



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 9, 2022 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum

A. Prayer

B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

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

A. All the items are generally considered as they appear on the agenda as each item is introduced.

B. Staff will present its findings and recommendation on the item being considered.

C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

E. Once the Chair closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **MINUTES**

A. Consider Approval of the Minutes for the July 12, 2022 Regular Meeting

6. **PUBLIC COMMENTS**

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being all of Lot 6, Block 1, 12.82 acres, Santa Cruz Gardens Subdivision, Unit 3, located at 4020 North Doolittle Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, 24.58 acres out of lots 5, 6, 7 and 8, Block 8, Santa Cruz Gardens Subdivision, Unit 3, located at 3000 East Davis Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company

8. **CONSENT AGENDA**

- A. Consider Final Plat of Los Lagos Phase VII Subdivision – “A”, being a 14.83 acre tract of land out of Lot 8, Swearngen Tract, located at 2900 Los Lagos Drive, as requested by Rio Delta Engineering, Inc
- B. Consider Final Plat of Mariterry Estates Subdivision, being an approximate 6.00 acre tract of land out of Lot 9, Section 278, Texas-Mexican Railway Company Survey, located at 1801 South Mon Mack Road, as requested by MAS Engineering, LLC.

9. **OTHER BUSINESS**

- A. Discussion and Possible Action on the Adoption of the City's Unified Development Code and Item Related Thereto.

10. **DIRECTOR'S REPORT**

- A. Introduction of Director of Planning and Zoning.

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **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 during regular working hours, at 4:00P.M. on Friday August 5, 2022 .



Claudia Mariscal, Administrative Assistant

NOTICE

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



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 12, 2022 - 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

PRESENT:

**CHAIRPERSON- JOE OCHOA
VICE CHAIRPERSON- JORGE SOTELO
COMMISSION MEMBERS:
RENE OLIVARES
JORGE GONZALEZ
VICTOR DANIEC
ELIAS LONGORIA, JR.**

ABSENT:

**COMMISSION MEMBER:
RUBY CASAS**

MINUTES

1. Call Meeting To Order, Establish Quorum
 - A. Prayer – Prayer was announced by Commission Member Ruby Casas.
 - B. Pledge of Allegiance – The Pledge of Allegiance was said.
2. Certification of Public Notice **RITA GUERRERO- 07/8/2022- 4:30 P.M.**
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

- A. All the items are generally considered as they appear on the agenda, as each item is introduced.

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

5. **MINUTES**

- A. Consider approval of the Minutes for the June 14, 2022 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-1 ONE VOTE WAS ABSTAINED.

6. **APPOINTMENTS**

- A. Consider the Appointment of the Vice-Chair

CHAIRPERSON JOE OCHOA NOMINATED MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District, being Lots 6 and 8, Block 2, Vela Subdivision, Located at 309 and 313 South Raul Longoria Road, As Requested By Carranza Development

NO COMMENTS IN FAVOR NOR AGAINST.

THE BOARD ASKED IF THE APPLICANT WAS PRESENT, MR. CARRANZA WAS PRESENT VIA ZOOM AND EXPLAINED WHY REZONING IS REQUIRED FOR THE PROPOSED DEVELOPMENT. THE BOARD DISCUSSED THE DENSITY AND THE CLOSEST FOURPLEXES.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON

JORGE SOTELO TO TABLE THE ITEM, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

- B. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, being a 15.846 Acre Tract of Land Consisting of 5.872 Acres out of Lot 11, all of Lot 12 and 4.444 Acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, Located at 221 East Schunior Street, As Requested By Treviño Engineering on Behalf of Mel Phillip, Tide Products, Inc.

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT'S REPRESENTATIVE WAS PRESENT HOWEVER, APPLICANT WAS NOT PRESENT.

MR. MARCO LOPEZ WAS PRESENT. COMMISSION MEMBER VICTOR DANIEC INQUIRED ABOUT SOIL CONTAMINATION AND ABOUT PROTOCOL ON GIVING PERMITS REGARDING ENVIRONMENTAL ASPECTS.

AFTER THE BRIEF DISCUSSION, MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

Chairperson Joe Ochoa went on to item 7D before reading item 7C.

- C. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District, being a 16.076 Acre Tract of Land out of Lot 6, Block 2, Steele and Pershing Subdivision, Located at 3300 South McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on Behalf of Brandon Vail, Campus Pastor, Palm Valley Church

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT AND PROJECT ENGINEER WAS PRESENT.

PROJECT ENGINEER MR. ALFONSO QUINTANILLA ADDRESSED THE BOARD AND EXPLAINED ABOUT DRAINAGE AND OTHER IMPROVEMENTS. MR. BRANDON VAIL WAS PRESENT AS WELL AND DISCUSSED BRIEFLY THE HISTORY OF THE PROJECT.

AFTER THE DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban

Residential (AU) Districts to Urban Residential (UR) District, being 22.008 Acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, Located at 4201 La Sienna Parkway, As Requested By Melden & Hunt, Inc. on Behalf of Burns Brothers, LTD

THERE WAS NO ONE PERSENT IN FAVOR NOR AGAINST THE PROPOSED REZONING.

MOTION WAS MADE BY COMMISSION MEMBER ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

Chairperson Joe Ochoa moved back to item 7C.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for Russell Oak Estates Subdivision, Being a 38.786 Acre Tract out of Land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, Located at 2300 North Cesar Chavez Road, As Requested By Melden & Hunt, Inc.

APPROVED BASED ON STAFF'S RECOMMENDATION- SOTELO/ OLIVAREZ 6-0.

- B. Consider Variance Request to the City's Unified Development Code Section 7.100(C) Purpose and Applicability, Applicability - subdivision plat for Juan R. Lopez, Being a 0.69 acres tract of land out of Lot 3, Block 3, John Closner Subdivision, As Requested By Juan R. Lopez.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/ OLIVAREZ 6-0.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of The Village on Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, located at 4220 North Seminary Rd, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

- B. Consider the Preliminary Plat Approval of Valencia Trail II Subdivision, being a 14.317 acre tract of land out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey, located at 1709 North Mon Mack Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

- C. Consider the Preliminary Plat Approval of Golden Acres Subdivision, being a 30.01 acre tract of land out of Lots 20, 21, & 22, Caledonia Estates Subdivision, located at 3701 East Curry Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

- D. Consider the Preliminary Plat Approval of Water Lilly at La Sienna Subdivision, being a 25.16 acre tract of land out of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

- E. Consider the Preliminary Plat of Los Lagos Phase VII-B Subdivision, being a 29.60 acre tract of land out of Lot 2, Block 1, John Closner et al., Subdivision, located at 2700 Los Lagos Road, as requested by Rio Delta Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

- F. Consider Final Plat Approval for Atwood Estates Subdivision, being a 24.76-acre tract of land out of Lots 13, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 5101 West Schunior Street, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, AND 9F WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/SOTELO 6-0.

11. **DIRECTOR'S REPORT**

- A. Unified Development Code Update.

MS. RITA GUERRERO SPOKE ABOUT THE UNIFIED DEVELOPMENT CODE AND STATED THAT THERE WOULD BE A JOINT MEETING ON JULY 18, 2022.

12. **INFORMATION ONLY**

- A. Attendance Roster

13. **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 during regular working hours, at 4:00 P.M. on Friday, June 10, 2022.

Claudia Mariscal

Claudia Mariscal, Planning 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.



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: August 9, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being all of Lot 6, Block 1, 12.82 acres, Santa Cruz Gardens Subdivision, Unit 3, located at 4020 North Doolittle Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a single-family residential subdivision at this location.

The property is on the east side of North Doolittle Road, approximately 1,700 ft. north of East Monte Cristo Road. The property has 330 ft. of frontage on North Doolittle Road and approximately 1,692 ft. of depth for a total lot area of 12.82 gross acres. There is currently a single-family residential structure on the property which will be removed to accommodate the proposed development. The requested zoning designation is the highest intensity residential district, intended to permit a wide range of residential uses and encourage a variety of housing types. The proposed use is for a high-density, single-family subdivision at this location.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Suburban Residential (S) District to the north and south, Agriculture (AG) District to the east, and Neighborhood Conservation 5 (NC5) District to the west. Adjacent land uses are single-family residential with institutional uses and vacant land. The future land use designation is for Auto-Urban uses at this location.

Staff received a Zone Change Application for the subject property on June 24, 2022. The applicant is proposing a single-family development at this location. A Subdivision Application for the Santa Cruz Palms, a proposed 57-lot single-family subdivision, was received for this location on May 17, 2022. The subdivision received preliminary approval by this Board at its regular meeting of June 14, 2022. At this same meeting, the Board recommended for approval of a subdivision variance for street paving for this development. The variance was approved by the Edinburg City council at its regular meeting of July 5, 2022. Rezoning is needed to accommodate the proposed subdivision.

