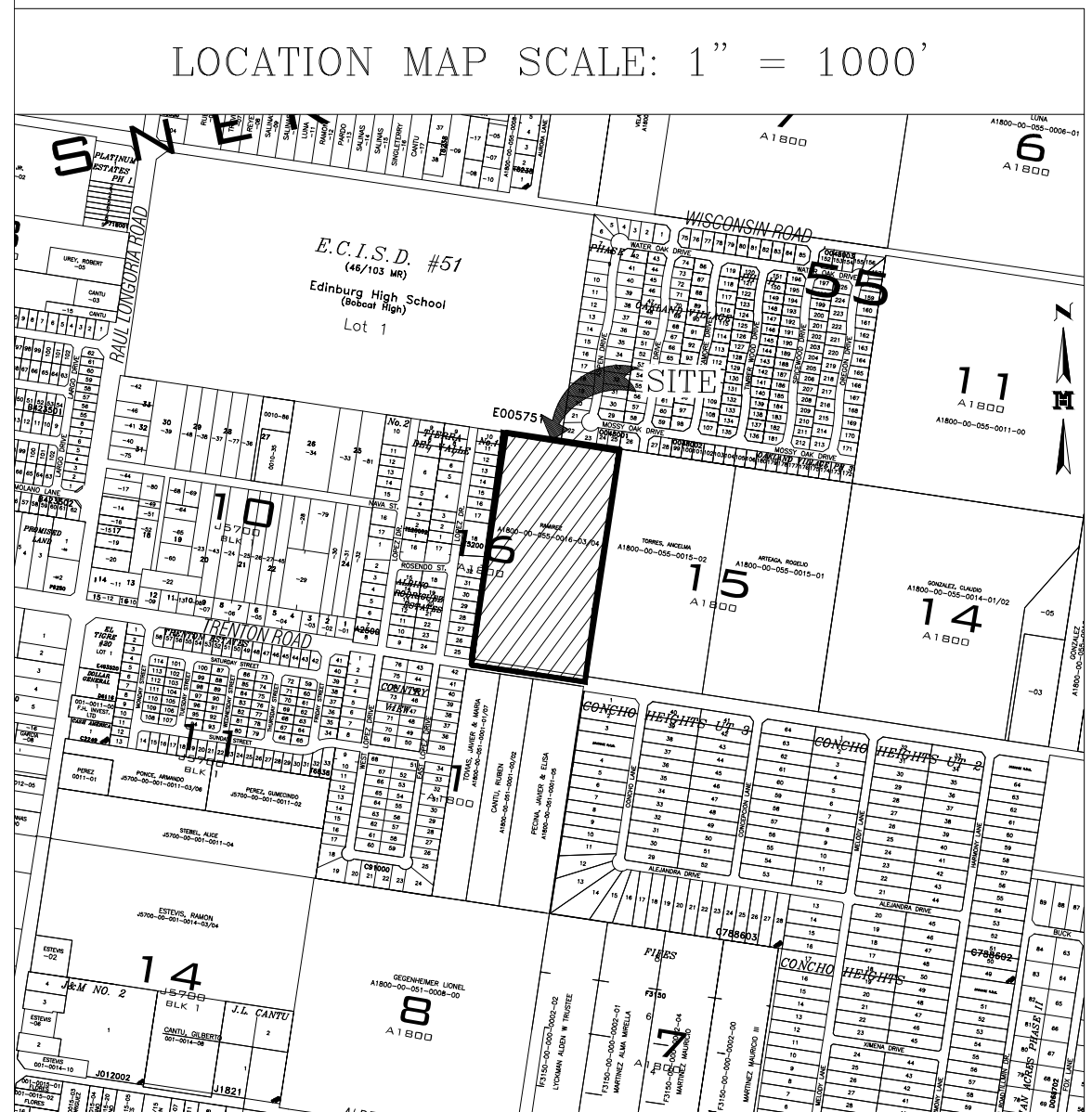
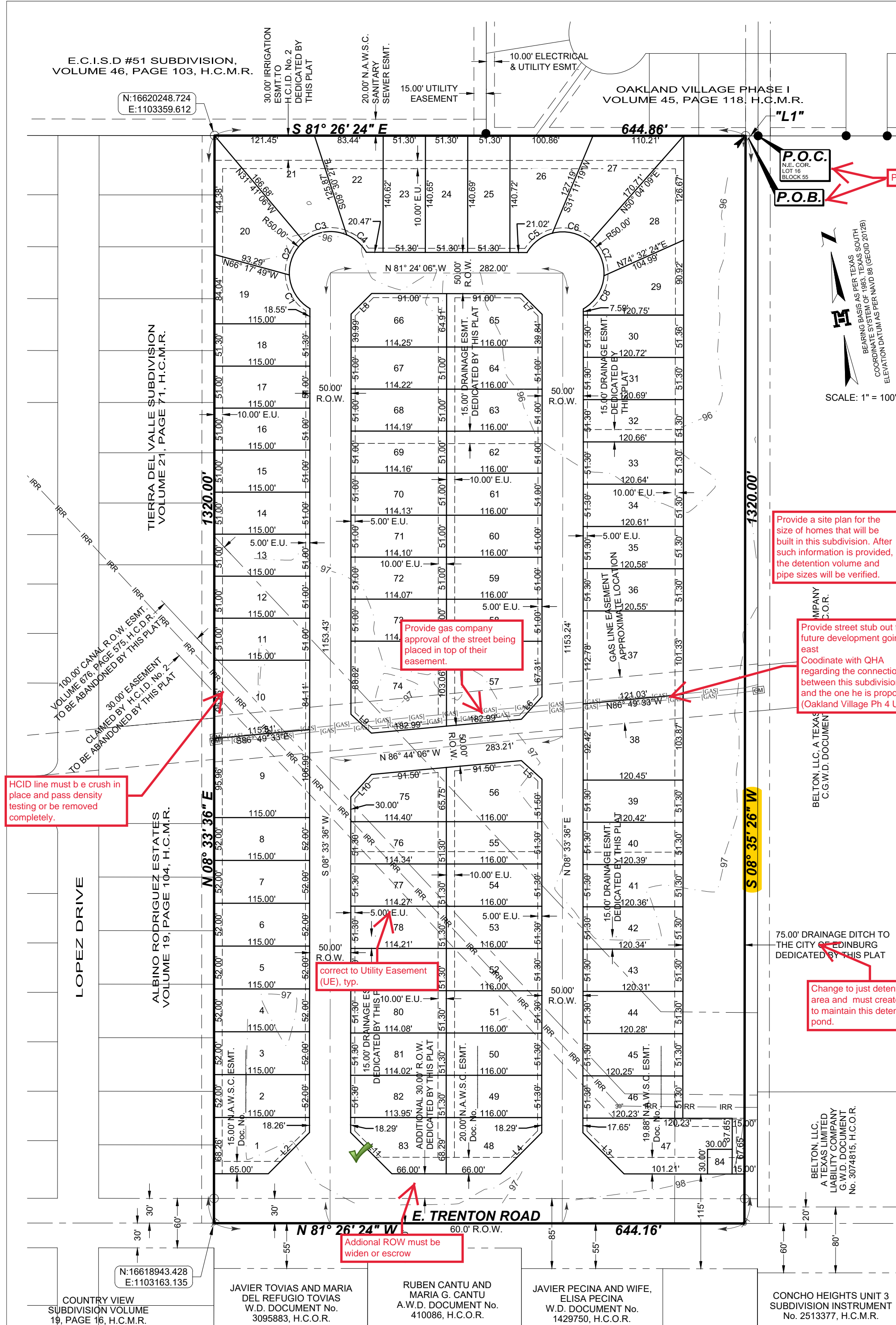


MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

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

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**LEGEND**

- FOUND NO.4 REBAR
- FOUND PIPE
- SET NO.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTH EAST CORNER
- P.O.C. - POINT OF BEGINNING
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- C.G.W.D. - COUNTY GUARANTEE DEED
- L.E.D.W.P.S. - LIFE ESTATE DEED WITH POWER OF SALE
- U.E. - UTILITY EASEMENT
- ESMT. - EASEMENT

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	49.91'	50.00'	057° 11' 43"	S22° 51' 08"E	47.87'	27.26
C2	45.87'	50.00'	052° 33' 51"	S32° 01' 40"W	44.28'	24.69
C3	55.50'	50.00'	063° 36' 07"	N89° 53' 21"W	52.70'	31.00
C4	32.02'	50.00'	036° 41' 38"	N39° 44' 29"W	31.48'	16.58
C5	39.49'	50.00'	045° 14' 56"	S61° 13' 21"W	38.47'	20.84
C6	48.53'	50.00'	055° 36' 23"	N68° 21' 00"W	46.64'	26.37
C7	45.95'	50.00'	052° 39' 02"	N14° 13' 18"W	44.35'	24.74
C8	49.28'	50.00'	056° 26' 47"	N40° 19' 37"E	47.29'	26.84

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

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PLAT OF  
**THE HEIGHTS ON TRENTON SUBDIVISION**  
BEING A RESUBDIVISION 19.531 ACRES OUT OF  
LOT 16, BLOCK 55,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS

PLAT NOTES AND RESTRICTIONS:

- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- BUILDING SETBACKS NOTE: MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:  
FRONT: 20 FEET  
SIDE: 6 FEET OR GREATER FOR EASEMENT  
REAR: 34  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CENTER OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 100,004 CUBIC-FEET 2.296 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS ARE TO BE SLOPED AT 1.0% TO PROVIDE POSITIVE DRAINAGE.
- BENCH MARK #1:
- THIS PROPERTY IS ZONED URBAN RESIDENTIAL.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
- A 5 FOOT CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG E. TRENTON ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
- A 5 FOOT CONCRETE SIDEWALK 3 FEET BEHIND THE BACK OF CURB WITH ADA RAMPS IS REQUIRED ON ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY LOT OWNER.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO CURB CUT ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. TRENTON ROAD FOR LOTS 1, 47, 48 AND 83.
- ALL LOT CORNERS ARE SET WITH 1/2" INCH IRON RODS WITH MELDEN AND HUNT CAPS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETAINED VOLUME REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.531 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 19.531 ACRES WERE CONVEYED TO REYNALDO RAMIREZ, ELIA GISEL SILVA, MANUEL RAMIREZ, ROSARIO R. CUEVAS AND AMELO RAMIREZ, JR. BY VIRTUE OF A LIFE ESTATE DEED WITH POWER OF SALE (LADY BIRD DEED) RECORDED UNDER DOCUMENT NUMBER 2510684, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.531 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 55:

THENCE, N 81° 26' 24" W ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 55, A DISTANCE OF 15.84 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 33' 22" W ALONG THE WEST LINE OF A 30.0-FOOT RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF E. TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 24" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 55, A DISTANCE OF 644.16 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 33' 36" E AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF E. TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET (N.16620248.724, E.1103359.612) FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 24" E ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 55, A DISTANCE OF 644.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.531 ACRES OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. TRENTON ROAD AND 2.273 ACRES LIES WITHIN A 100-FOOT CANAL RIGHT-OF-WAY, LEAVING A NET OF 16.955 ACRES OF LAND, MORE OR LESS

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE \_\_\_\_\_

DRAWN BY: FM DATE: 02-11-21  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS "THE HEIGHTS ON TRENTON SUBDIVISION" DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, AND EASEMENT THEREON SHOWN, SURFACE USE OF THE STREETS IS TO RESTRICTED EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF

OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 02-11-21  
ENGINEERING JOB NO. 21026.00

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

CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

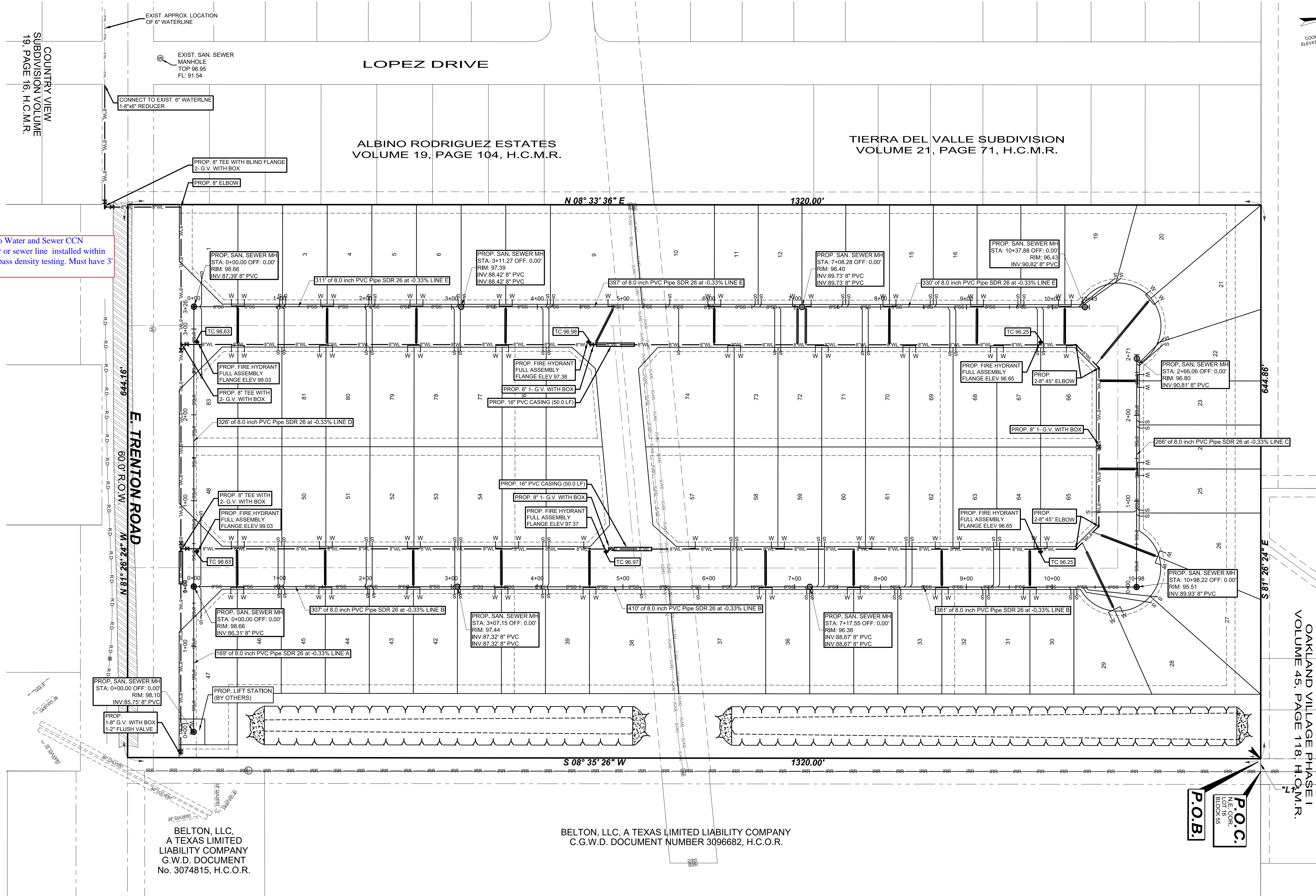
DATE SURVEYED: 02/05/2021  
SURVEYING JOB NO. 20744.08

**General Comments:**

- All materials shall be Domestic.
- All pipes shall have a minimum cover of 3'.
- All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
- Provide an approved Drainage Report from HCDD #1 prior to recording.
- Any Public infrastructure that corresponds to the city of Edinburg CCN or is installed within COE ROW, will be required to pass density testing. A 3% material testing fee will be needed if density testing is determined to be required.
- Submit Trip Generation Worksheet (Attached at the end of this document).
- Provide street light layout and erosion control plan.



North Alamo Water and Sewer CCN  
1. Any water or sewer line installed within ROW must pass density testing. Must have 3' of cover.