Staff mailed a notice of the public hearing to 21 neighboring property owners on Friday, July 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 17, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on September 6, 2022. 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 Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the surrounding zonings and densities. However, staff is favorable to the lesser zoning designation of Neighborhood Conservation 5 (NC5) District. This prospect was agreeable to all parties when discussed with the engineer for this project.

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 recommendation is based on adjacent zoning and land use densities. The proposed zoning would allow development at a density that is incongruous with this area. It would also allow multifamily use by right for any future development, regardless of the developer's intent. The lesser zoning designation of Neighborhood Conservation 5 (NC5) District is better suited to the project location and is a preferable alternative for the proposed use.

Prepared by:

D. Austin Colina
Planner I

Reviewed by:

Jaime Acevedo
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/09/2022
CITY COUNCIL – 9/06/2022
DATE PREPARED – 8/01/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District

APPLICANT: Fortis Land Company

AGENT: Rio Delta Engineering

LEGAL: All of Lot 6, Block 1, 12.82 acres, Santa Cruz Gardens Subdivision, Unit 3

LOCATION: 4020 North Doolittle Road

LOT/TRACT SIZE: 12.82

CURRENT USE: Single-family residential

PROPOSED USE: Single-family residential

EXISTING ZONING: Suburban Residential (S) District

ADJACENT ZONING: North – Suburban Residential (S) District
South – Suburban Residential (S) District
East – Agriculture (AG) District
West – Neighborhood Conservation 5 (NC5) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends disapproval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
FORTIS LAND COMPANY**

EVALUATION

The following is staff's evaluation of the request.

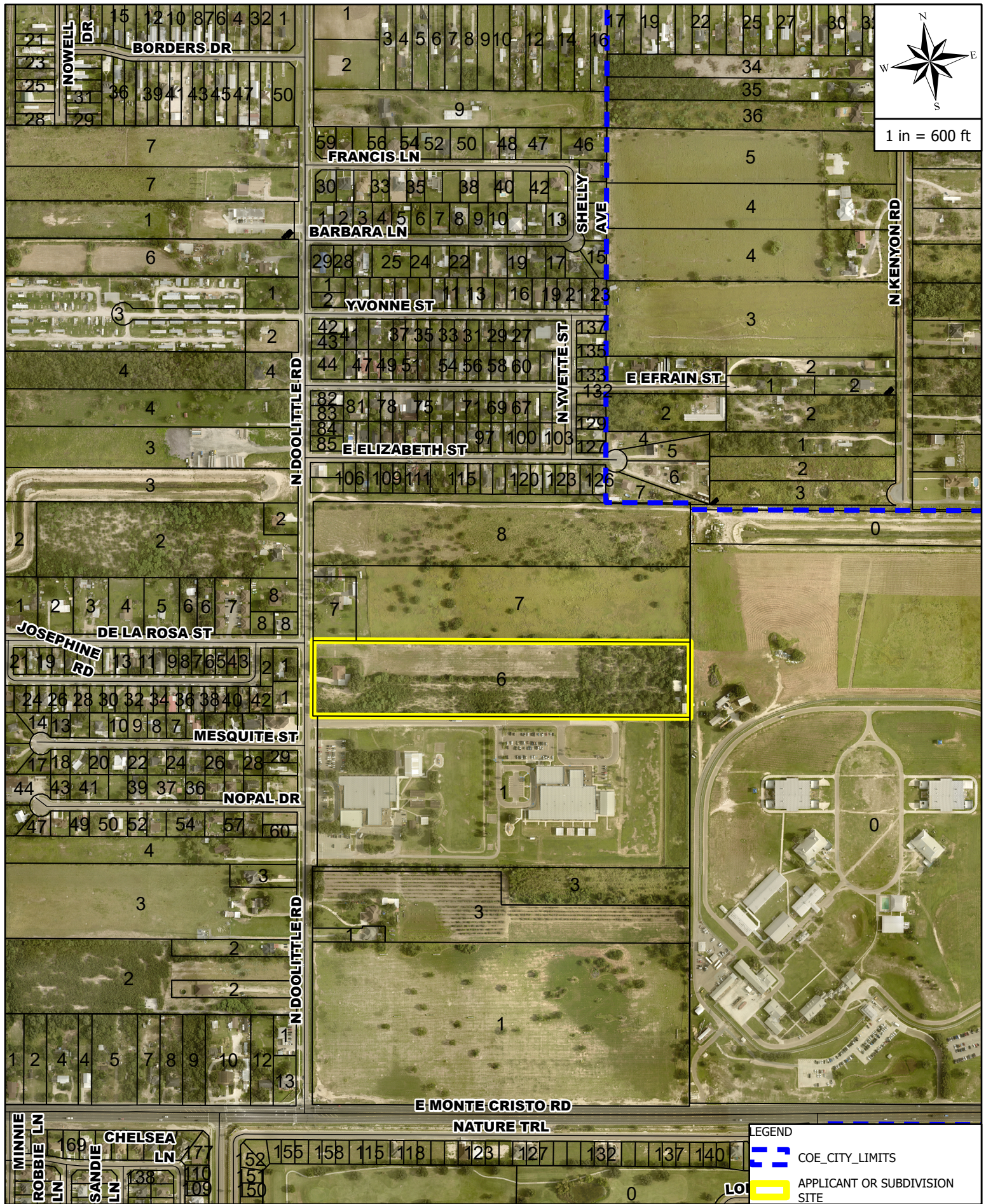
1. The land use pattern for this area of the community consists of detached single-family residential with vacant land.
2. The applicant is requesting the change of zone to develop a single-family residential subdivision at this location.
3. The proposed zoning is the maximum density residential zoning and incongruous with surrounding zonings and uses.
4. Review of the preliminary plat for the proposed Santa Cruz Palms subdivision seems well suited to a lesser zoning designation.

Staff recommends disapproval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the surrounding zonings and densities. The proposed zoning will allow development at a density that is incongruous with the location. It would also allow multifamily use by right for any future development, regardless of the developer's intent. The proposed zoning is not in keeping with the future land use plan. However, staff is favorable to a lesser zoning designation for the proposed project. The Neighborhood Conservation 5 (NC5) District is recommended for this location and the proposed use.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 21 neighboring property owners on Friday, July 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 17, 2022.

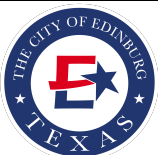
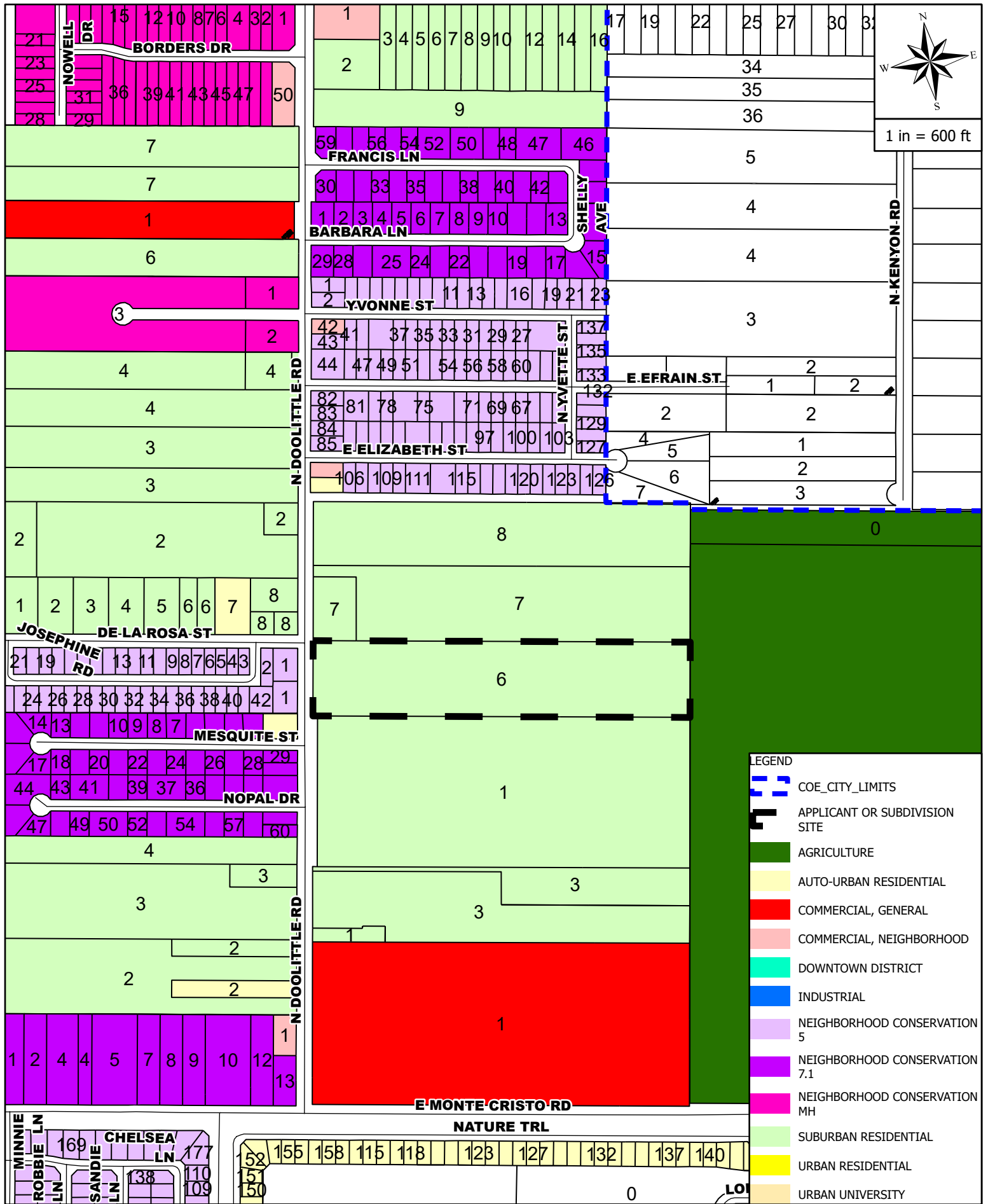
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

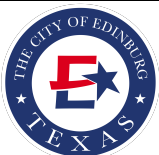
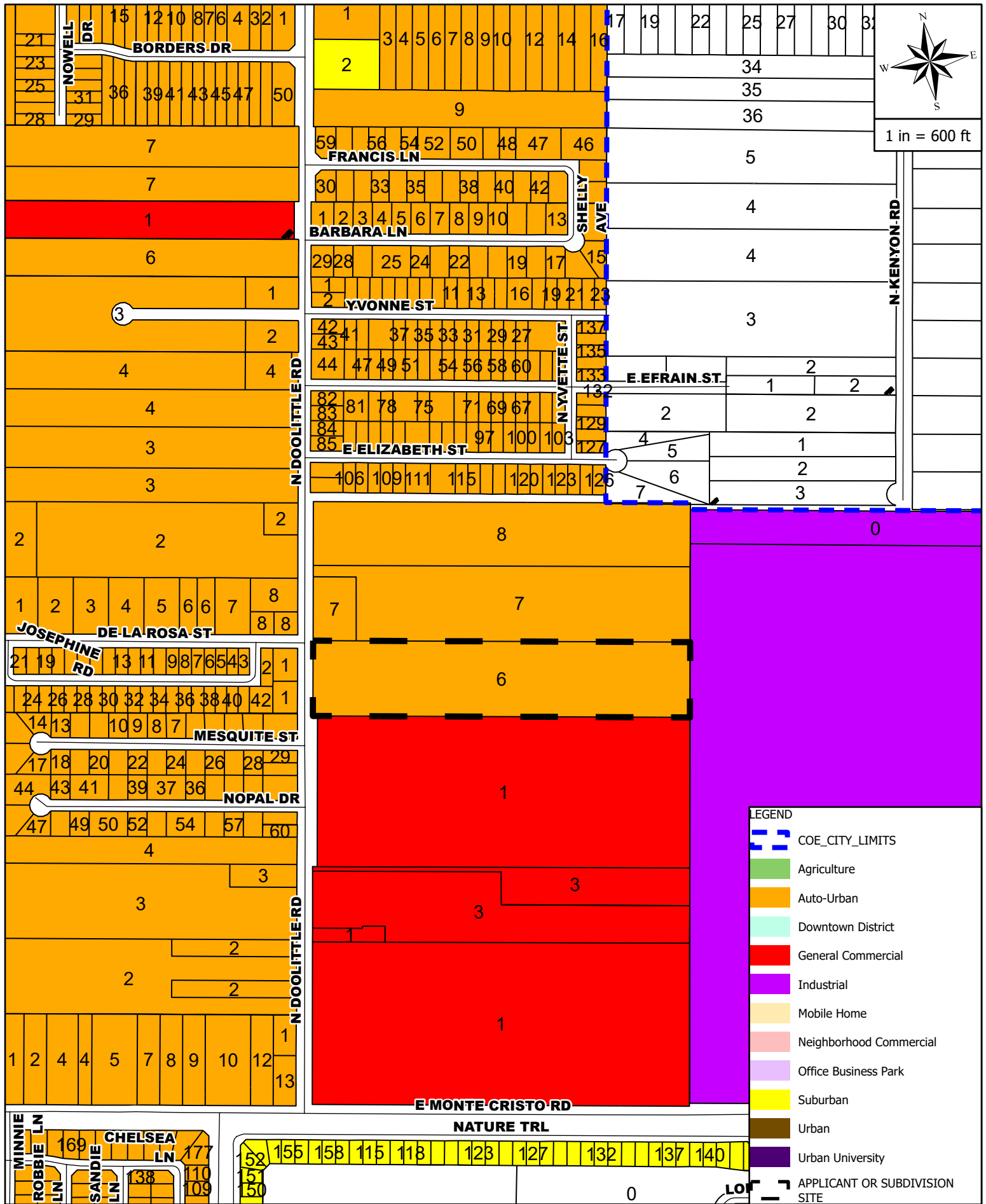
RIO DELTA / FORTIS LAND COMPANY SANTA CRUZ PALMS