BEARING BASE AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 83 (GEOID 2012B)  
SCALE: 1" = 60'

- LEGEND**
- FOUND No. 4 REBAR
  - FOUND PIPE
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - POWER POLE
  - SERVICE POLE
  - TELEPHONE PEDESTAL
  - WATER METER
  - GRATE INLET
  - IRRIGATION STAND PIPE (SIZE AS NOTED)
  - GAS MARKER
  - 4"x4" A/C PAD
  - R.D. — R.D. — ROAD DITCH
  - IRR — IRR — IRRIGATION LINE
  - II — II — HOV WIRE FENCE
  - OH — OH — OVERHEAD POWER LINE
  - (GAS) — (GAS) — SPOTTED GAS LINE, [APPROXIMATE LOCATION]
  - CONCRETE AREA
  - ASPHALT AREA
  - A.A. — EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W. — RIGHT OF WAY
  - H.C.M.R. — HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. — HIDALGO COUNTY OFFICIAL RECORDS
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  - P.O.B. — POINT OF BEGINNING
  - P.O.C. — POINT OF COMMENCING
  - N.A.W.S.C. — NORTH ALAMO WATER SUPPLY CORPORATION
  - C.G.W.D. — CORRECTION GENERAL WARRANTY DEED
  - L.E.D.W.P.S. — LIFE ESTATE DEED WITH POWER OF SALE

JOB No.  
21026.00

REVISION  
DATE  
BY  
MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
1115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
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PROJECT ENG. M.A.R.  
T-BOOK: JRG  
1. RELEASE DATE:  
2. RELEASE DATE:  
3. RELEASE DATE:  
SCALE: AS SHOWN

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THE HEIGHTS ON  
TRENTON SUBDIVISION  
EDINBURG, TEXAS  
HIDALGO COUNTY

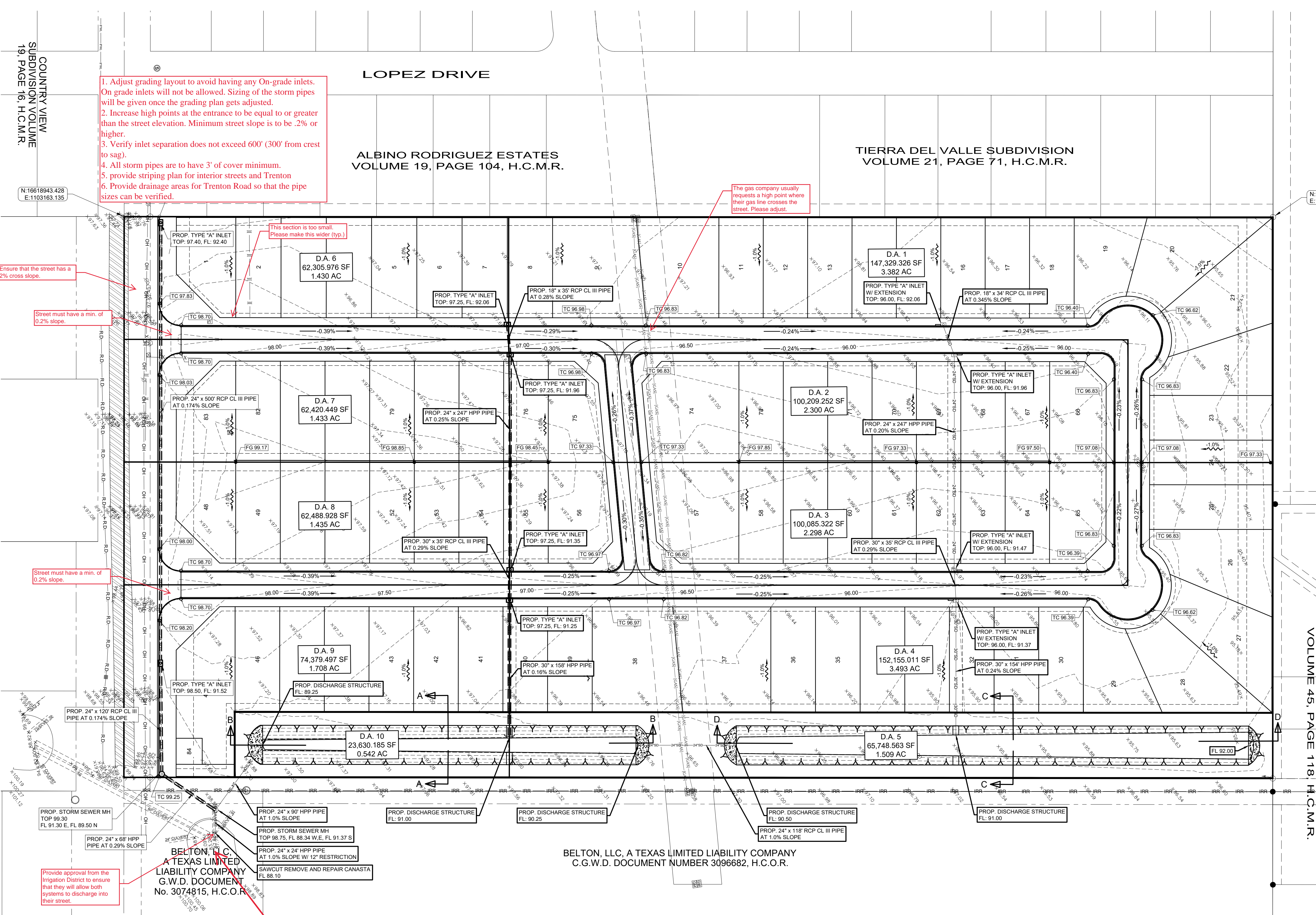
UTILITIES LAYOUT

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SHEET 1 OF 1







BEARING BASIS AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 86 (GEOID 2012B)  
SCALE: 1" = 60'

DETENTION REQUIRED = 85,328.00 CF  
DETENTION PROVIDED = 202,900.00 CF

- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND PIPE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - POWER POLE
  - SERVICE POLE
  - TELEPHONE PEDESTAL
  - WATER METER
  - GRATE INLET
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JOB No.  
21026.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BOOK: JFG

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE

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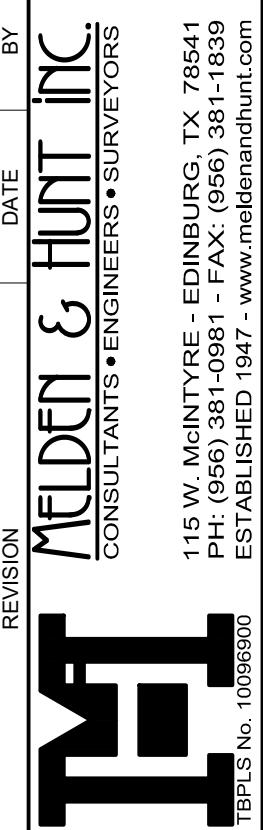
THE HEIGHTS ON  
TRENTON SUBDIVISION

EDINBURG, TEXAS  
HIDALGO COUNTY

PAVING & GRADING PLAN

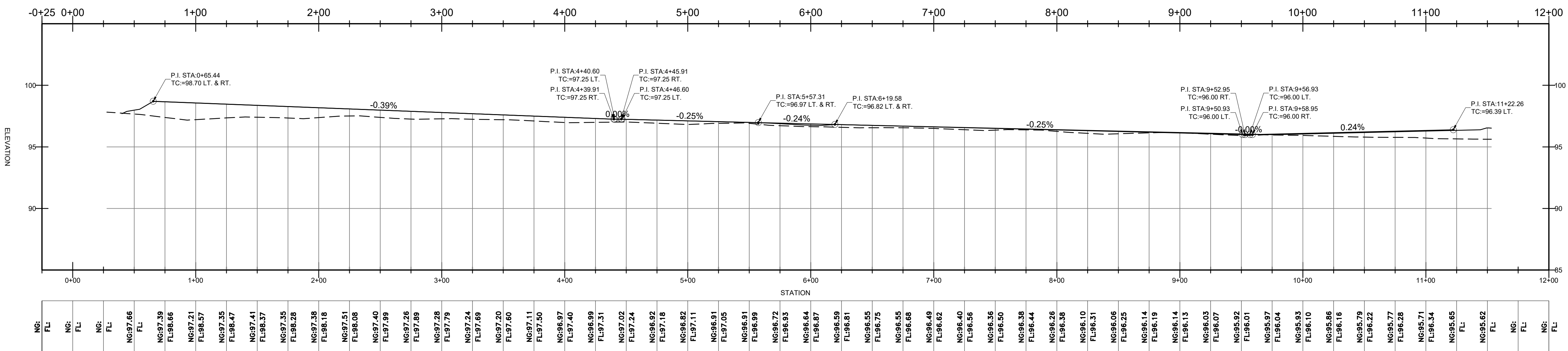
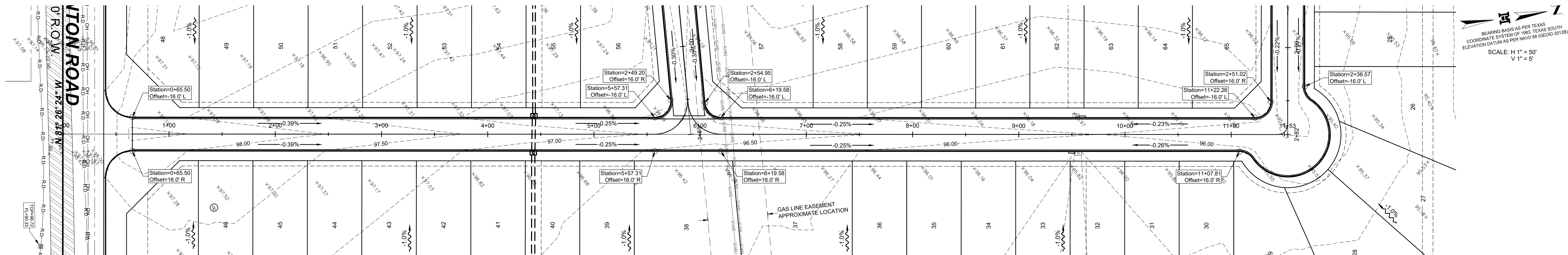
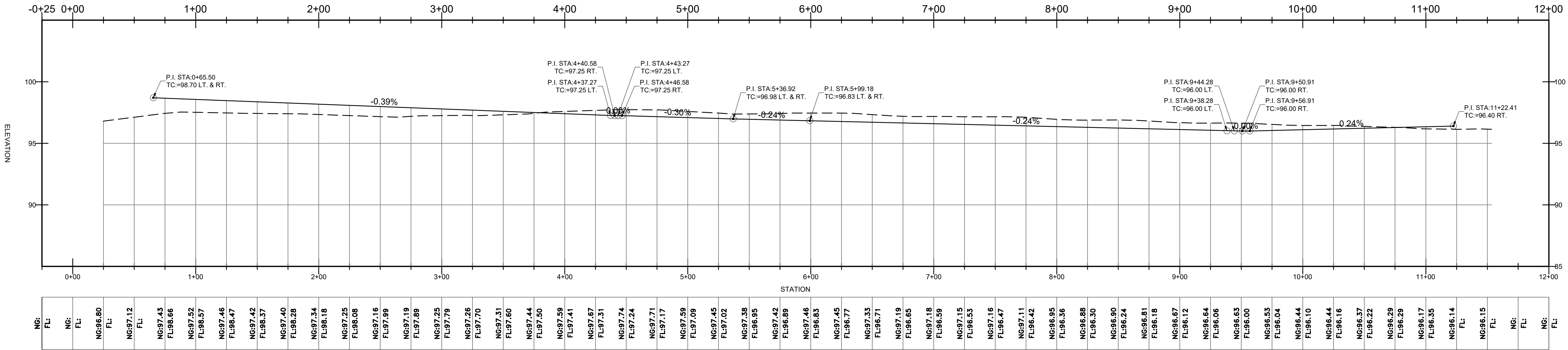
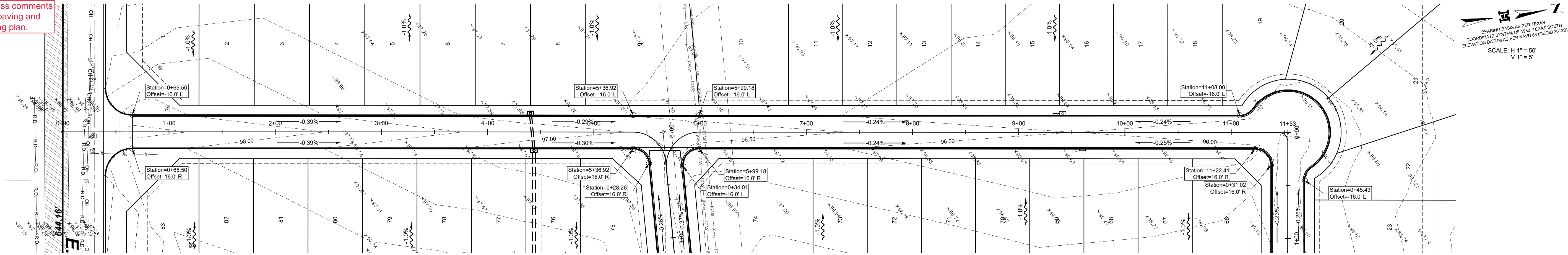
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SHEET 1 OF 1





Address comments  
from paving and  
grading plan.



- LEGEND**
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JOB No.  
21026.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T-BOOK

JPG

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THE HEIGHTS ON  
TRENTON SUBDIVISION