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

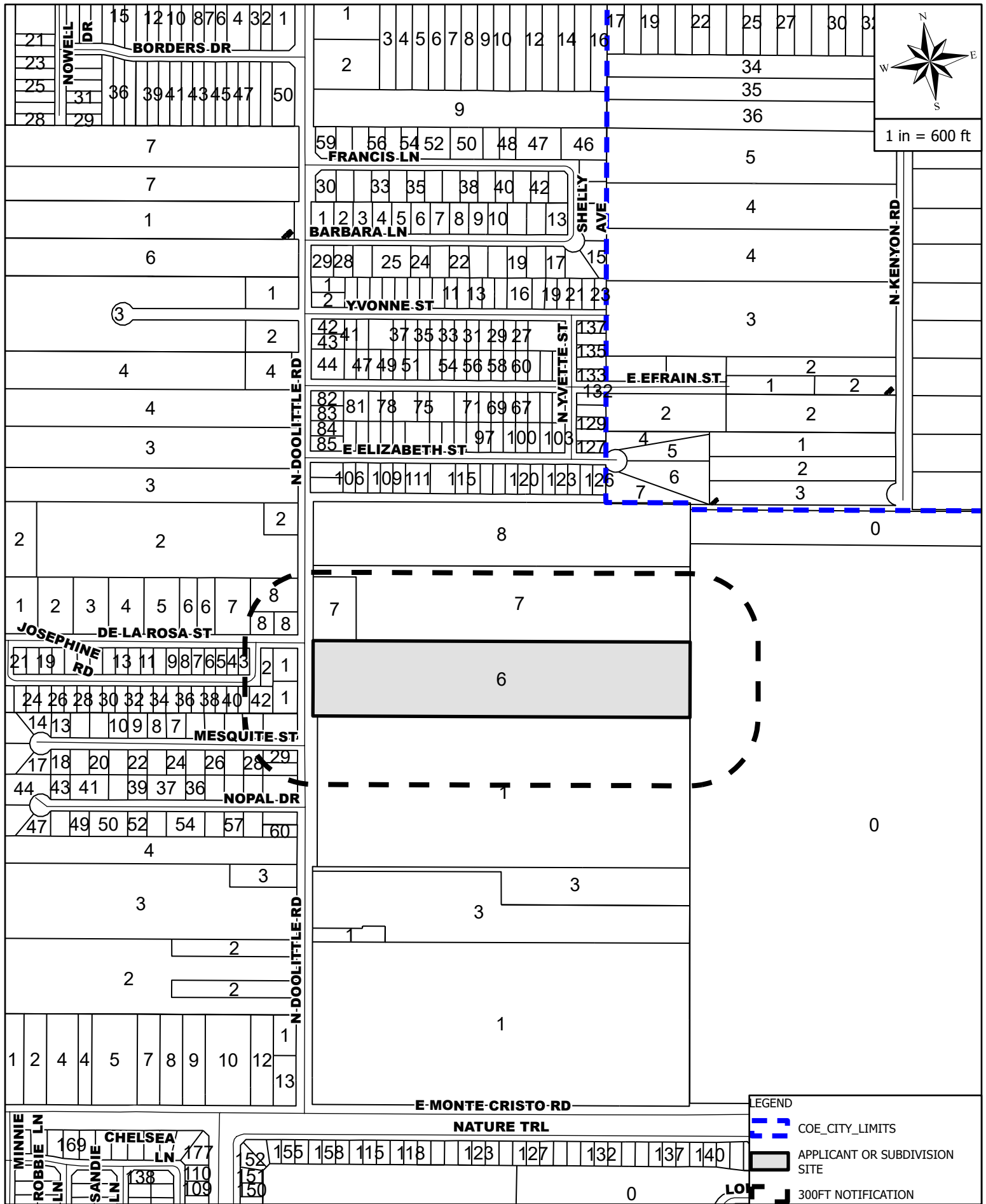
RIO DELTA / FORTIS LAND COMPANY SANTA CRUZ PALMS



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RIO DELTA / FORTIS LAND COMPANY SANTA CRUZ PALMS



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RIO DELTA / FORTIS LAND COMPANY SANTA CRUZ PALMS



Case # **22NE-2022-0070**

Edinburg THE CITY OF

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

Zone Change Application

Date: **June 21, 2022**

1. Name: **FORTIS LAND COMPANY**

2. Phone: **956-682-4775**

Omar F. Garcia

3. Mailing Address: **222 W. UNIVERSITY DRIVE**

4. City: **EDINBURG**

State: **TEXAS**

Zip: **78539**

5. Email Address: **OMAR@OGBUILD.COM**

6. Cell No. **[REDACTED]**

7. Agent: **RIO DELTA ENGINEERING**

8. Agent's Phone: **(956) 380-5152**

9. Agent's Mailing Address: **921 S. 10TH AVENUE**

10. City: **EDINBURG**

State: **TEXAS**

Zip: **78539**

11. Agent's Email: **RIODELTA2004@YAHOO.COM**

12. Address/Location being Rezoned: **4020**
4016 N. DOOLITTLE ROAD

13. Legal Description of Property:

14. Property ID(s): **278765**

**ALL OF LOT 6 BLOCK 1, SANTA CRUZ GARDENS SUBDIVISION, UNIT 3, VOLUME 9,
PAGE 3, H.C.M.R.**

15. Zone Change: From: **S - Suburban**

To: **UR - Urban Residential**

16. Existing Land Use: **VACANT**

17. Reason for Zone Change: **GREATER BUILDABLE AREA**

OMAR GARCIA

(Please Print Name)

[Signature]
Signature

AMOUNT PAID \$

400.00

RECEIPT NUMBER

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

Aug 9th

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

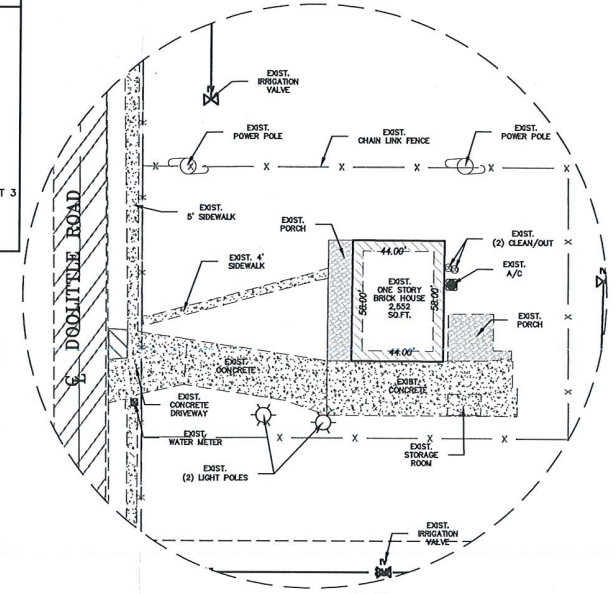
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

EXHIBIT A
ALL OF LOT 6 BLOCK 1- 12.82 ACRES
SANTA CRUZ GARDENS SUBDIVISION, UNIT 3,
VOLUME 9, PAGE 3,
MAP RECORDS OF CAMERON COUNTY, TEXAS

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

LEGEND

- CAPPED 1/2" IRON ROD SET
 ⊗ EXIST. FENCE CORNER
 ● 1/2" IRON ROD FOUND
 ⊗ 3/8" IRON ROD FOUND
 ⊗ 5/8-INCH IRON ROD FOUND
 △ CALCULATED POINT
 △ COTTON PICKER SPINDLE SET
 XXXX MEASURED
 (XXXX) PLAT CALL SANTA CRUZ GARDENS SUBDIVISION UNIT 3
 (VOL. 9, PG. 3, M.R.H.C.)
 P.O.B. POINT OF BEGINNING
 XX- EXISTING FENCE



DETAIL "A"
SCALE 1"=60'

SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "X", OUT OF ANY SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0325 D, DATED JUNE 6, 2000, REVISED BY LOMR MAY 17, 2001.
- 3) EXIST. IRRIGATION LINE LOCATION BASED ON ABOVE GROUND OBSERVATIONS ONLY.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING APRIL 2022, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS"; THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

- a. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF SANTA CRUZ IRRIGATION DISTRICT NO. 15.
- b. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 9, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND DEDICATION DATED JANUARY 31, 1947, FILED FOR RECORD ON FEBRUAS 25, 1947 IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 602, PAGE 460, DEED RECORDS HIDALGO COUNTY, TEXAS.
- c. RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH NO. 10392 ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY, ISSUED APRIL 18, 2022.

5/28/2022

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE _____



RECEIVED

JUN 23 2022

Name:

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE:	APRIL 2022
PROJECT:	SUB 22 021
PAGE:	1 OF 1



DATE OF PREPARATION: JUNE 2, 2022

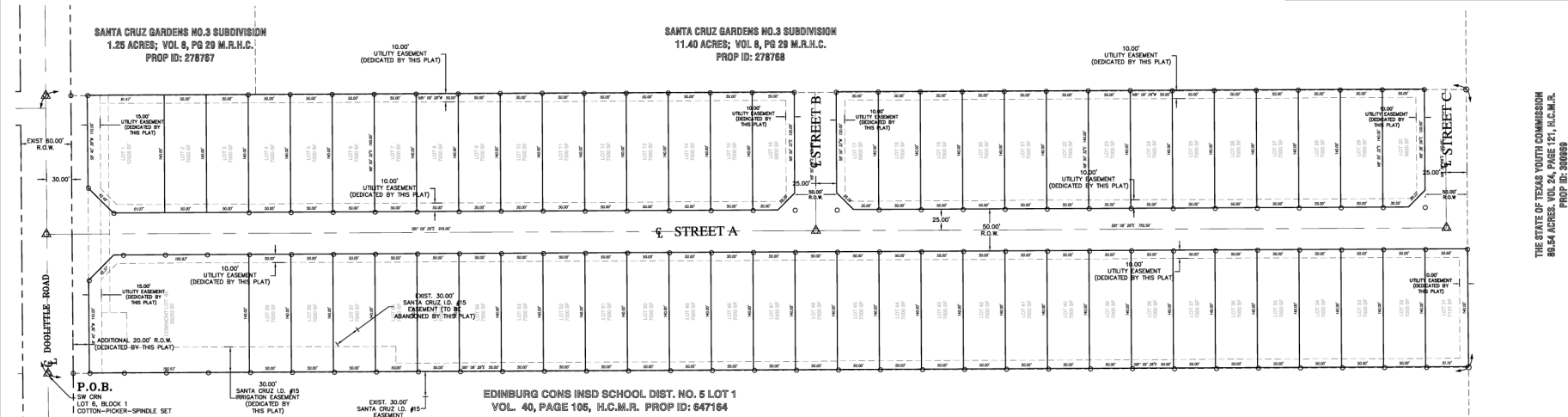
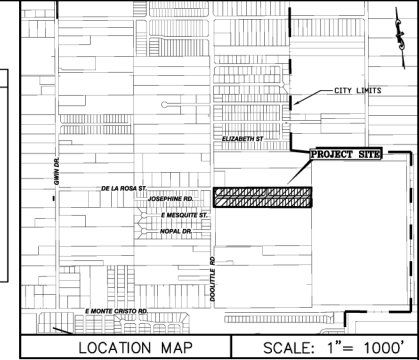
SANTA CRUZ PALMS SUBDIVISION

BEING A 12.82 ACRES TRACT OF LAND MORE OR LESS, SAME BEING ALL OF LOT SIX (6), BLOCK ONE (1), SANTA CRUZ GARDENS SUBDIVISION, UNIT NUMBER THREE (3), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
●	FOUND 5/8 INCH IRON ROD
●	FOUND COTTON PICKER SPINDLE
●	FOUND 80-D NAIL
●	SET COTTON PICKER SPINDLE
○	POWER POLE
○	GUY WIRE
○	FOUND FENCE POST
○	TRAFFIC SIGN
○	WATER METER
○	WATER VALVE
○	IRRIGATION STAND PIPE
(XXXX)	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
---	ELECTRICAL & UTILITY EASEMENT

SCALE 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS
NETWORK



METES AND BOUNDS DESCRIPTION

BEING A 12.82 ACRES TRACT OF LAND MORE OR LESS, SAME BEING ALL OF LOT SIX (6), BLOCK ONE (1), SANTA CRUZ GARDENS SUBDIVISION, UNIT NUMBER THREE (3), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.81 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE SET AT THE SOUTHWEST CORNER OF THE SAID LOT 6, SAME BEING A POINT ON THE CENTERLINE OF N DOOLITTLE ROAD (EXISTING 60.00-FOOT R.O.W.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81°40'38" E ALONG THE WEST LINE OF THE SAID LOT 6, SAME BEING ALONG THE CENTERLINE OF N DOOLITTLE ROAD, TO THE NORTHWEST CORNER OF THE SAID LOT 6, FOR A DISTANCE OF 330.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°09'28" E ALONG THE NORTH LINE OF THE SAID LOT 6, FOR A DISTANCE OF 1893.48 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°39'09" W ALONG THE EAST LINE OF THE SAID LOT 6, SAME BEING PARALLEL TO THE CENTERLINE OF N DOOLITTLE ROAD, TO THE SOUTHEAST CORNER OF THE SAID LOT 6, FOR A DISTANCE OF 330.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°09'28" E ALONG THE SOUTH LINE OF THE SAID LOT 6, FOR A DISTANCE OF 1893.71 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.81 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 30.00 FEET (0.23 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N DOOLITTLE ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND 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 CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2022.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



FILED FOR RECORD IN
HIDALGO COUNTY
AT EDINBURG, TEXAS
BY _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF MONTRIAL ESTATES SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL COGNATE, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS), SUPERVISOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DESIGNATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION, COUNTY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.D.B. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WHITE AND WATERWATER/OSST AND UNUSUAL SITUATIONS.
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, UNUSUAL SITUATIONS, DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE, UNUSUAL SITUATIONS, DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE, UNUSUAL SITUATIONS.
SHEET 4	7. FINAL DETAILS

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA
P.E. 115662 ON
JUNE 2, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

PRELIMINARY

PLAT SHEET
SANTA CRUZ PALMS SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR
IVAN GARCIA P.E. R.P.L.S.
OWNER
IVAN GARCIA P.E. R.P.L.S.
DRAWN
IVAN GARCIA P.E. R.P.L.S.

SCALE: 0.4"=1' H.G.
DATE: JUNE 2, 2022
PROJECT: SUB 22 021
REVISIONS
PAGE NO: SH22

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER: EDUARDO RAMIREZ	4016 NORTH DOOLITTLE RD.	EDINBURG, TX 78542	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE.	EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083	
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE.	EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083	



Rezoning Request Site Photo

FORTIS LAND COMPANY / RIO DELTA

4020 North Doolittle Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: August 9, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, 24.58 acres out of lots 5, 6, 7 and 8, Block 8, Santa Cruz Gardens Subdivision, Unit 3, located at 3000 East Davis Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a single-family residential subdivision at this location.

The property is on the south side of East Davis Road, approximately 690 ft. west of North Doolittle Road. The property has 270 ft. of frontage on East Davis Road and an irregular shape that has 590 ft. of frontage on North Doolittle Road and a total area of 24.58 gross acres. The property is currently occupied by agricultural uses. The requested zoning designation is the highest intensity residential district, intended to permit a wide range of residential uses and encourage a variety of housing types. The proposed use is for a high-density, single-family subdivision at this location.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Suburban Residential (S) District to the south and west with areas to the north and east being outside the Edinburg City Limits. Adjacent land uses are primarily single-family residential with some agriculture and vacant land. There are some commercial uses further east at the intersection of East Davis Road and Doolittle Road. The future land use designation is for Auto-Urban uses at this location.

Staff received a Zone Change Application for the subject property on July 13, 2022. An agent for the applicant stated that a single-family development is proposed at this location. The developer has requested a pre-development meeting for the “Tesoro de Santa Cruz” subdivision, but no Subdivision Application or other information had been submitted at the time this report was prepared. Rezoning is being requested to accommodate the project.

Staff mailed a notice of the public hearing to 30 neighboring property owners on Friday, July 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 17, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on September 6, 2022. 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 Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the surrounding zonings and densities.

However, staff is favorable to the lesser zoning designation of Neighborhood Conservation 5 (NC5) District. This prospect was agreeable to all parties when discussed with the engineer for this project.

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 recommendation is based on adjacent zoning and land use densities. The proposed zoning would allow development at a density that is incongruous with this area. It would also allow multifamily use by right for any future development, regardless of the developer's intent. The lesser zoning designation of Neighborhood Conservation 5 (NC5) District is better suited to the project location and is a preferable alternative for the proposed use.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/09/2022
CITY COUNCIL – 9/06/2022
DATE PREPARED – 8/01/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District

APPLICANT: Fortis Land Company

AGENT: Rio Delta Engineering

LEGAL: 24.58 acres out of lots 5, 6, 7 and 8, Block 8, Santa Cruz Gardens Subdivision, Unit 3

LOCATION: 3000 East Davis Road

LOT/TRACT SIZE: 24.58

CURRENT USE: Agriculture

PROPOSED USE: Single-family residential

EXISTING ZONING: Suburban Residential (S) District

ADJACENT ZONING: North – ETJ
South – Suburban Residential (S) District
East – ETJ
West – Suburban Residential (S) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends disapproval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
FORTIS LAND COMPANY**

EVALUATION

The following is staff's evaluation of the request.

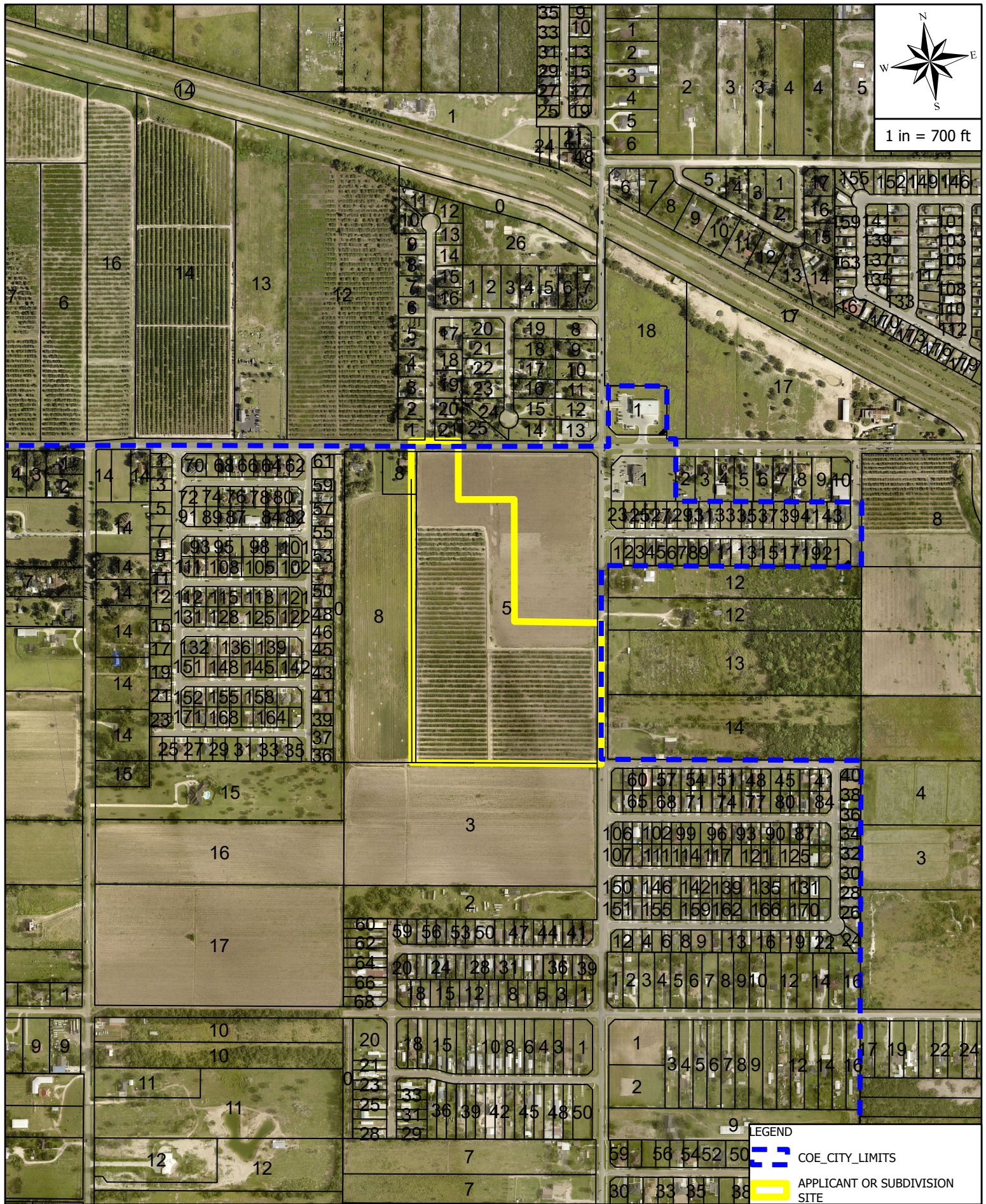
1. The land use pattern for this area of the community consists of detached single-family residential with agriculture and vacant land.
2. The applicant is requesting the change of zone to develop a single-family residential subdivision at this location.
3. The proposed zoning is the maximum density residential zoning and incongruous with surrounding zonings and uses.
4. This project location is better suited to a lesser zoning designation.