EDINBURG, TEXAS  
HIDALGO COUNTY

STREET PLAN & PROFILE

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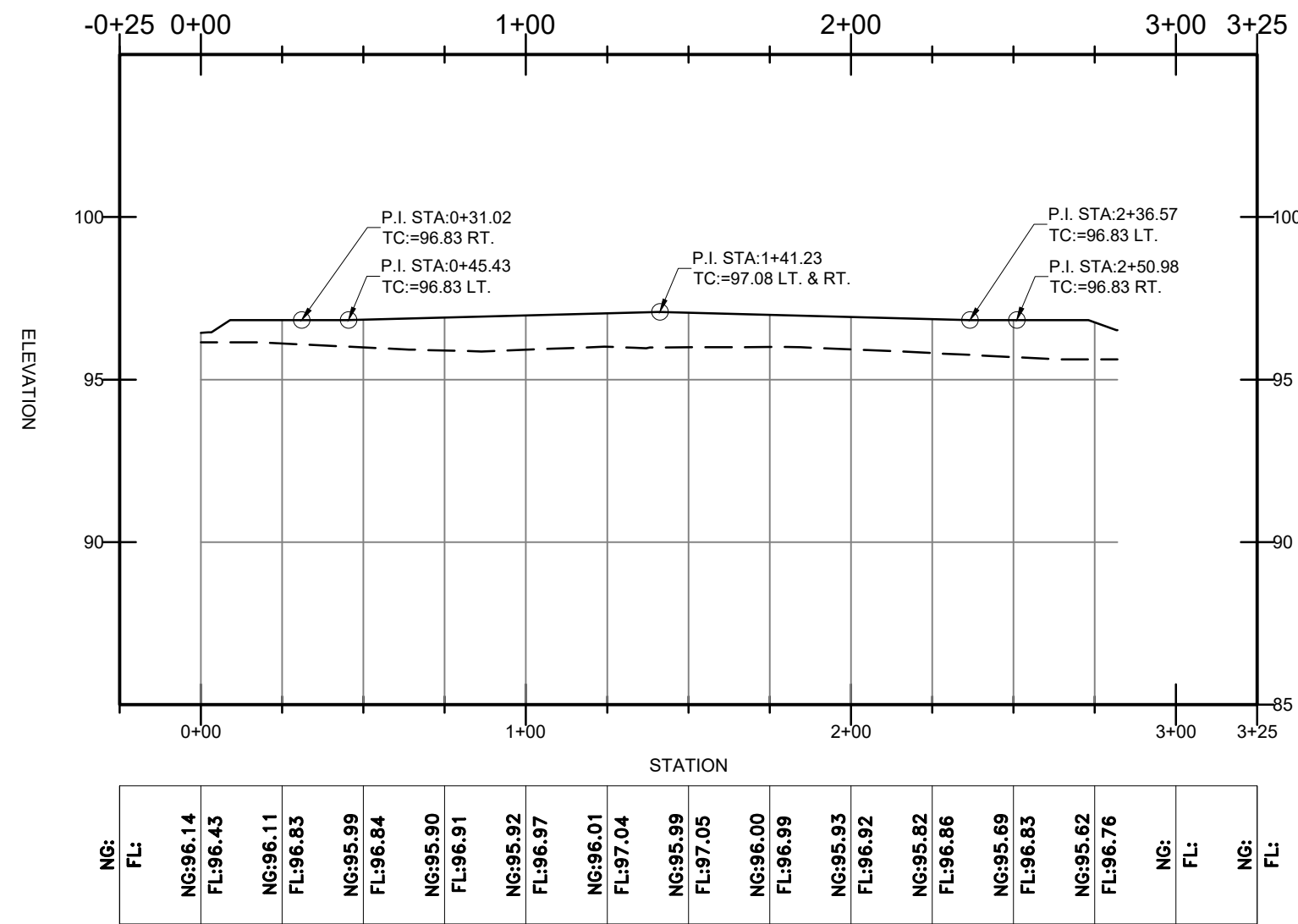
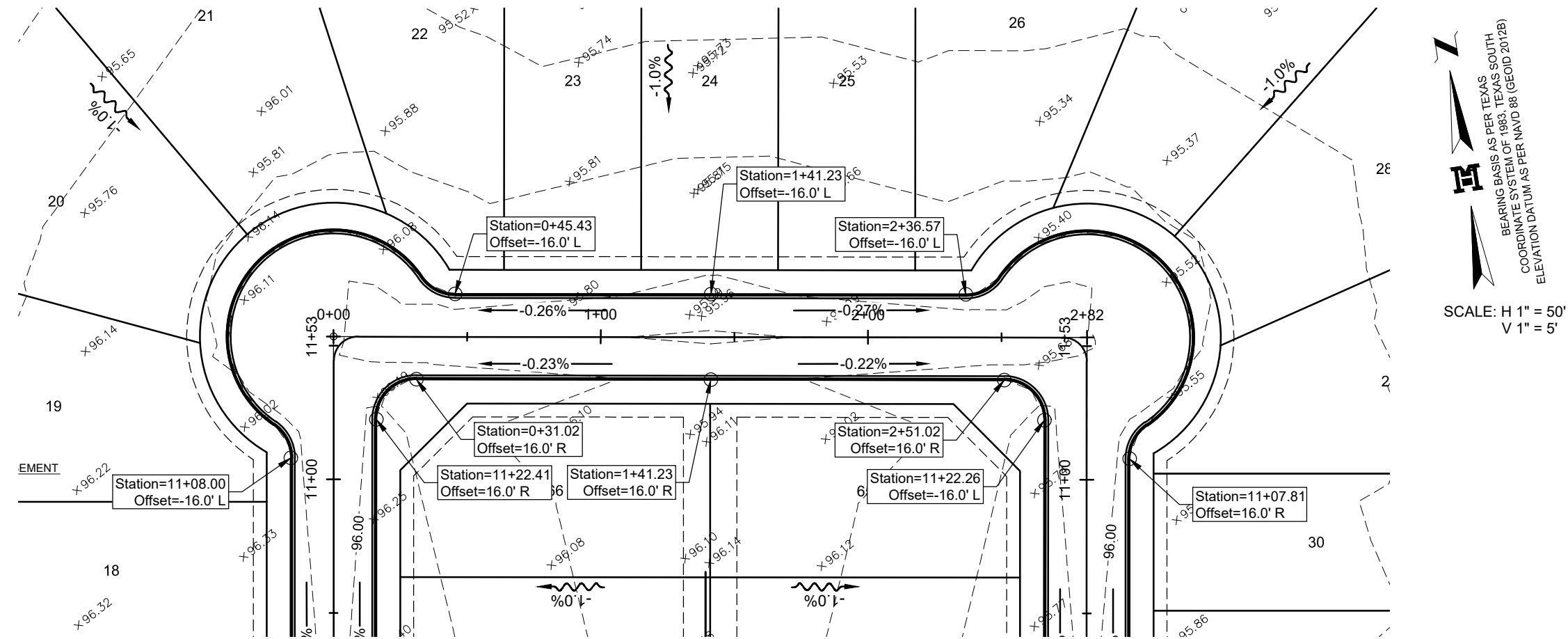
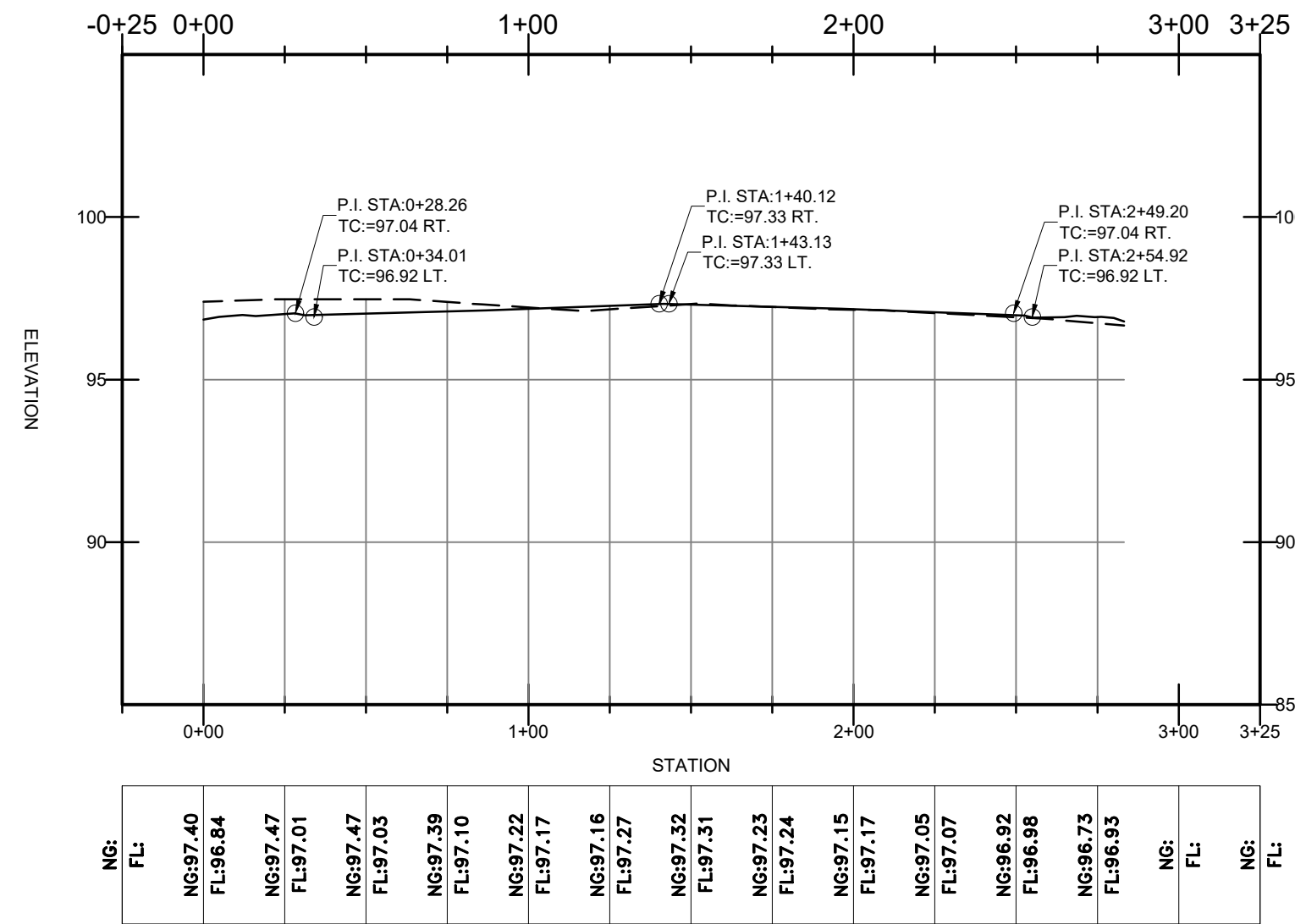
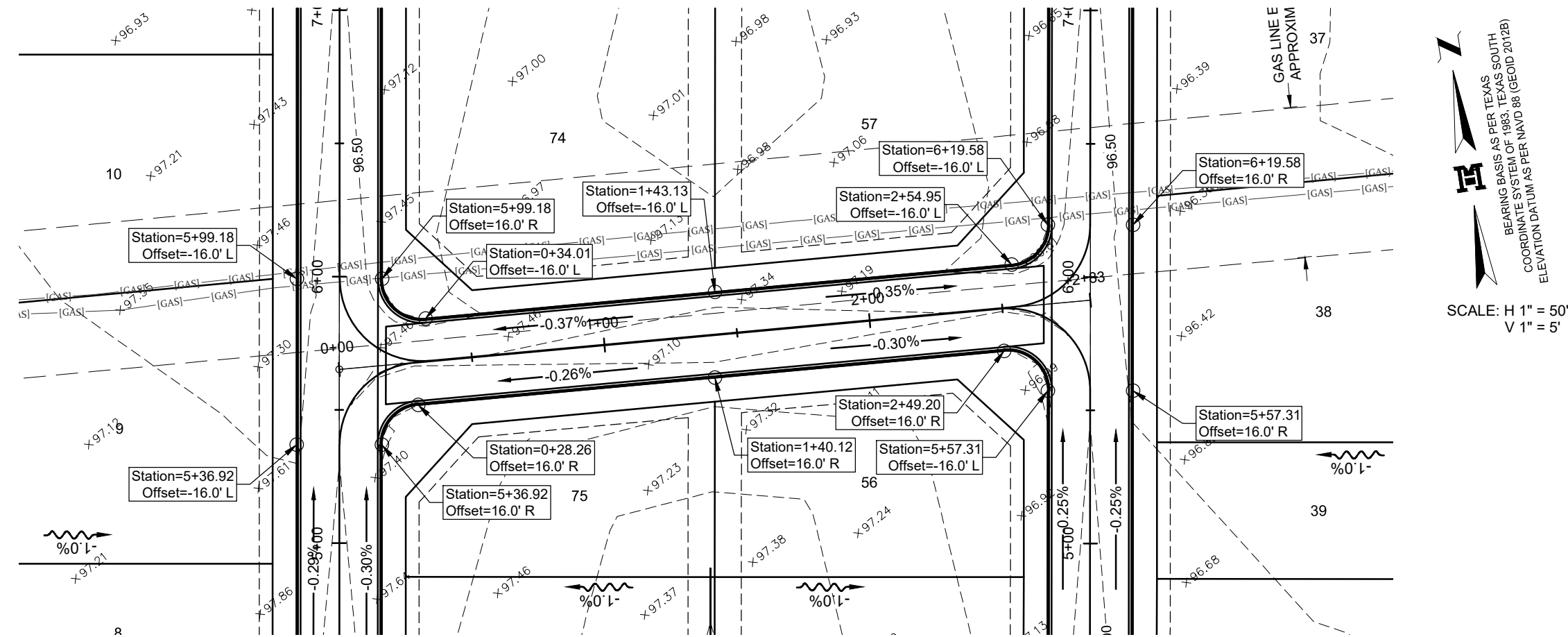
SHEET 1

OF 1

MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MONTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com  
TABLE No. 10090900



Address comments from paving and grading plan.



# LEGEND

- FOUND NO. 4 REBAR
- FOD POLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- SERVICE POLE
- TELEPHONE PEDESTAL
- WATER METER

- ▬ GRATE INLET
- ▬ IRRIGATION STAND PIPE (SIZE AS NOTED)
- ▬ GAS MARKER
- ▬ 4x4 AC PAD
- ▬ ROAD DITCH
- ▬ IRRIGATION LINE
- ▬ HOV WIRE FENCE
- ▬ OVERHEAD POWER LINE
- ▬ SPLIT GAS LINE
- ▬ [APPROXIMATE LOCATION]
- ▬ CONCRETE AREA
- ▬ ASPHALT AREA

- A.A. = EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDAŁGO COUNTY MAP RECORDS
- H.C.O.R. = HIDAŁGO COUNTY OFFICIAL RECORDS
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- P.O.B. = POINT OF BEGINNING
- N.C.P.O.B. = NORTHERN CALIFORNIA POINT OF BEGINNING
- N.A.W.S.C. = NORTHERN ALAMO WATER SUPPLY CORPORATION
- L.D.W.P.S. = LIFE ESTATE DEED WITH POWER OF SALE


JOB No. 21026.00


REVISION DATE BY

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# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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PH: (956) 381-0981 - FAX: (956) 381-1839  
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TPLS No. 0098900

ENG. TECH: EM
PROJECT ENG: M.A.R.
T-BOOK: PG.
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2. RELEASE DATE:
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**THE HEIGHTS ON  
TRENTON SUBDIVISION**

EDINBURG, TEXAS  
HIDALGO COUNTY

## STREET PLAN & PROFILE

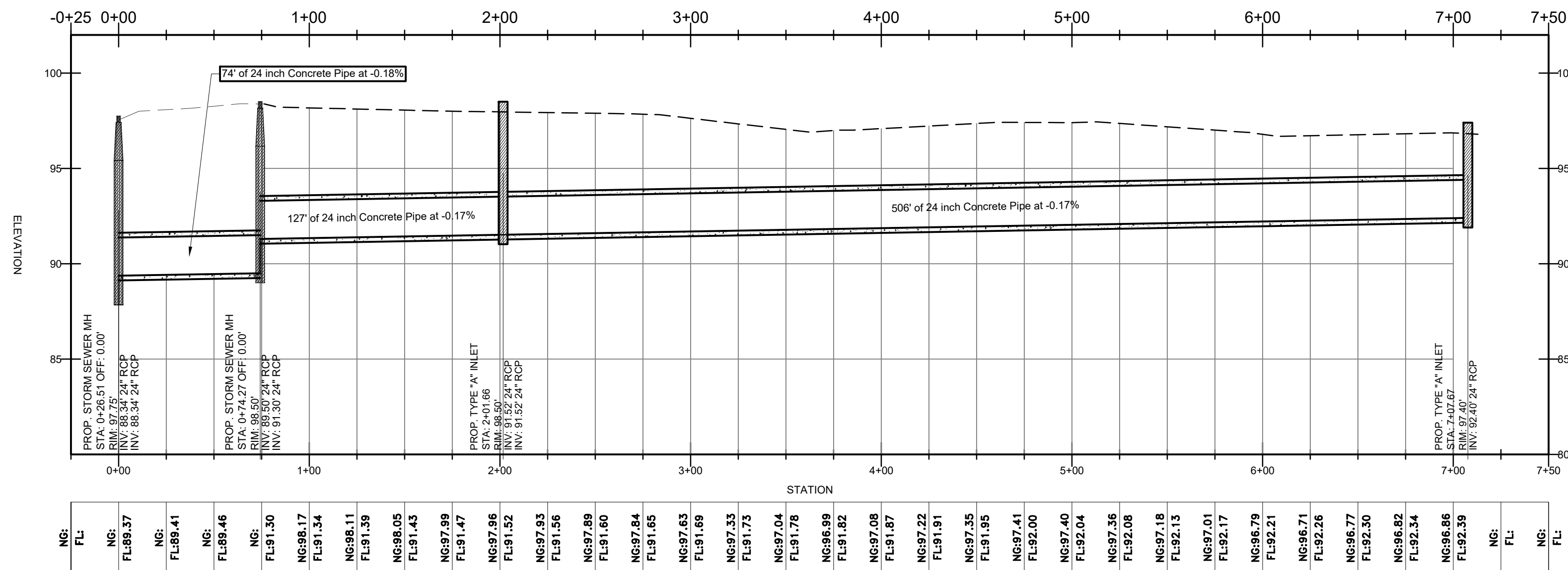
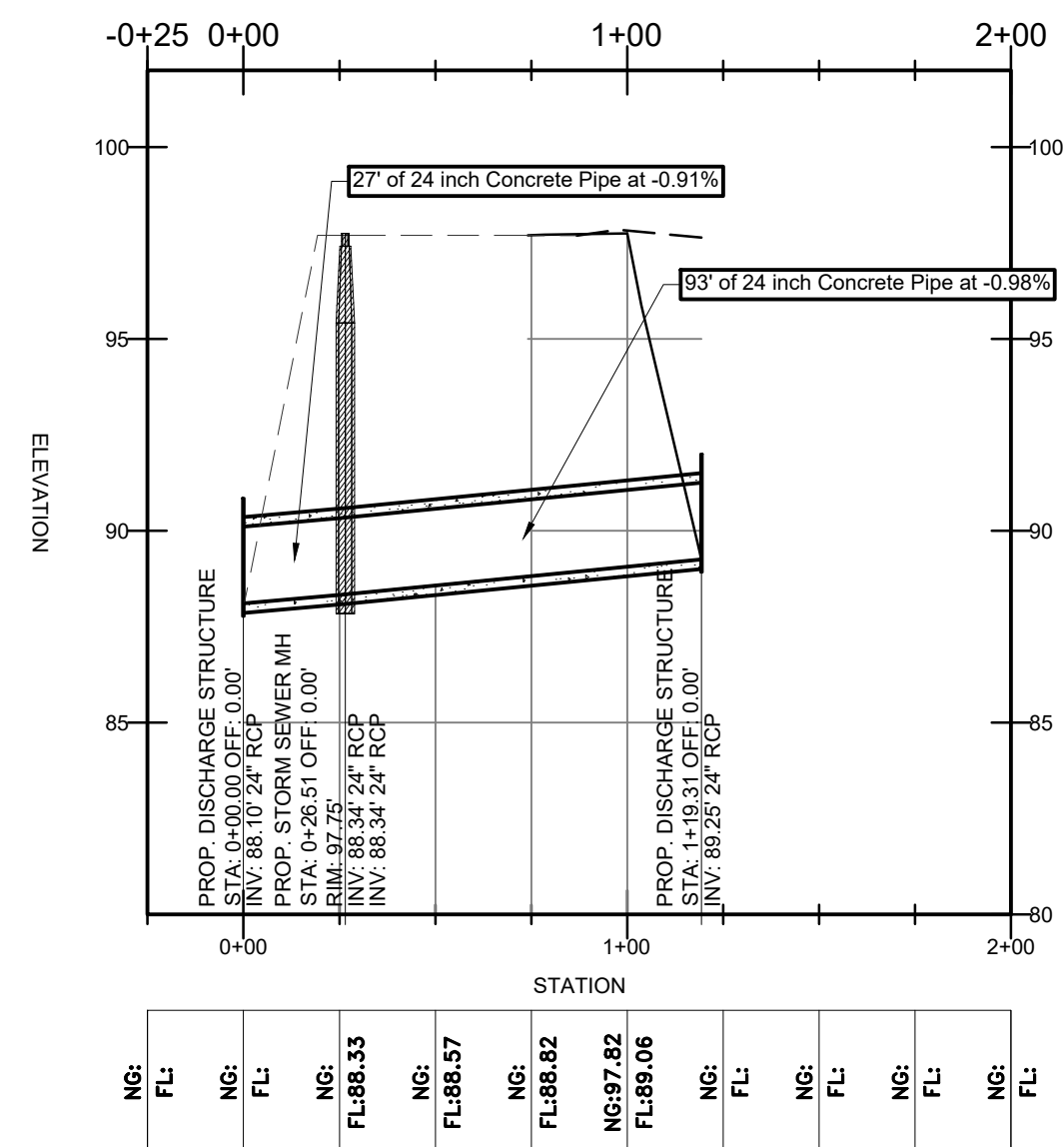
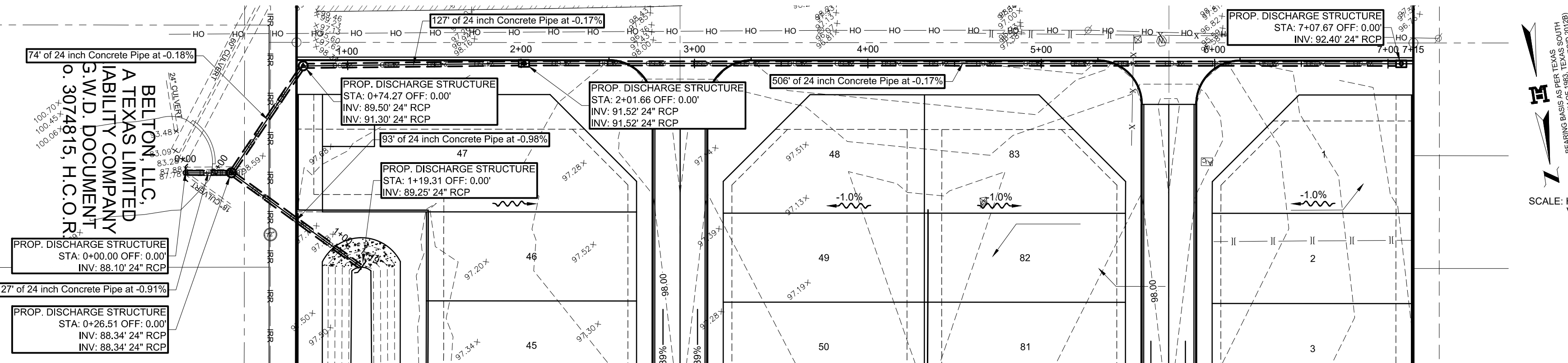
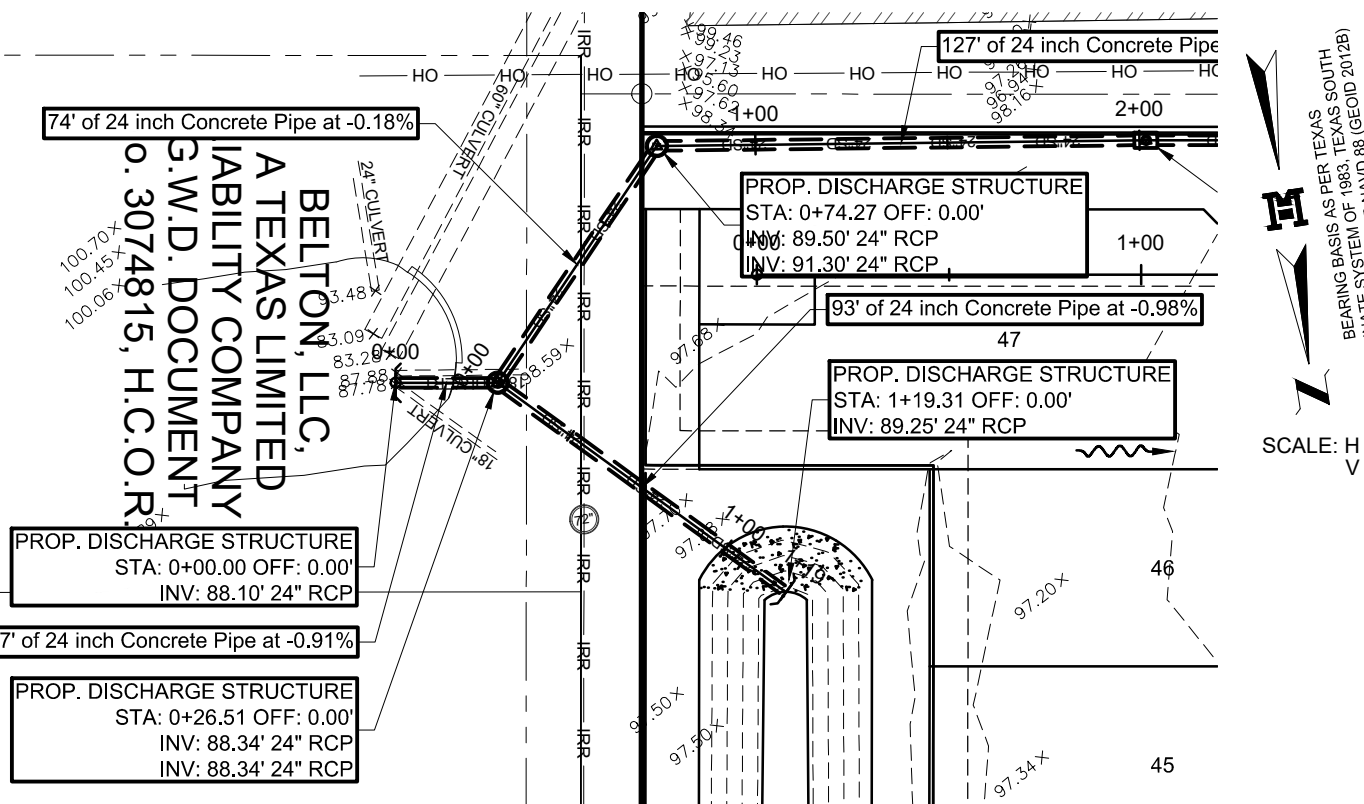
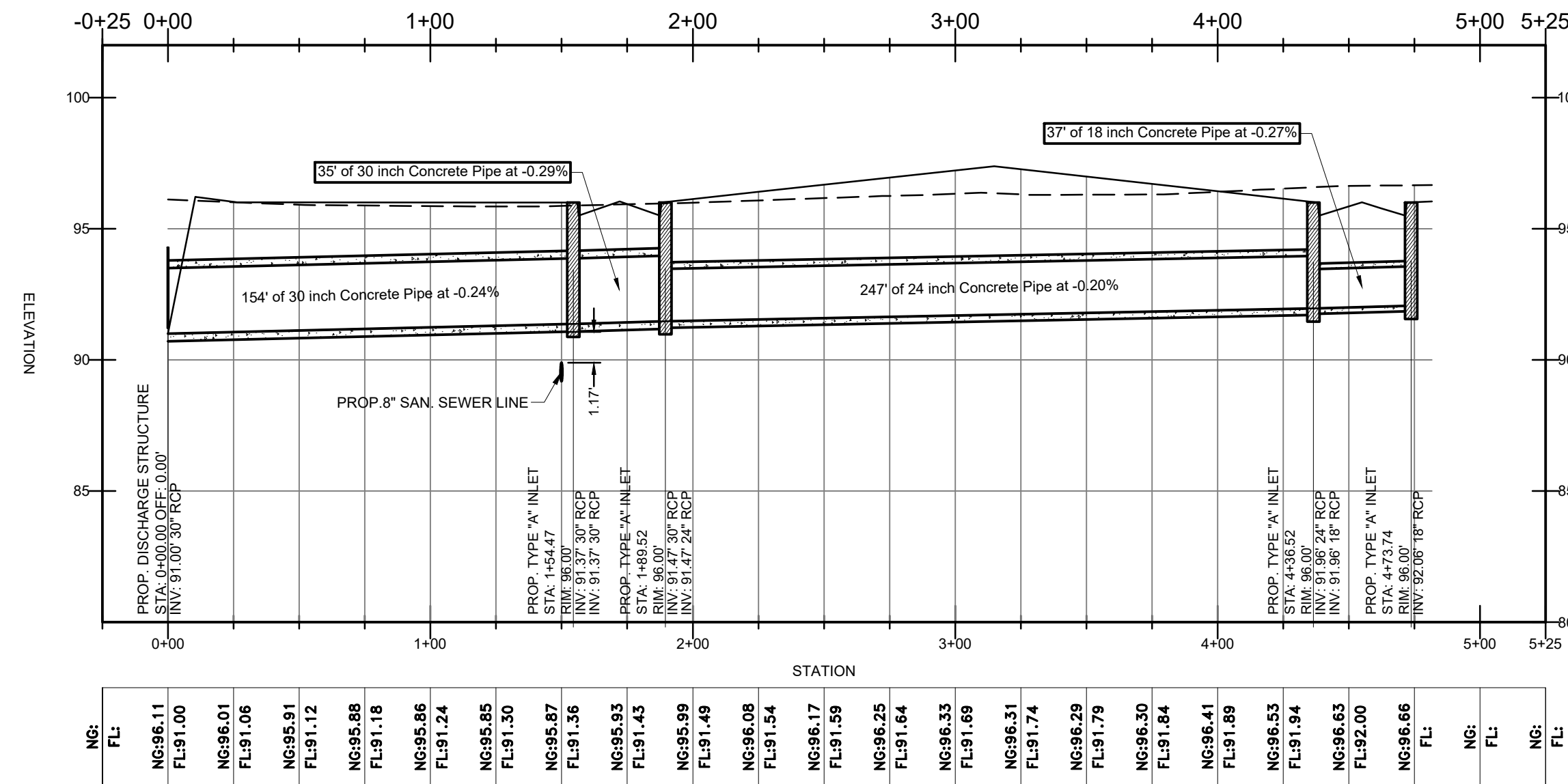
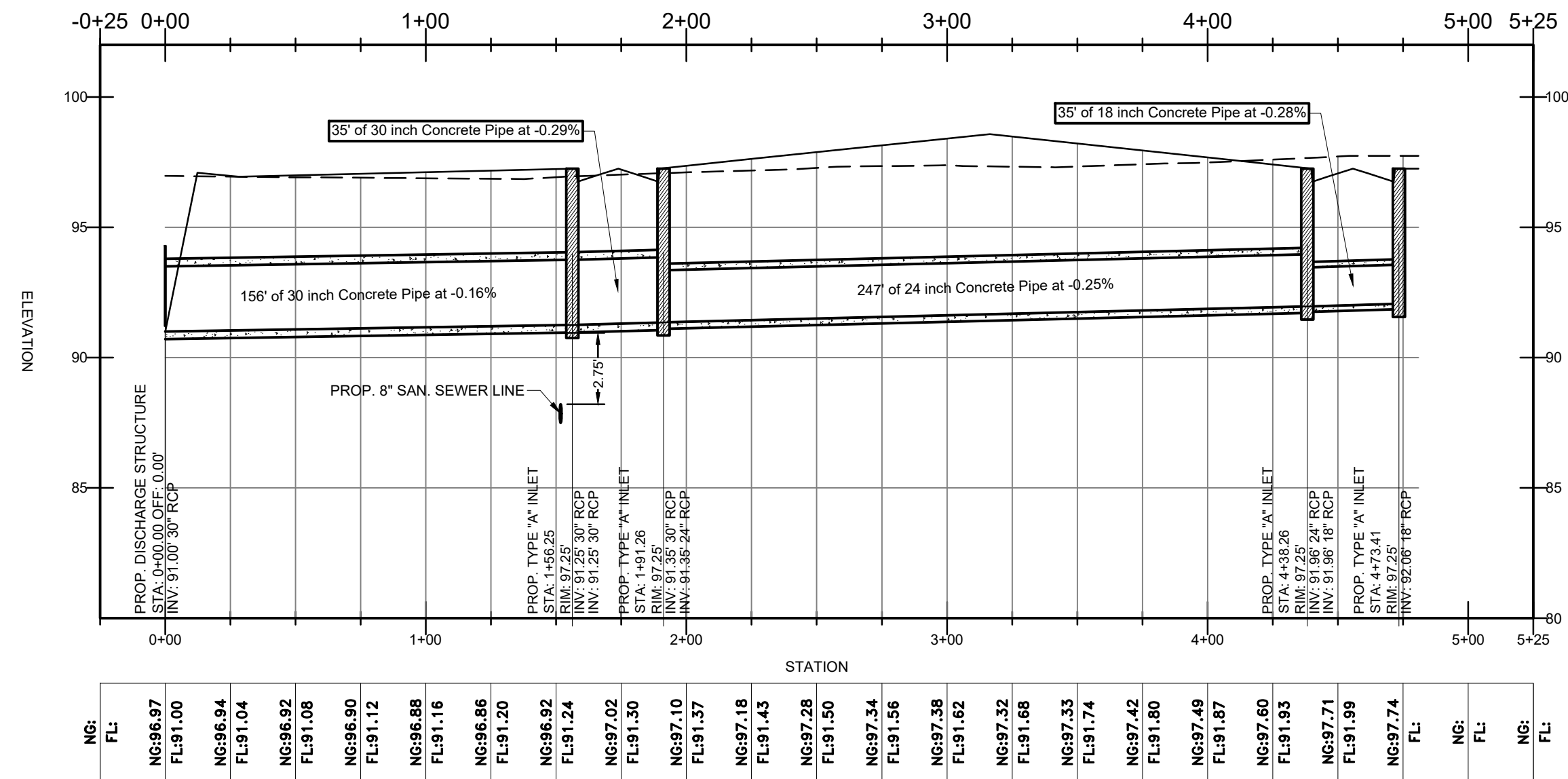
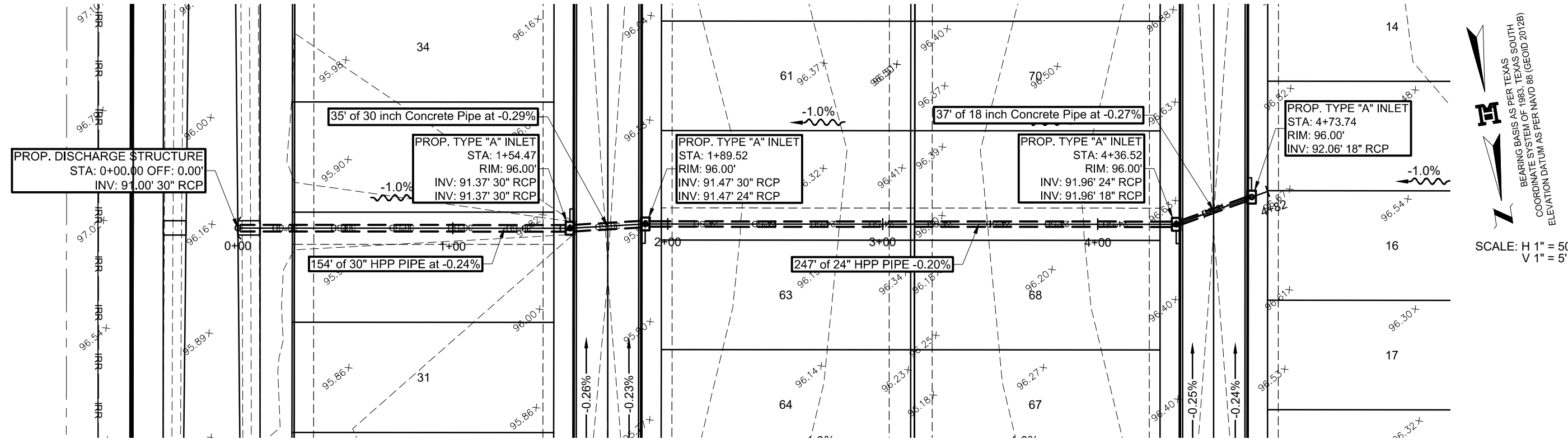
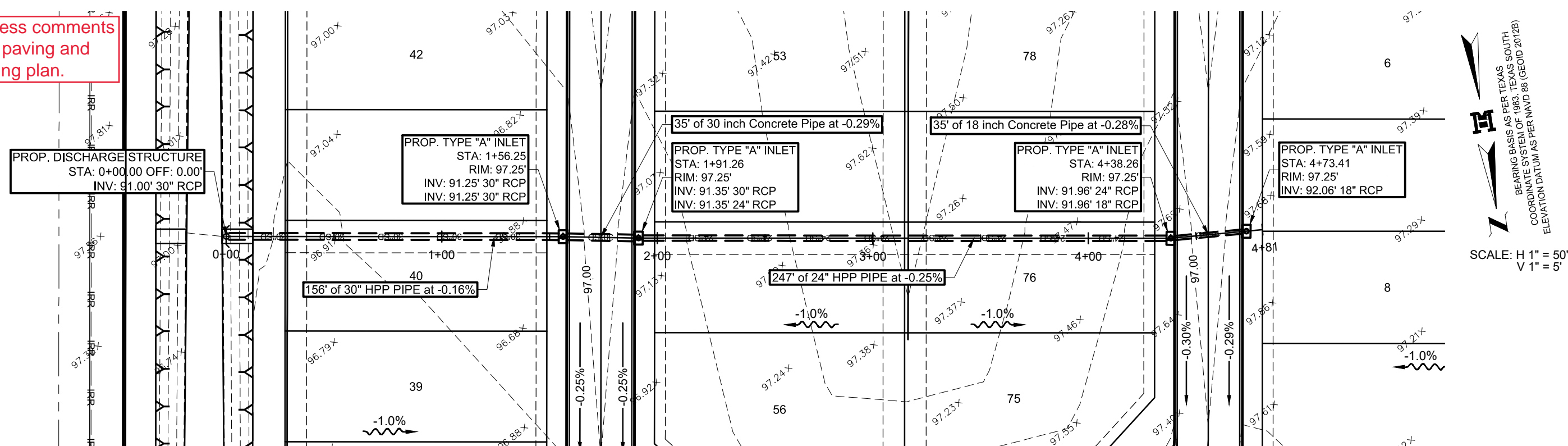
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SHEET 1 OF 1



Address comments  
from paving and  
grading plan.