Staff recommends disapproval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the surrounding zonings and densities. The proposed zoning will allow development at a density that is incongruous with the location. It would also allow multifamily use by right for any future development, regardless of the developer's intent. The proposed zoning is not in keeping with the future land use plan. However, staff is favorable to a lesser zoning designation for the proposed project. The Neighborhood Conservation 5 (NC5) District is recommended for this location and the proposed use.

If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

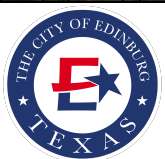
Staff mailed a notice of the public hearing to 30 neighboring property owners on Friday, July 29, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 17, 2022.

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

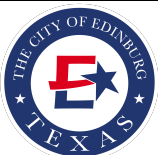
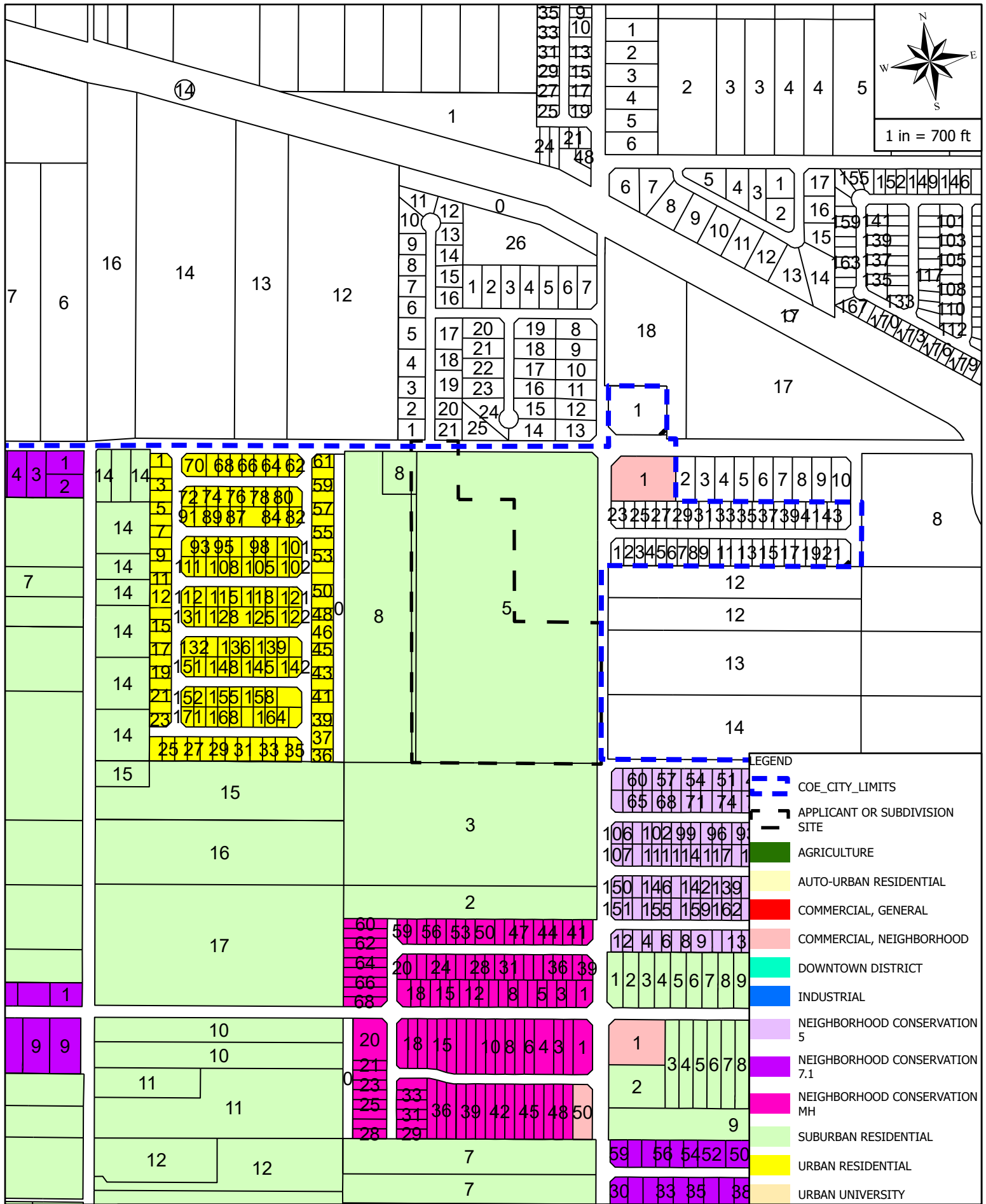


1 in = 700 ft

LEGEND
--- COE_CITY_LIMITS
--- APPLICANT OR SUBDIVISION SITE



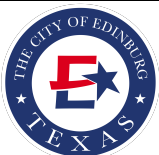
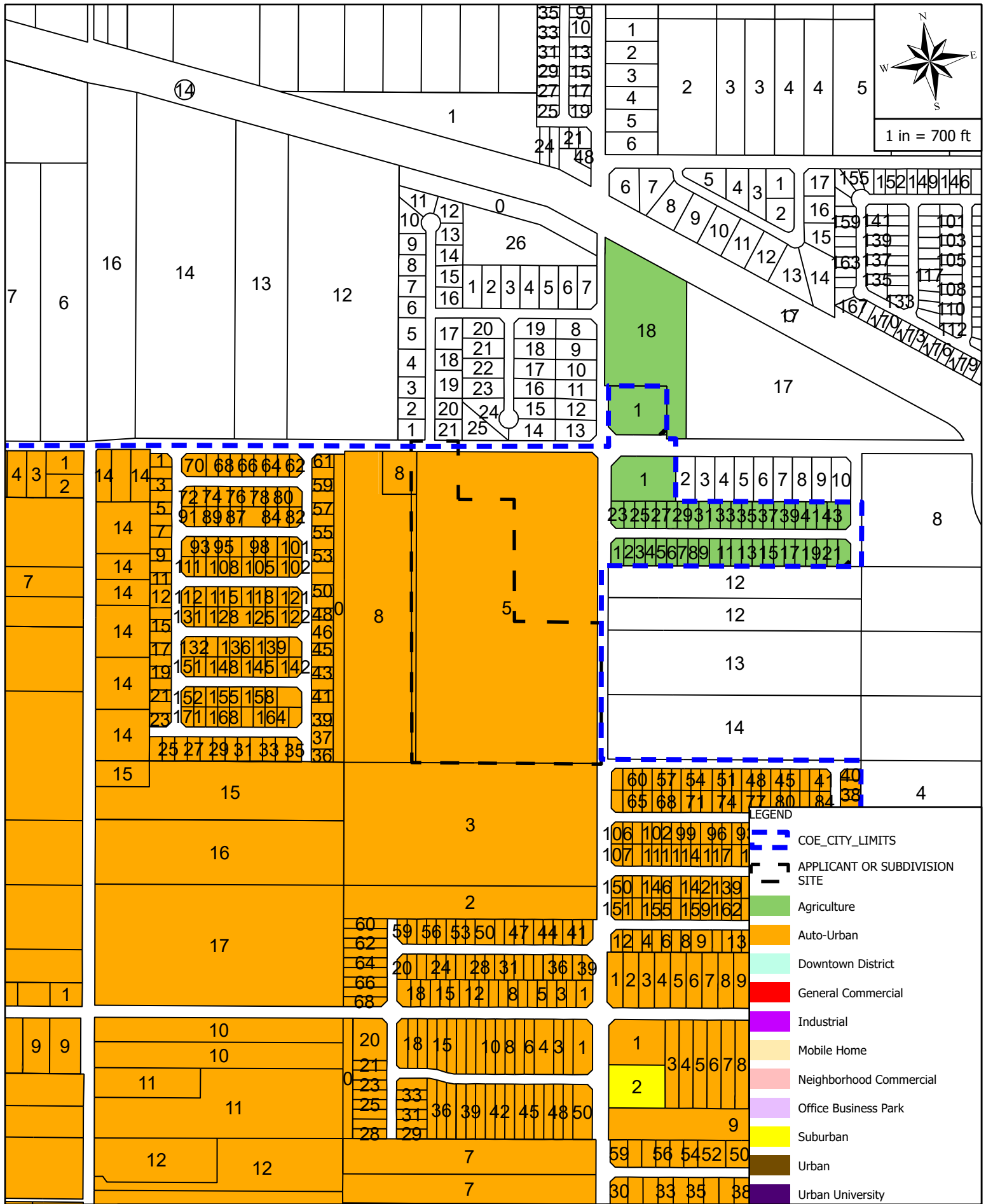
AERIAL MAP
APPLICANT AND/OR SUBDIVISION:
RIO DELTA FORTIS LAND COMPANY / TESORO DE SANTA CRUZ