- LEGEND**
- FOUND No.4 REBAR
  - FOUND PIPE
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - POWER POLE
  - SERVICE POLE
  - TELEPHONE PEDESTAL
  - WATER METER
  - GRATE INLET
  - IRRIGATION STAND PIPE (SIZE AS NOTED)
  - GAS MARKER
  - 4"x4" A/C PAD
  - R.D. — R.D. — ROAD DITCH
  - IRR — IRR — IRRIGATION LINE
  - II — II — HO/WIRE FENCE
  - OH — OH — OVERHEAD POWER LINE
  - (GAS) — (GAS) — SPOTTED GAS LINE (APPROXIMATE LOCATION)
  - CONCRETE AREA
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  - N.E. COR. — NORTHEAST CORNER
  - P.O.B. — POINT OF BEGINNING
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  - N.A.W.S.C. — NORTH ALAMO WATER SUPPLY CORPORATION
  - C.S.W.D. — CORRECTION GENERAL WARRANTY DEED
  - L.E.D.W.P.S. — LIFE ESTATE DEED WITH POWER OF SALE

JOB No.  
21026.00

REVISION  
DATE  
BY  
MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
1115 W. MCINTYRE - EDINBURG, TX. 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
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PROJECT ENG. M.A.R.  
T-BOOK: JRG  
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THE HEIGHTS ON  
TRENTON SUBDIVISION

STORM SEWER  
PLAN & PROFILE

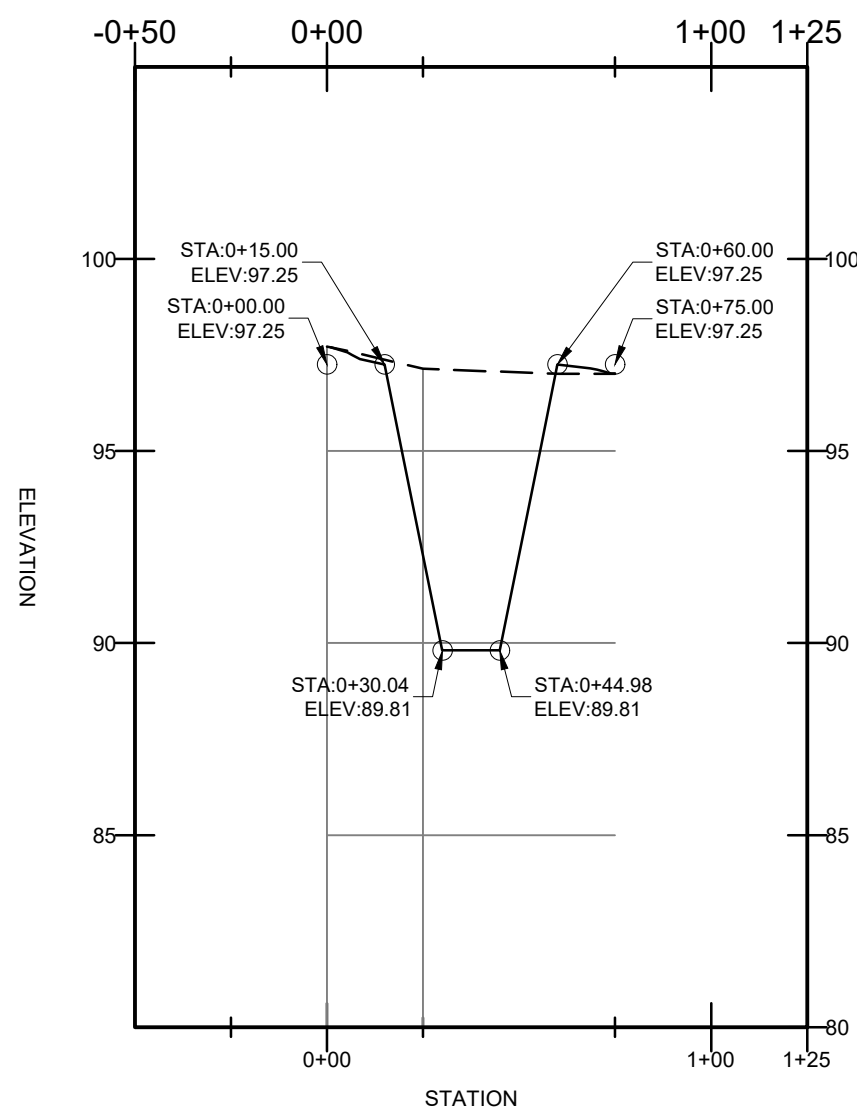
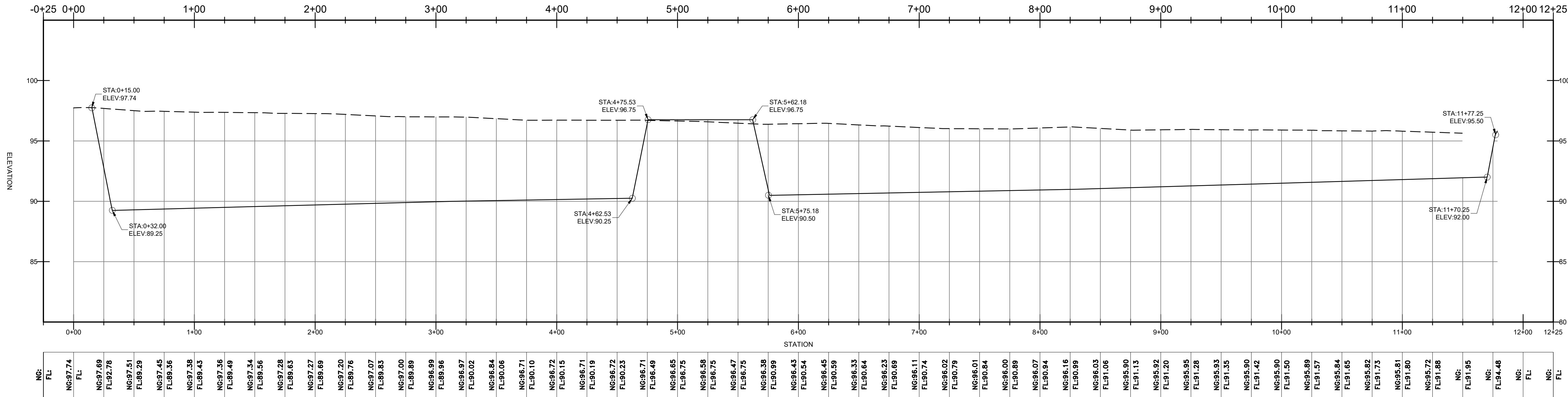
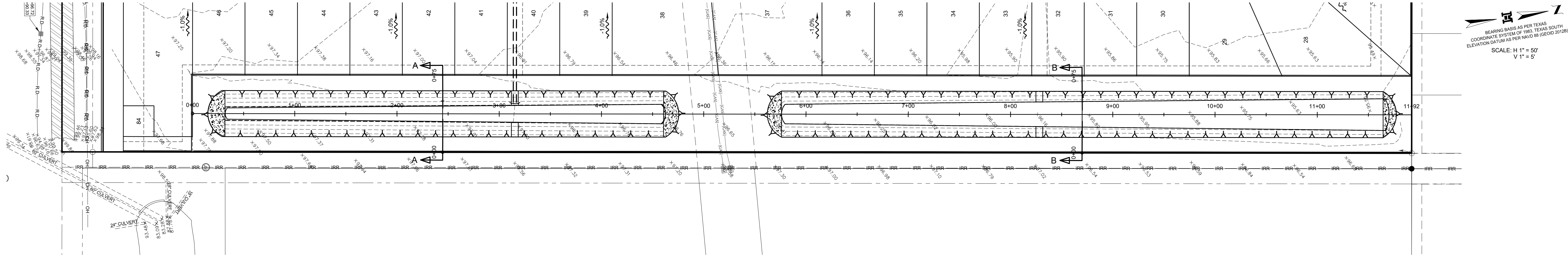
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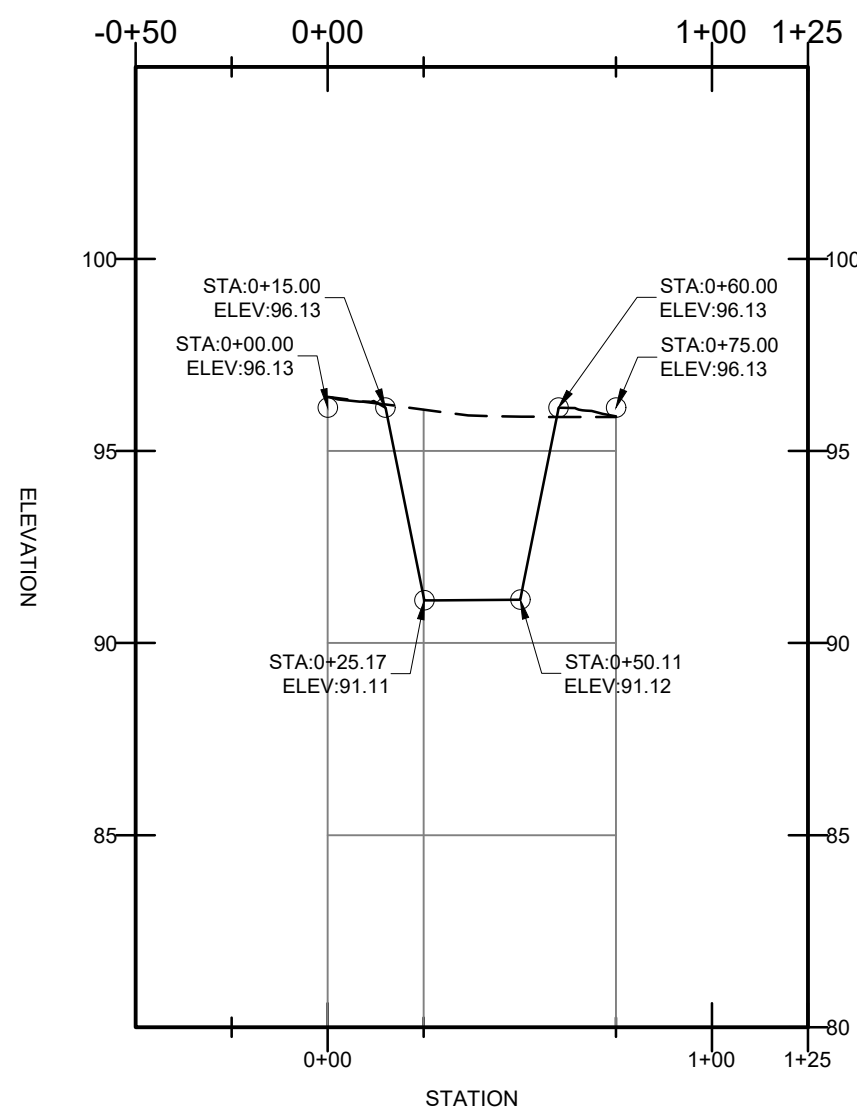
SHEET 1 OF 1



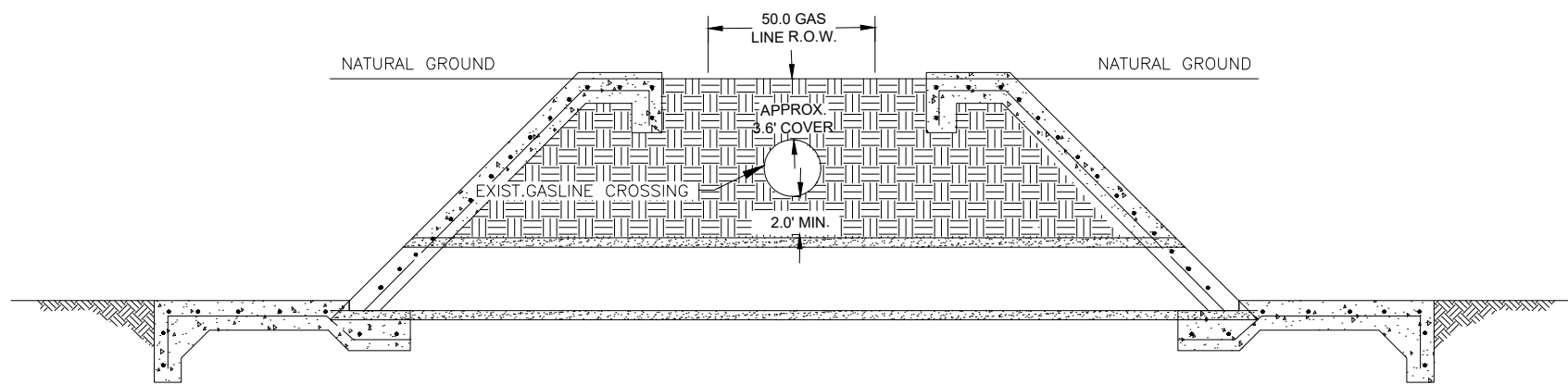
Address comments from paving and grading plan.



DITCH SECTION A-A



DITCH SECTION B-B



GAS LINE CROSSING DETAIL  
SCALE = N.T.S.

- LEGEND**
- FOUND No.4 REBAR
  - FOUND PIPE
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THE HEIGHTS ON  
TRENTON SUBDIVISION  
EDINBURG, TEXAS  
HIDALGO COUNTY

DITCH LAYOUT

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SHEET 1 OF 1



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

## Trip Generation Worksheet

Subdivision Name: \_\_\_\_\_

Project Location: \_\_\_\_\_

(select one) ☐ C.O.E ☐ Edinburg ETJ

Applicant: \_\_\_\_\_ ☐ Owner ☐ Agent

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Date: \_\_\_\_\_

### Proposed Type of Development

☐ New Development

☐ Re-Development

☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

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

Previous TIA Report (if on file) TIA # \_\_\_\_\_

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

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

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

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

\_\_\_\_\_ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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

TIA = Traffic Impact Analysis

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



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## MEMORANDUM

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**TO:** Jessica Lee Ramirez, Urban Planner

**FROM:** Omar Garza, Deputy Chief

**DATE:** February 15, 2021

**RE:** **The Heights on Trenton Subdivision  
Melden & Hunt**

After reviewing the above referenced plat, the following comments were noted:

1. Provide street names.
2. Street C goes towards a dead end.



To: Jessica Ramirez, Urban Planner  
Abel Beltran, Subdivision Coordinator

From: Robert Valenzuela, Stormwater Manager

Date: February 18, 2021

Subject: The Heights on Trenton Subdivision

**The Heights on Trenton Subdivision**  
20.00 Acres

---

**Required Information**

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

1. SW3P (Stormwater Pollution Prevention Plan)
2. NOI (Notice of Intent, Per TCEQ)
3. Large Construction Notice (Per TCEQ Inventory)
4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)

---

**Comments:**

- Silt Fence around the entire project.
- All BMP's need to be shown on plans.
- Large Construction Notice needs to be submitted with contractors contact information.
- NOI & SW3P should be submitted together.
- All items must be submitted before the NTP is issued.
- Please email pending items to [rvalenzuela@cityofedinburg.com](mailto:rvalenzuela@cityofedinburg.com)



**SUBDIVISION WITHIN CITY LIMITS CHECK LIST**
**PERLIMINARY STAGE**

PLANNING &amp; ZONING DEPARTMENT (956) 388-8202

**SUBDIVISION PROCESS**

 Date : **March 5, 2021**

Date Filed: <b>January 8, 2021</b>	P&Z Preliminary: <b>March 9, 2021</b>	Variances Final: <b>March 9, 2021</b>	P&Z Final: <b>March 9, 2021</b>	City Council: <b>April 6, 2021</b>
------------------------------------	---------------------------------------	---------------------------------------	---------------------------------	------------------------------------

Reviewed By: <b>Abel Beltran, Subd. Coord.</b> <a href="mailto:abeltran@cityofedinburg.com">abeltran@cityofedinburg.com</a>	Staff Review : <b>February 21, 2019</b> Staff / Engineer : <b>February 28, 2019</b>	Time Line : <b>365</b> Days 1st Extension : <b>0</b> Days 2nd Extension : <b>0</b> Days	Expires : <b>January 8, 2022</b> Expires 1: <b>January 8, 2022</b> Expires 2: <b>January 8, 2022</b>
--	--	---	--

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

Owner: Reynaldo Ramirez, ET AL		115 W. McIntyre Street, Edinburg, TX		Engineer: Mario Reyna A. Reyna, P.E.	
THE HEIGHTS ON TRENTON SUBDIVISION			Consultant : Melden & Hunt, Inc.		
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

**Subdivision Process:**

Subdivision Plat Submittal	✓				Date : <b>January 8, 2021</b> Recorded :
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: <b>PENDING</b>
Zoning : City Limits - Residential	✓				
Flood Zone	✓				Zone "X" (Shaded)

**Preliminary Submittals:**

Existing & Proposed Water Distribution Layout	✓				
Water Distribution System Provider:	✓				North Alamo Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	✓				
Sanitary Sewer Collection System Provider:	✓				North Alamo Water Supply Corporation - Sanitary Sewer System
Existing and Proposed Drainage Layout System:	✓				
MPO Collector / Arterial Right-of-way Dedication			✓		Right-of-Way Dedication as per MPO requirements (100-Feet)
Minor / Major Collector Street pavement Section			✓		on with Street Section of (64-ft B-B)

**Variances Appeals Request:**

			✓		Planning & Zoning Meeting	Results	City Council Meeting
			✓				
			✓				

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

Cover Sheet	✓				See Section 4 - Construction Plans Submittal Policy Manual
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Sanitary Sewer Detail Sheets	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Detail Sheet	✓				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 - Drainage Policy, 2014 Standard Policy Manual
Minor / Major Collector Streets Improvements:			✓		See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 - Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan and Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

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

Notice To Proceed	✓				Dated: July 17, 2020 232 March 5, 2021
Roadway Open-Cut or Bore Permit Application	✓				
TX-Dot Water UIR Permit			✓		Dated:
TX-Dot Sewer UIR Permit			✓		Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
Change Orders	✓				Dated:
Final Walk Through	✓				Dated:
Punch List	✓				Dated:
Punch List (Completed and Approved)	✓				Dated:
Letter of Acceptance	✓				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	✓				Dated:
Backfill Testing Results	✓				Dated:
As-Builts (Revised Original Submittal)		✓			Dated:

**Recording Process:**

Public Improvements with (Letter of Credit)		✓			Dated: Expires:
Recording Fees		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Road Widening Escrow	\$ -	✓			Estimated 0 LF @ \$ -
Sidewalk Escrow (5-ft) (Variance)	\$ -	✓			Estimated 0 LF @ \$ -
TOTAL OF ESCROWS:	\$ -				
Total Developer's Construction Cost: (Letter of Credit)					Paving and Drainage Improvements Only
Laboratory Testing Fee: 3%	\$ -	✓			\$ - Escrow Grand Total
Inspection Fee: 2%	\$ -	✓			\$ - Final Construction Cost
Park Land Fees: Within City ETJ	\$ -		✓		0 Lots @ \$ -
84 Residential \$ 300.00	\$ 25,200.00	✓			50% Development 50% Building Stage
0 Multi-Family \$ 600.00	\$ -		✓		0% Development 0% Building Stage
Water Rights: NAWSC-CCN	\$ -		✓		19.09 RGRWA 2020 Fees : \$ 2,896.81
Water 30-year Letter NAWSC-CCN	\$ -		✓		0 Lots @ \$ - NAWSC WATER-CCN
Sewer 30-year Letter NAWSC-CCN	\$ -		✓		0 Lots @ \$ - NAWSC SEWER-CCN
TOTAL OF FEES:	\$ 25,200.00				

**Reimbursements:**

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

**Buyouts:**

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

**Tax Certificates**

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

**Total of Escrows, Fees, Reimbursements and Buyouts:**

Escrows	\$ -				
Inspections other Fees	\$ 25,200.00				
Reimbursements	\$ -				
City of Edinburg	\$ -	15%	Payable to the City of Edinburg for Administrative Fee		
To the Developer of Record	\$ -	85%	Payable to the Developer of Record (Separate Check)		
Buyouts	\$ -				
TOTAL :	\$ 25,200.00		Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts		





---

**Planning and Zoning Department**

**MEMORANDUM**

To: Planning & Zoning Commission

From: Abel Beltran, Urban Planner

Date: March 3, 2021

Re: **Hacienda Victoria Estates Subdivision**

Location: The property is located on the south side of E. Richardson Road (FM 2128) and Approximately 2,525.00-ft east of N. Alamo Road (FM 907)

The preliminary plat was approved by the Planning & Zoning Commission on January 14, 2019. Since that date, the project engineer has submitted and staff has reviewed the final plat and set of construction drawings, and received a Notice to Proceed on July 10, 2020. Therefore, the subdivision plat is being presented for final plat approval with an HMAC escrow approved.

Water Distribution Improvements have then been installed at 100%, a NAWSC system.

Sanitary Sewer Improvements have then been installed at 100%, a NAWSC system.

Drainage Improvements have been installed at 100% completed

Paving Improvements is in its final stage with pending 2" HMAC overlay to be completed.

Developer will escrow funds for the Hot Mix Asphalt Concrete (HMAC) pavement overlay.

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

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

Additional Comments provided:

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





TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

March 1, 2021

**CITY OF EDINBURG PLANNING DEPT.**

Attn: Abel Beltran, Planner  
415 W. University Drive  
Edinburg, Texas 78541

**Re: Hacienda Victoria Estates Subdivision – Final Approval Request**

Dear Mr. Beltran:

On behalf of the owner, Sed-Vic Investors, L.P., we are respectfully requesting final plat approval on the above referenced plat and to escrow the remaining improvements. If you will please place us on your next scheduled P&Z agenda for final plat approval so we can then proceed with final approval at County Planning.

Your consideration on this request is greatly appreciated. If you have any questions or need further information, please feel free to contact me at 381-0981

Respectfully,

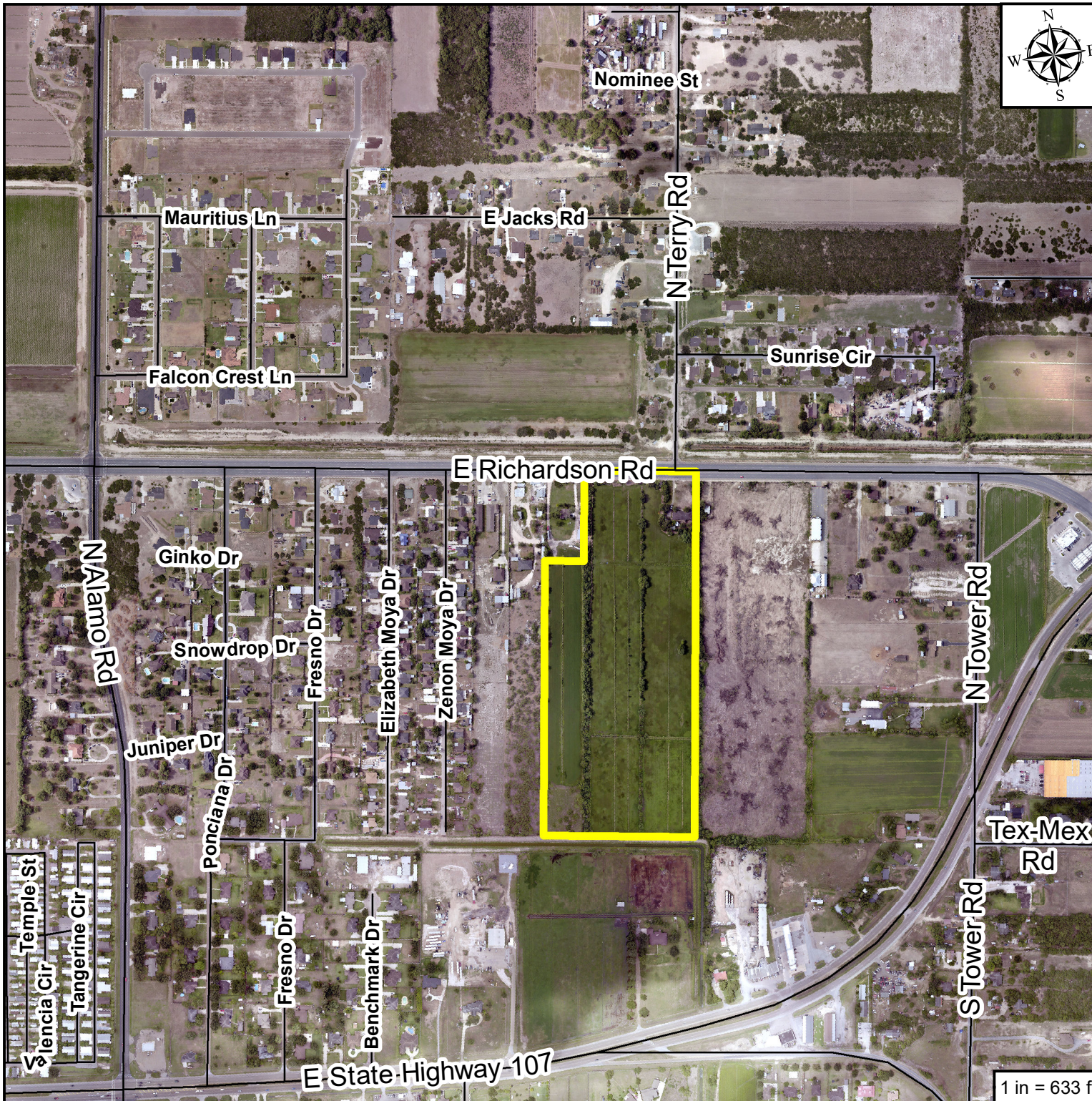
MELDEN & HUNT, INC.

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Mario A. Reyna, P.E.  
Project Engineer

Cc: Sed-Vic Investors, L.P., Owner/Developer





## CASE CAPTION:

**SUBDIVISION NAME:**

**VICTORIA ESTATES**

## Legend

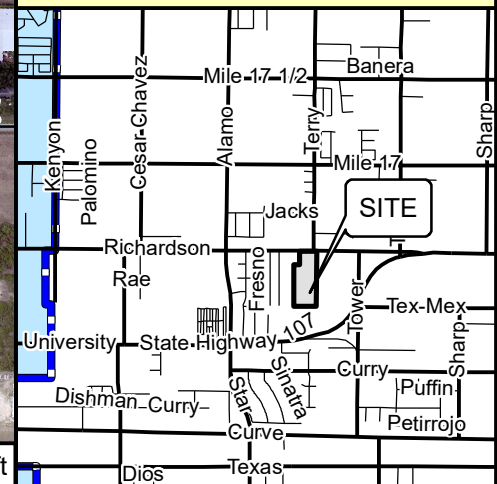


CITY LIMITS

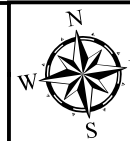


SUBDIVISION SITE

## SITE LOCATION MAP










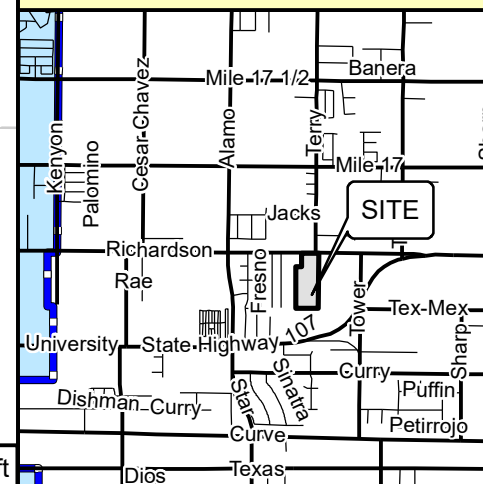
**CASE CAPTION:**

**SUBDIVISION NAME:**  
VICTORIA ESTATES

**Legend**

-  CITY LIMITS
-  STREETS
-  SUBDIVISION SITE

**SITE LOCATION MAP**



Nominee St

E Jacks Rd

N Terry Rd

Sunrise Cir

E Richardson Rd

N Tower Rd

Tex-Mex Rd

S Tower Rd

E State Highway 107

Mauritius Ln

Falcon Crest Ln

Ginko Dr

Snowdrop Dr

Juniper Dr

Ponciana Dr

Fresno Dr

Benchmark Dr

Elizabeth Moya Dr

Zenon Moya Dr

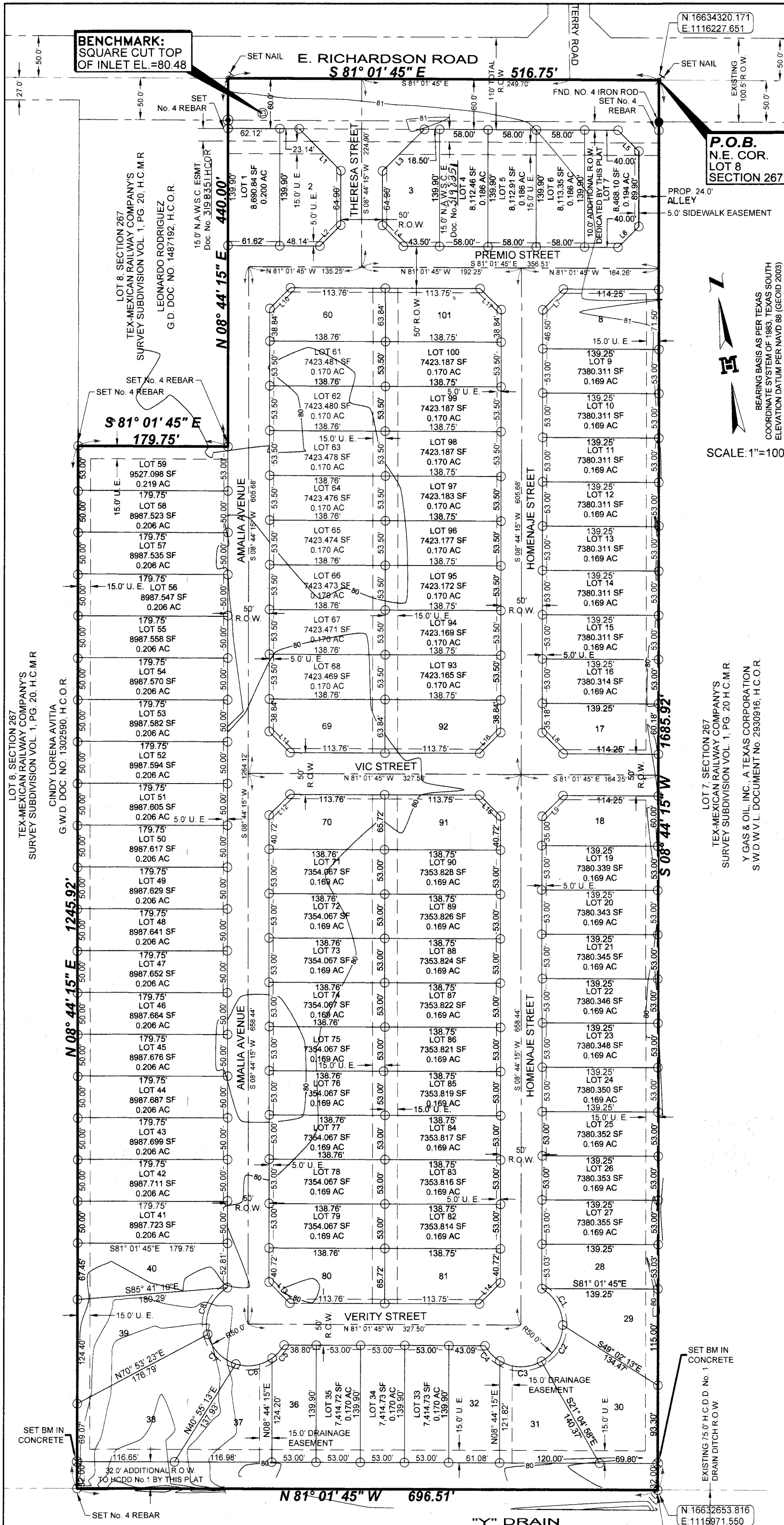
Temple St

Glencia Cir

Tangerine Cir

N Alamo Rd





- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND PIPE
  - SET SQUARE CUT
  - SET BM IN CONCRETE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NA
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTH-EAST CORNER
  - G.D. - GIFT DEED
  - G.W.D. - GIFT WARRANTY DEED
  - DOC. NO. - DOCUMENT NUMBER
  - N.A.W.S.C.E. - NORTH ALAMO WATER SUPPLY COMPANY EASEMENT
  - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
  - P.O.B. - PROPOSED
  - U.E. - UTILITY EASEMENT
  - ESMT. - EASEMENT
  - R.O.W. - RIGHT-OF-WAY
  - VOL. - VOLUME
  - P.G. - PAGE
  - ACRES OF ONE ACRE
  - SF - SQUARE FEET OF ONE ACRE

# SUBDIVISION MAP OF HACIENDA VICTORIA ESTATES SUBDIVISION

BEING 25.224 ACRES  
OUT OF LOT 8, SECTION 267,  
TEXAS-MEXICAN RAILWAY  
COMPANY'S SURVEY SUBDIVISION  
HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES & RESTRICTIONS:  
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)  
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR: MAY 17, 2001
  - SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE, NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION EXISTING CURB IN LOT 115 LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---B.M. NO. 1-ELEV. 80.48 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT ON TOP OF EXISTING CURB IN LOT 115, N. 16634320.171, E. 1116227.651  
---B.M. NO. 2-DESCRIPTIONS: SET BM IN CONCRETE SOUTHEAST CORNER OF LOT 31, N. 16632685.446, E. 1115976.408; ELEV=80.41  
---B.M. NO. 3-DESCRIPTIONS: SET BM IN CONCRETE SOUTHWEST CORNER OF LOT 39, N. 16632794.0340, E. 1115288.547 ELEV=84.60
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 137,855 CUBIC-Feet 3.165 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION, IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTING (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.
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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).
  - LOTS 1-8 SHALL NOT HAVE ACCESS ONTO E. RICHARDSON ROAD. DEVELOPER TO INSTALL BUFFER FENCE ABUTTING RICHARDSON ROAD.
  - EACH LOT SHALL HAVE ITS OWN WATER METER.
  - 5' SIDEWALK WITH ADA RAMPS FOR ALL INTERIOR STREETS IS REQUIRED AT BUILDING PERMIT STAGE, AND ALSO 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG E. RICHARDSON ROAD DURING SUBDIVISION DEVELOPMENT STAGE.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
  - ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