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

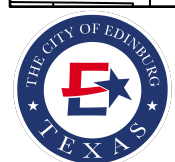
RIO DELTA FORTIS LAND COMPANY / TESORO DE SANTA CRUZ



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RIO DELTA FORTIS LAND COMPANY / TESORO DE SANTA CRUZ



RIO DELTA FORTIS LAND COMPANY / TESORO DE SANTA CRUZ



Case # R2NE-2022-0071

Edinburg THE CITY OF

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

Zone Change Application

Date: July 11, 2022

1. Name: FORTIS LAND COMPANY

2. Phone: 956-682-4775

Omar F. Garcia

3. Mailing Address: 222 W. UNIVERSITY DRIVE

4. City: EDINBURG

State: TEXAS

Zip: 78539

5. Email Address: OMAR@OGBUILD.COM

6. Cell No. _____

7. Agent: RIO DELTA ENGINEERING

8. Agent's Phone: (956) 380-5152

9. Agent's Mailing Address: 921 S. 10TH AVENUE

10. City: EDINBURG

State: TEXAS

Zip: 78539

11. Agent's Email: RIODELTA2004@YAHOO.COM

12. Address/Location being Rezoned: 3000 E DAVIS ROAD, EDINBURG TX

13. Legal Description of Property:

14. Property ID(s): 278891

A 24.58 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF
LOTS 5, 6, 7, AND THE EAST 5.63 ACRES OF LOT 8, BLOCK 8, SANTA CRUZ
GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP
RECORDS OF HIDALGO COUNTY, TEXAS.

15. Zone Change: From: S - Suburban

To: UR - Urban Residential

16. Existing Land Use: VACANT

17. Reason for Zone Change: GREATER BUILDABLE AREA

OMAR GARCIA

(Please Print Name)

[Signature]
Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

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

August 9th

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

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

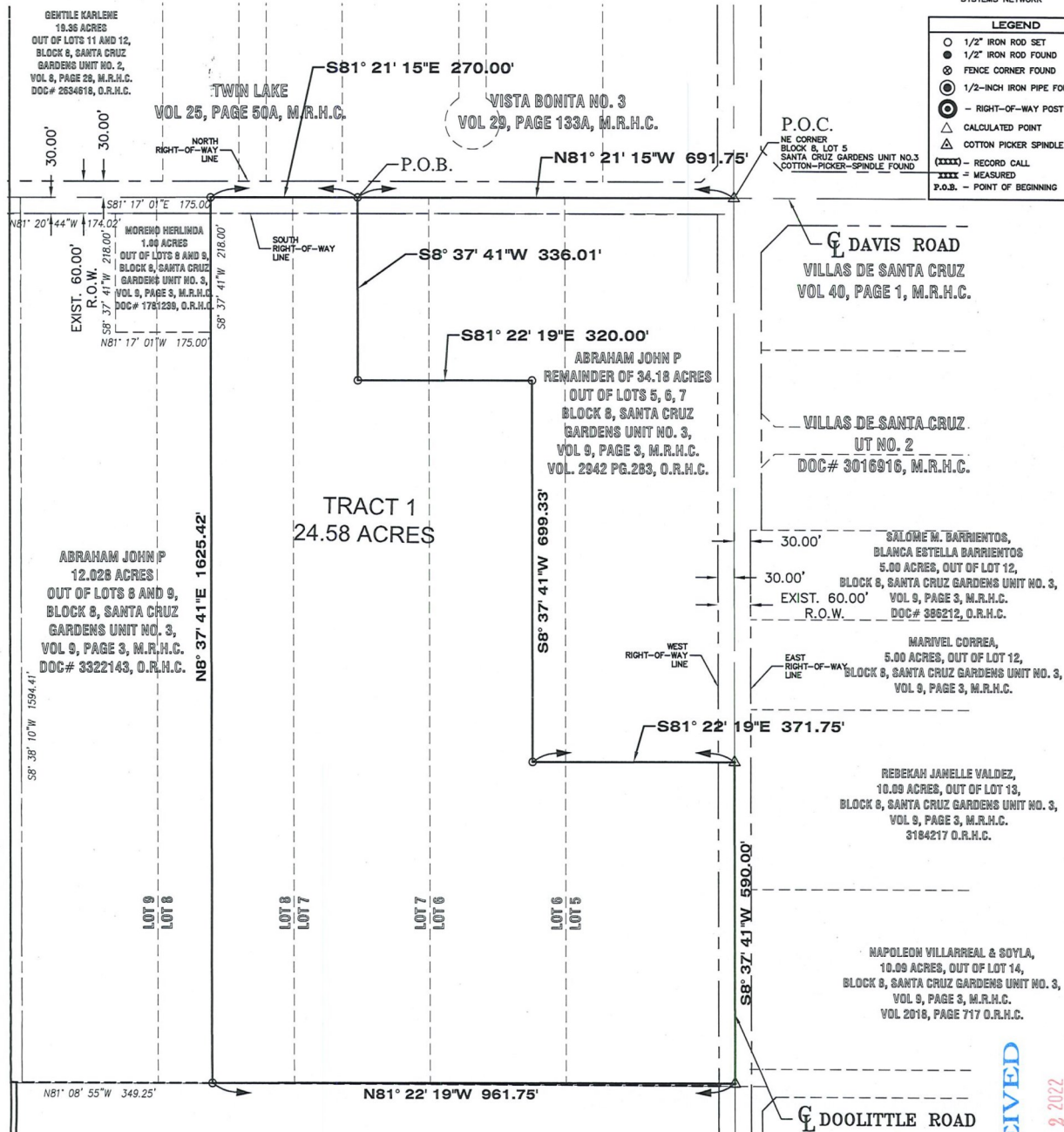
JUL 12 2022

Name: _____

**EXHIBIT B
BOUNDARY SURVEY
TRACT 1 - 24.58 ACRES
OUT OF LOTS 5, 6, 7 AND 8 SANTA CRUZ GARDENS UNIT NO. 3
VOLUME 9, PAGE 3,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES**

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

LEGEND	
○	1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
⊗	FENCE CORNER FOUND
⊙	1/2-INCH IRON PIPE FOUND
—	RIGHT-OF-WAY POST FOUND
△	CALCULATED POINT
⊠	COTTON PICKER SPINDLE SET
(XXXX)	RECORD CALL
XXXX	MEASURED
P.O.B.	POINT OF BEGINNING



SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
 - 2) THE PROPERTY SHOWN IS IN ZONE X AND ZONE AE, AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 032SD, DATED JUNE 6, 2000.
 - 3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JULY 2022, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



DATE:	JULY 2022
PROJECT:	SUB 21 052
PAGE:	1 OF 1

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

7-12-2022
DATE



RECEIVED

JUL 12 2022

Name: _____



Rezoning Request Site Photo

FORTIS LAND COMPANY / RIO DELTA

3000 East Davis Road



STAFF REPORT: LOS LAGOS PHASE VII-A SUBDIVISION

August 2, 2022

Planning and Zoning Meeting:

August 9, 2022

Agenda Item # **10B**:

Final Subdivision Plat

Subject: Consider **Final Plat of Los Lagos Phase VII-A Subdivision**; an approximate 14.83-acre tract of land out of Lot 8, SWEARENGEN TRACT, as per map or plat thereof recorded in Volume 2, Pages 26, Map records of Hidalgo County, Texas as requested by RIO DELTA ENGINEERING.

Location: The property is located on the south side of Los Lagos Drive, and east of S. Raul Longoria Road within the City of Edinburg, city limits. This property is situated northeast quadrant of S. Raul Longoria Road and north of Canton Road.

Zoning: This property is within the City Limits currently zoned Agriculture with no more than one-single family detached dwellings shall be allowed on each lot.

Analysis The Final Plan proposes to establish a Single-family development with approximately fifty (50) lots and each lot will be approximately an average of 9,850 sq.ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

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

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed on the construction and approval to this phase of development review for Hacienda San Ramon Phase II Subdivision.