Irregular Lot Area		
Lot #	SF	Area
2	8,670.54	0.196 AC
3	8,019.44	0.184 AC
7	9,468.10	0.194 AC
8	9,643.38	0.221 AC
17	8,087.27	0.185 AC
18	8,042.96	0.185 AC
28	7,384.46	0.170 AC
29	9,365.09	0.215 AC
30	13,908.49	0.319 AC
31	10,117.96	0.232 AC
32	8,346.56	0.192 AC
36	7,295.20	0.167 AC
37	9,395.66	0.216 AC
38	17,340.82	0.398 AC
39	14,148.45	0.325 AC
40	10,808.20	0.248 AC
60	8,545.31	0.196 AC
66	8,545.13	0.196 AC
70	8,808.28	0.202 AC
80	8,805.85	0.202 AC
81	8,805.53	0.202 AC
91	8,805.99	0.202 AC
92	8,544.78	0.196 AC
101	8,544.83	0.196 AC

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	60° 16' 46"	50.00'	52.60'	N21° 07' 07" W	50.21'	29.03'
C2	60° 10' 45"	50.00'	52.52'	N39° 06' 39" E	50.14'	28.97'
C3	60° 15' 46"	50.00'	52.59'	S80° 40' 08" E	50.20'	29.02'
C4	29° 30' 28"	50.00'	25.75'	S33° 46' 59" E	25.47'	13.17'
C5	24° 29' 52"	50.00'	21.38'	N51° 13' 11" E	21.22'	10.86'
C6	52° 18' 05"	50.00'	45.64'	N89° 31' 10" E	44.07'	24.55'
C7	58° 35' 25"	50.00'	51.13'	S34° 56' 04" E	48.93'	28.05'
C8	74° 22' 36"	50.00'	64.91'	S31° 32' 57" W	60.44'	37.94'

Lot Line Table		
Line #	Length	Direction
L1	70.09'	S36° 04' 22" E
L2	35.28'	N53° 51' 15" E
L3	69.86'	S53° 51' 15" W
L4	35.28'	S36° 15' 45" E
L5	34.72'	N36° 08' 44" W
L6	35.28'	N53° 51' 29" E
L7	35.28'	N53° 51' 15" E
L8	35.43'	S36° 08' 45" E
L9	35.28'	N53° 51' 15" E

Lot Line Table		
Line #	Length	Direction
L10	35.28'	N53° 51' 16" E
L11	35.43'	S36° 08' 45" E
L12	35.28'	N53° 51' 15" E
L13	35.43'	S36° 08' 45" E
L14	35.28'	N53° 51' 15" E
L15	35.43'	S36° 08' 45" E
L16	35.28'	N53° 51' 15" E
L17	35.43'	S36° 08' 45" E

RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF March 21, 2021.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS &  
COUNTY OF HIDALGO &

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 21, 2021.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF March 21, 2021.

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF "HACIENDA VICTORIA ESTATES SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

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

MAYOR CITY OF EDINBURG \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: \_\_\_\_\_

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 25th DAY OF February 20 21.

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

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

FRED L. KURTH, P.R.L.S. # 4750  
DATE SURVEYED: 10/21/2019  
1-1084 PG. 52  
SURVEY JOB NO. 19167-02-08

INDEX TO SHEET OF HACIENDA VICTORIA ESTATES SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREET, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1, N.A.W.S.C. COUNTY JUDGE CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REVISION NOTES, DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERS CERTIFICATION.

SHEET 4: CONSTRUCTION DETAILS

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, KYNDEL W. BENNETT  
AS OWNER OF THE 25.141 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "HACIENDA VICTORIA ESTATES SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

SED-VIC INVESTORS, LP, A TEXAS LIMITED LIABILITY COMPANY

3-4-21

KYNDEL W. BENNETT, CEO  
11410 NORTH F.M. 493  
DINNA, TEXAS 78537

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March 21, 2021.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES

LYDIA FLORES  
Notary Public, State of Texas  
Comm. Expires 06/26/2022  
Notary ID # 11219018

STATE OF TEXAS  
COUNTY OF HIDALGO

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

2-15-21

MARIO A. REYNA P.E. # 117368  
DATE PREPARED: 2-27-2020  
ENGINEERING JOB NO. 19167-00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF "HACIENDA VICTORIA ESTATES SUBDIVISION" WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/21/2019, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, P.R.L.S. # 4750  
DATE SURVEYED: 10/21/2019  
1-1084 PG. 52  
SURVEY JOB NO. 19167-02-08

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

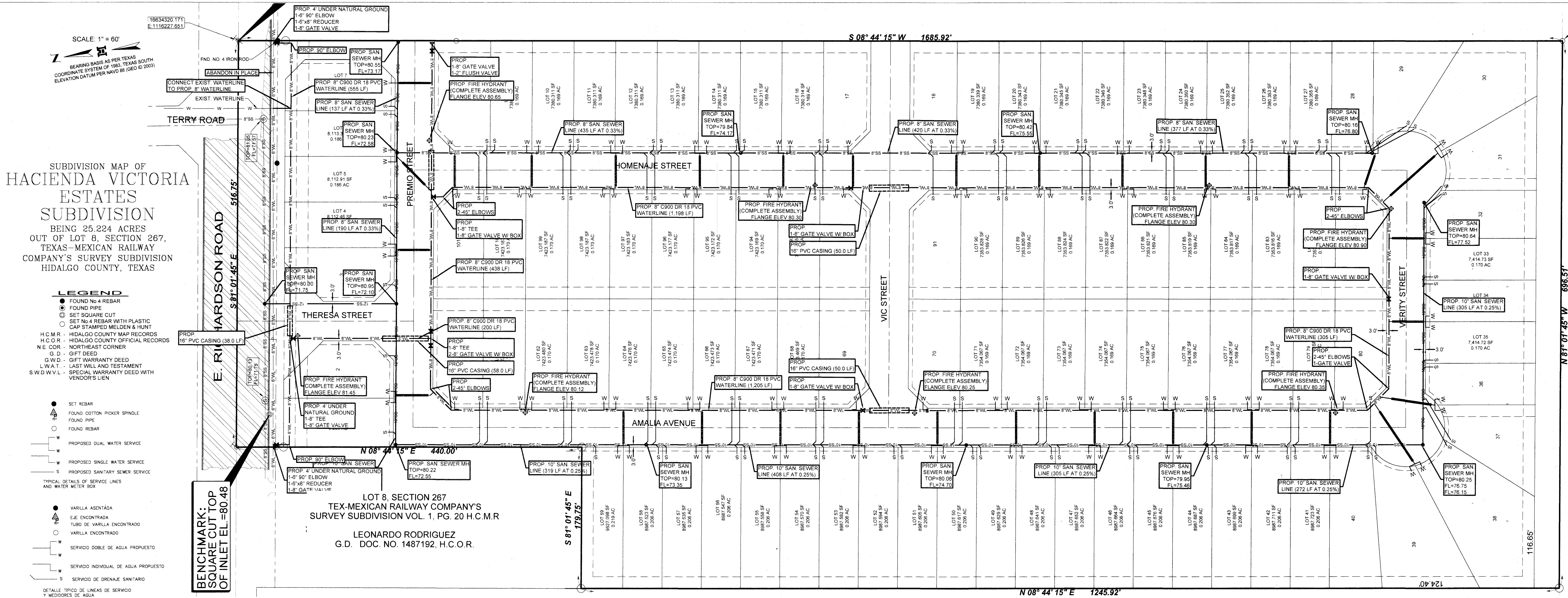
PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX

OWNER: KYNDEL W. BENNETT 11410 NORTH F.M. 493 DINNA, TEXAS 78537

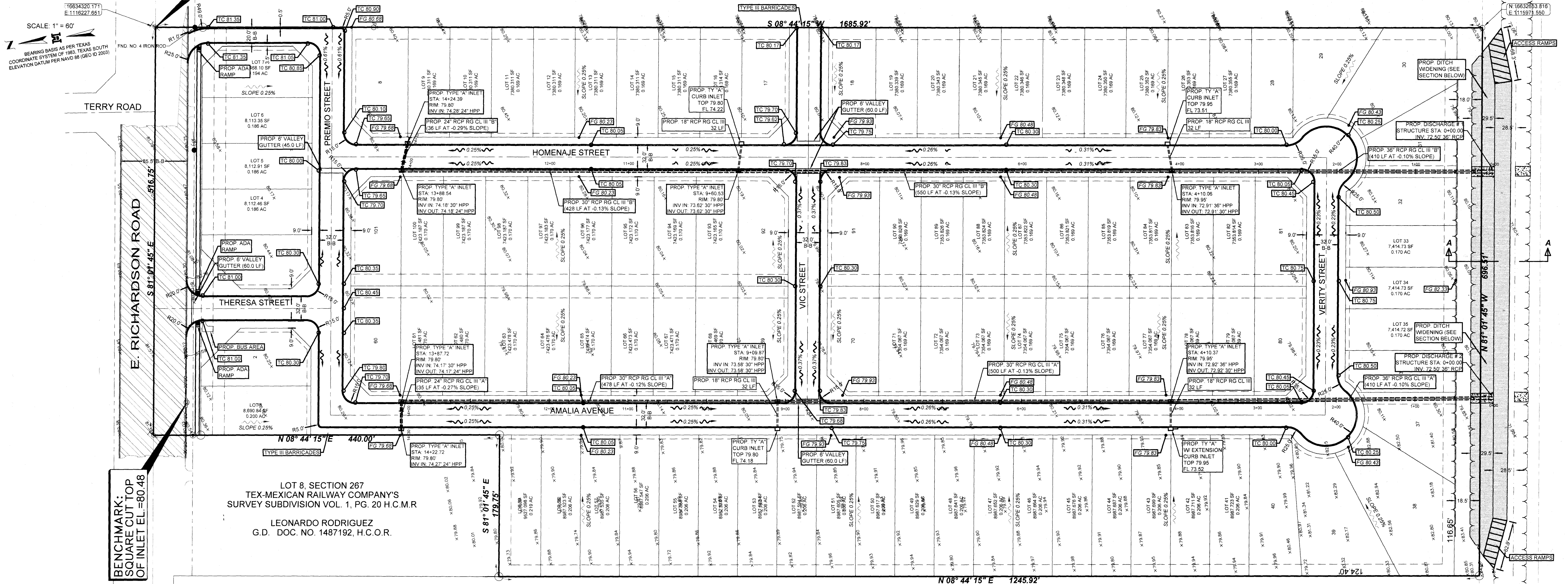
ENGINEER: MARIO A. REYNA 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839









MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF  
**HACIENDA VICTORIA ESTATES**  
SUBDIVISION  
BEING 25.224 ACRES  
OUT OF LOT 8, SECTION 267,  
TEXAS-MEXICAN RAILWAY  
COMPANY'S SURVEY SUBDIVISION  
HIDALGO COUNTY, TEXAS

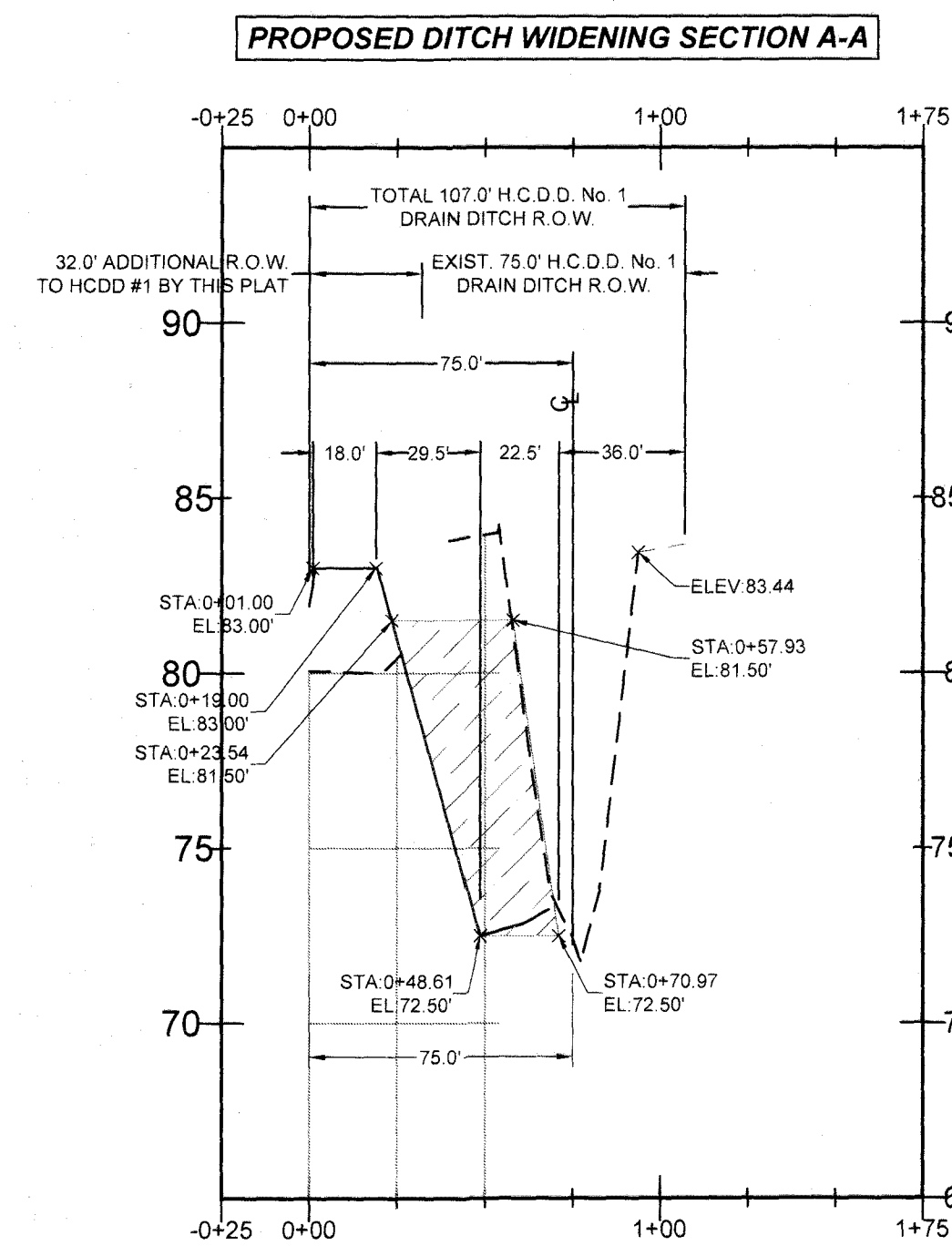
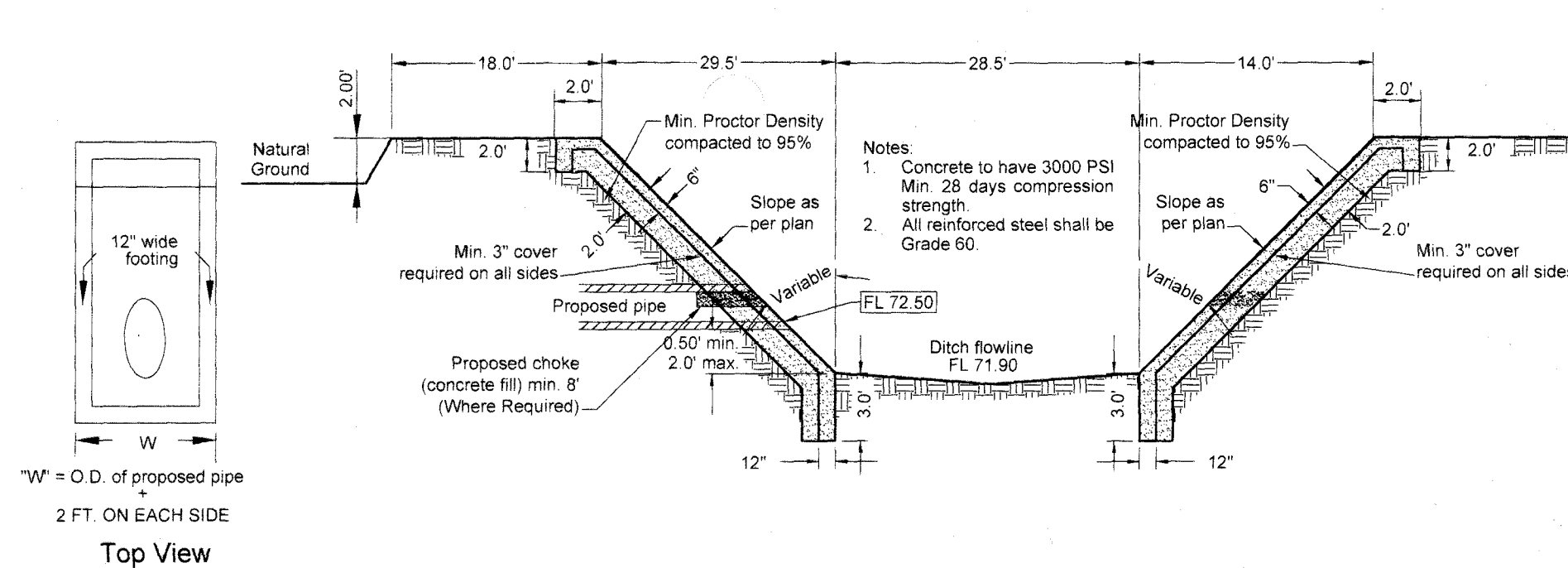
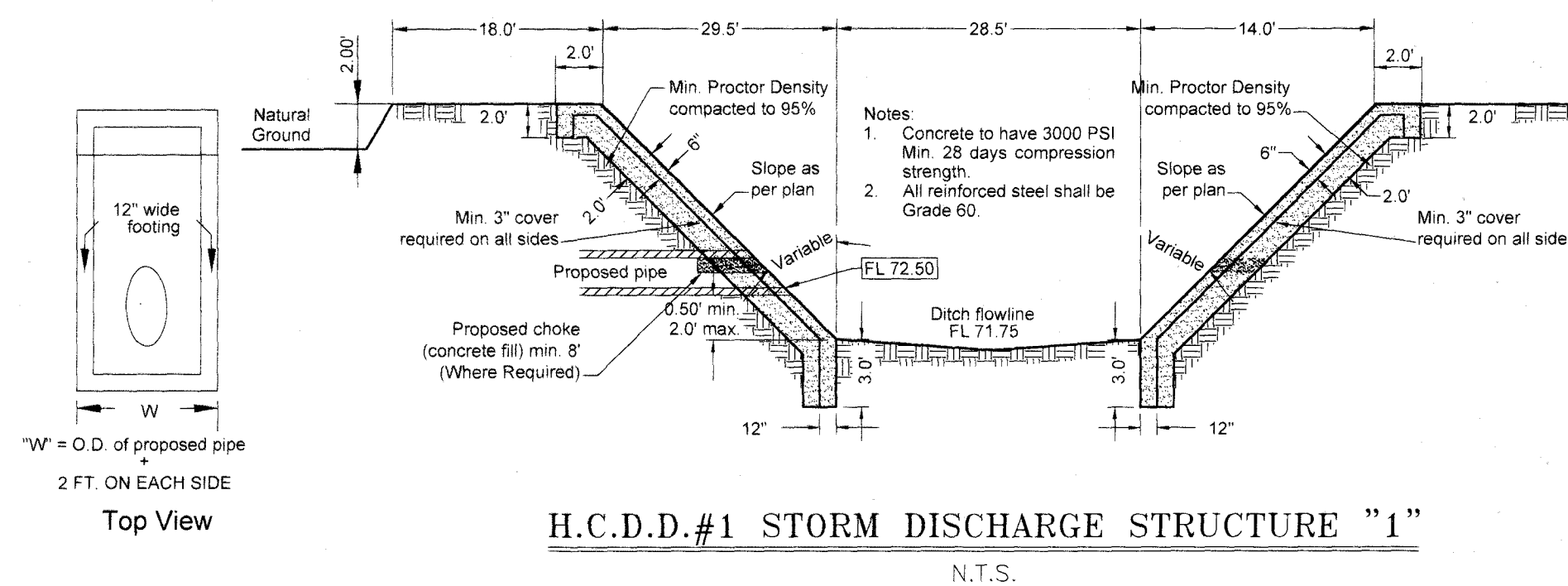
**LEGEND**

- FOUND NO. 4 REBAR
- FOUND PIPE
- ⊕ SET SQUARE CUT
- ⊕ SET NO. 4 REBAR WITH PLASTIC
- ⊕ CAP STAMPED MELDEN & HUNT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
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- G.W.D. - GIFT WARRANTY DEED
- L.W.A.T. - LAST WILL AND TESTAMENT
- S.W.O.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DRAWN BY: EM DATE: 01-28-2020  
SURVEYED CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

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



**DRAINAGE STATEMENT**  
**HACIENDA VICTORIA ESTATES SUBDIVISION**

HACIENDA VICTORIA ESTATES SUBDIVISION IS A 25.224 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.224-ACRE TRACT CONSISTS OF: 19.008 ACRES CONVEYED TO DORIS M. SIEGRIST BY VIRTUE OF A LAST WILL AND TESTAMENT RECORDED IN VOLUME 2770, PAGE 970, HIDALGO COUNTY OFFICIAL RECORDS, AND 0.992 OF ONE ACRE CONVEYED TO BARBARA L. SIEGRIST BY VIRTUE OF A GIFT WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1459480, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF RICHARDSON STREET AND APPROXIMATELY 2,285 FEET EAST OF ALAMO ROAD. THE PROPERTY IS A B3 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "X" (SHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0325 D, MAP REVISED JUNE 6, 2000, REVISED TO REFLECT LOW-LEVEL MAY 17, 2001, ZONE "X" (SHADED) IS DEFINED AS: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

THE SOILS ARE (28) HIDALGO FINE SANDY LOAM WHICH IS IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERLY DIRECTION AND HAS A RUNOFF OF 7.22 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 34.86 C.F.S. TO A TOTAL OF 42.08 C.F.S.

THE PROPOSED DRAINAGE FOR HACIENDA VICTORIA ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO THE "Y" DRAIN WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE SOUTH MAIN DRAIN L. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 10-TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18", 24", 30" DRAINAGE PIPE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 137,855 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE "Y" DRAIN.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334-0425 B, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DITCH WIDENING TO THE NORTH OF THIS SUBDIVISION.

MARIO A. REYNA PE # 117368

DATE: 3-4-21

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA  
117368  
LICENSED PROFESSIONAL ENGINEER





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## Planning and Zoning Department

### MEMORANDUM

To: Planning & Zoning Commission

From: Abel Beltran, Urban Planner

Date: March 5, 2021

Re: **OSO Grande Estates Subdivision**

Location: The property is located on the south side of Amber Lane, approximately 600-ft east of Via Fernandez.

The preliminary plat was approved by the Planning & Zoning Commission on June 11, 2019. Since that date, the project engineer has submitted and staff has reviewed the final plat and set of construction drawings, and received a Notice to Proceed dated February 26, 2020. Therefore, the subdivision plat is being presented for final plat approval.

Water Distribution Improvements has then been installed at 100%, a City of Edinburg system.  
Sanitary Sewer Improvements has then been installed at 100%, a City of Edinburg system.  
Drainage Improvements has been installed at 100% completion with pending ditch final grading.  
Paving Improvements has been constructed at 100% with submittals of testing results for compliance.

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

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

#### Additional Comments provided:

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







**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E. # 95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

February 25, 2021

Ms. Kim Mendoza  
Director of Planning & Zoning  
City of Edinburg  
415 W. University Drive  
Edinburg, Texas 78539

**Re: Oso Grande Estates**

Dear Ms. Mendoza:

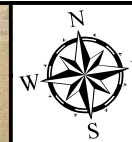
This letter is to request that this subdivision be placed on the agenda for the March 2021 meeting for final approval by the Planning and Zoning Commission.

Should you have any questions, please feel free to call me at 381-6480.

Respectfully,

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





**CASE CAPTION:**

**APPLICANT NAME:**  
OSO GRANDE ESTATES

Amber Ln

Becky Ln

Suzette Ln

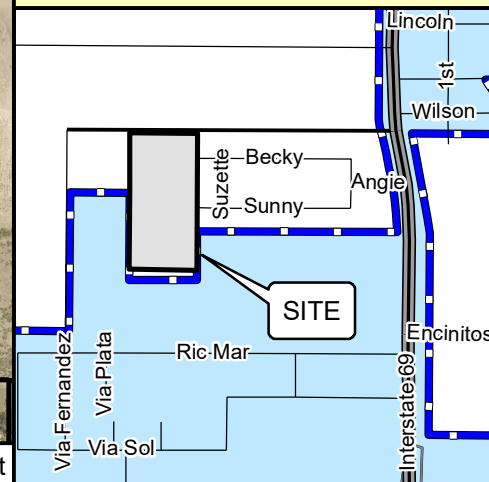
Sunny Ln

TAMARRON ESTATES

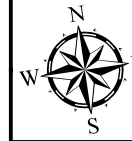
**Legend**

 APPLICANT SITE

**SITE LOCATION MAP**







**CASE CAPTION:**

**APPLICANT NAME:**  
OSO GRANDE ESTATES

Amber Ln

Becky Ln

Suzette Ln

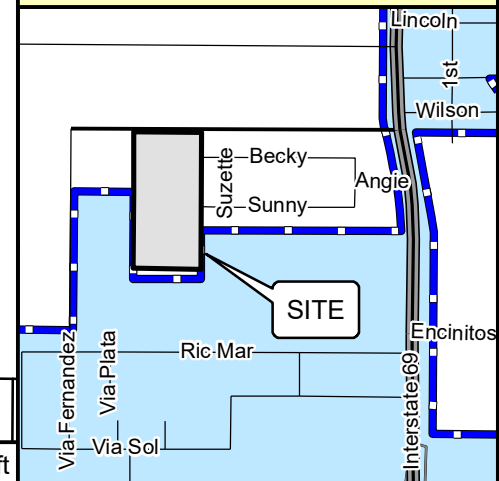
Sunny Ln

TAMARRON ESTATES

**Legend**

 APPLICANT SITE

**SITE LOCATION MAP**



1 in = 400 ft

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

METES AND BOUNDS  
 A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME PAGE 46, MAP RECORDED HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF LETTY LANE FOR THE NORTHEAST CORNER OF LOT 46, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°57' W, ALONG THE EAST LINE OF LOT 46, PASSING A COTTON PICKER SPINDLE SET AT 15.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF AMBER LAKE, PASSING AT 1,035.40 FEET THE NORTHWEST CORNER OF HOLT CAT SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 24422989, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,232.32 FEET TO THE SOUTHWEST CORNER OF SAID SPINDLE SET, 1856.00 FEET TO THE NORTHWEST CORNER OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, 1.769 ACRES, OUT OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2559515, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

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

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

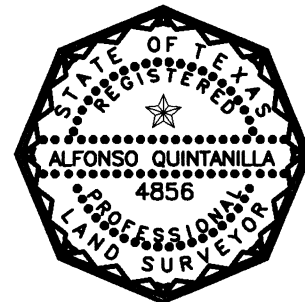
THENCE; S 81°03' E, ALONG THE NORTH LINE OF LOT 46, AND THE CENTERLINE OF AMBER LANE, A DISTANCE OF 700.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.04 ACRES OF LAND MORE OR LESS.

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

I, ALFONSO QUINTANILLA, 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 EDINBURG, TEXAS.

DATED THIS THE 26TH DAY OF MARCH 2019

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856 STATE OF TEXAS



**ATTEST:**

MAYOR'S SIGNATURE	DATE	CITY SECRETARY	DATE
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**APPROVED BY DRAINAGE DISTRICT:**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE (9.211(C)). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA  
P.E. No. 95534

DATE \_\_\_\_\_

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

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

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

DATE OF PREPARATION: MARCH 26, 2019

DATE OF PREPARATION: MARCH 26, 2019

FILENAME : F:\DATA\SUBDIVIS\EDINBURG\OSO GRANDE ESTATES \ P


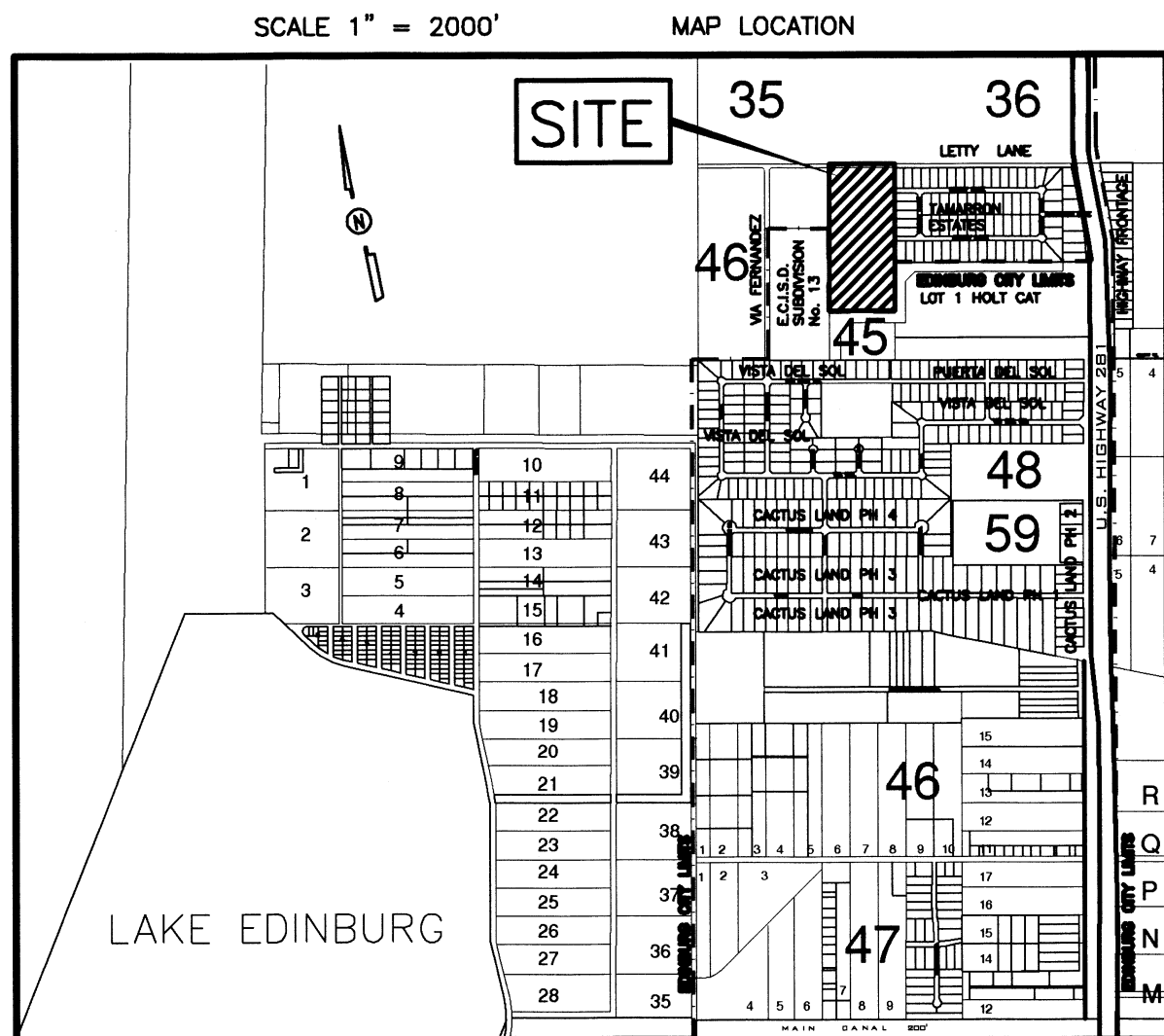
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 26, 2019	IG		

DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
1-20-2020	JLH:G		

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	N 53d57'0" E	35.36'
L2	S 36d3'0" E	35.36'
L3	N 36d3'0" W	35.36'
L4	S 53d57'0" W	35.36'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	52°22'48"	50.00'	45.71'
"B"	97°37'12"	50.00'	85.19'
"C"	101°07'42"	50.00'	88.25'
"D"	48°59'18"	50.00'	42.65'

LOT	AREA (S.F.)
1	10197.73
2-11	7522.39
12	8858.70
13-24	7507.37
25	8426.86
26	8004.61
27	7624.58
28	7898.40
29-36	7507.50
37-38	8696.35
39-50	7507.50
51-52	10055.18
53-64	7507.50
65-66	8696.35
67-74	7507.50
75	7898.40
76	7624.58
77	6491.98
78	6766.00
79-82	6507.38
83	6834.37
84-86	7507.00
87-88	8696.35
89-94	7507.00
95-96	8696.35
97-98	7507.00
99	10483.11



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

**LAND SURVEYORS**  
PHONE 956-381-6480

DATE OF PREPARATION: MARCH 26, 2019

FILENAME : F:\DATA\SUBDIVIS\EDINBURG\OSO GRANDE ESTATES \ P

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 22, 2016	LS		

DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
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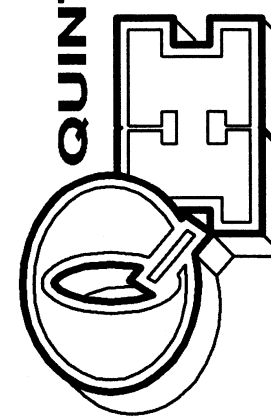






**LAND SURVEYORS**  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QQA-ENG.COM

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



**OSO GRANDE ESTATES  
SANITARY SEWER  
OFFSITE COLLECTION  
SYSTEM LAYOUT**