City of Edinburg Fire Marshals Office approves the development subdivision pending responses from engineer of record on the following:

1. Provided proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development

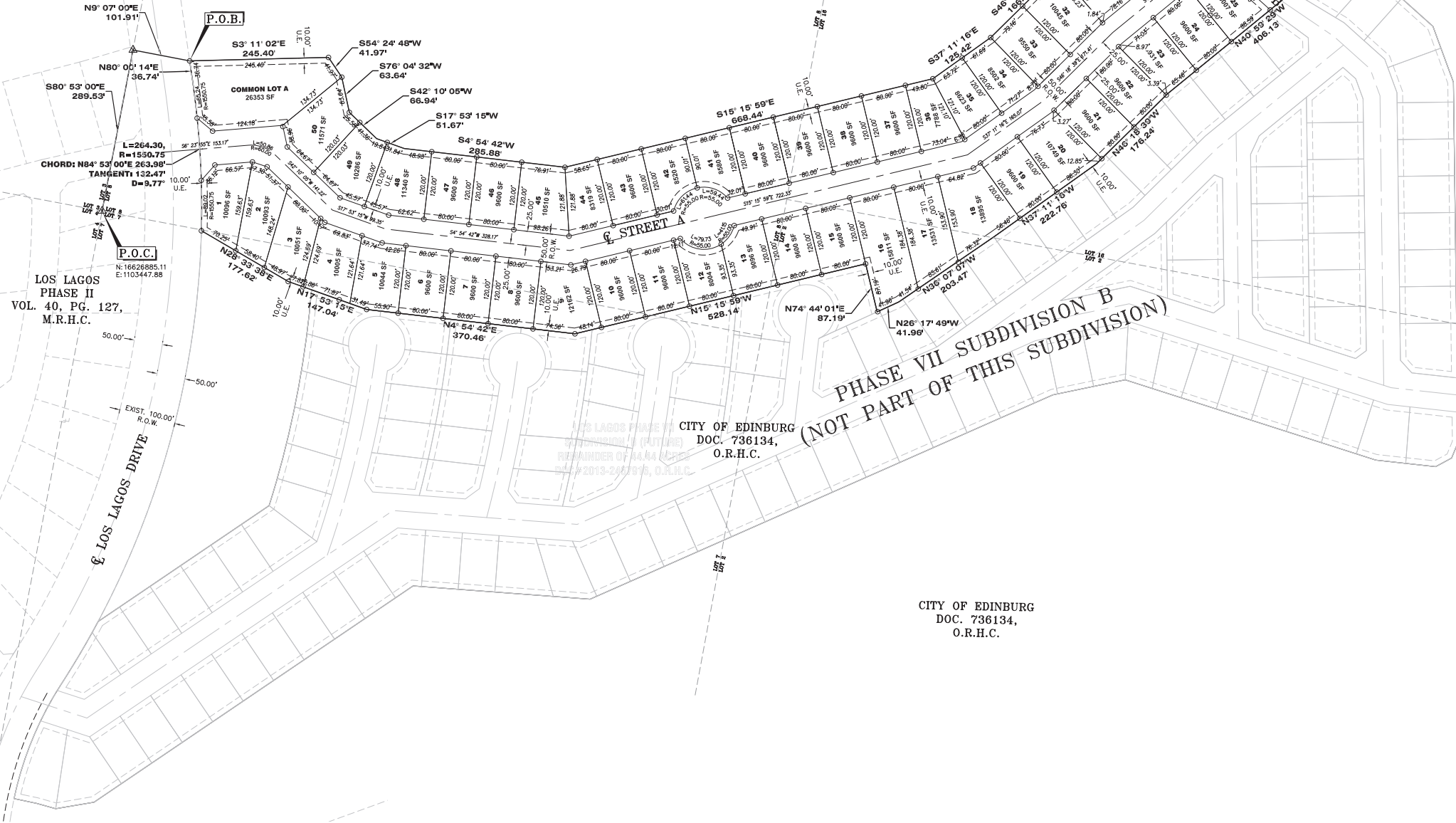
LOS LAGOS PHASE VII SUBDIVISION - "A"

BEING A 14.83 ACRES TRACT OF LAND MORE OR LESS, BEING OUT OF LOT 2, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGES 4 THROUGH 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24 THROUGH 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 7 AND 8, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

CITY OF EDINBURG
DOC# 736134,
M.R.H.C.

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

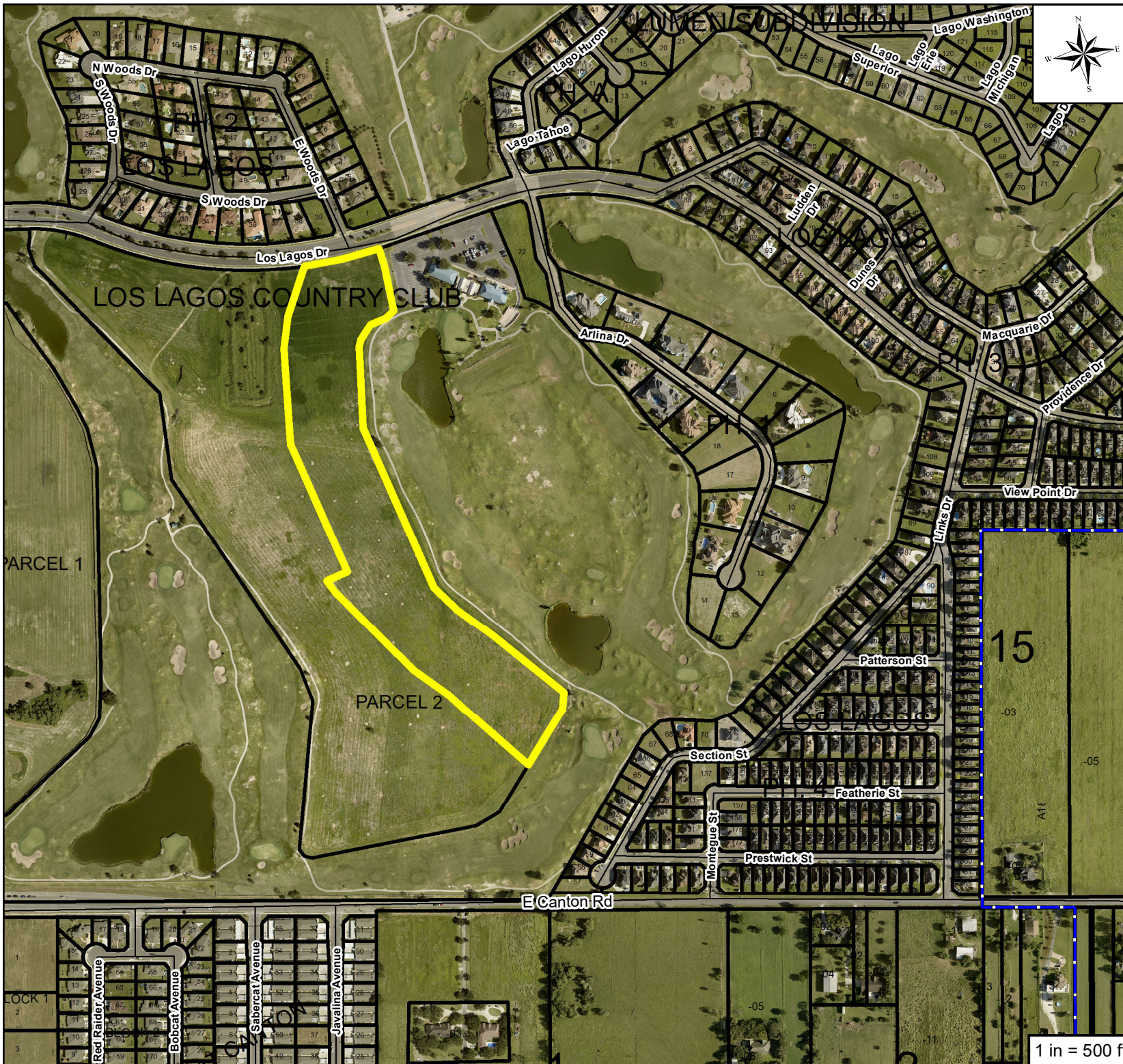


PHASE VII SUBDIVISION B
(NOT PART OF THIS SUBDIVISION)

LOS LAGOS PHASE VII
SUBDIVISION B (FUTURE)
REMAINDER OF 44.44 ACRES
DATE 2019-240706, O.R.H.C.

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

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





AERIAL MAP

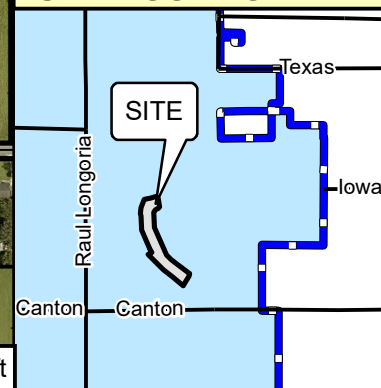
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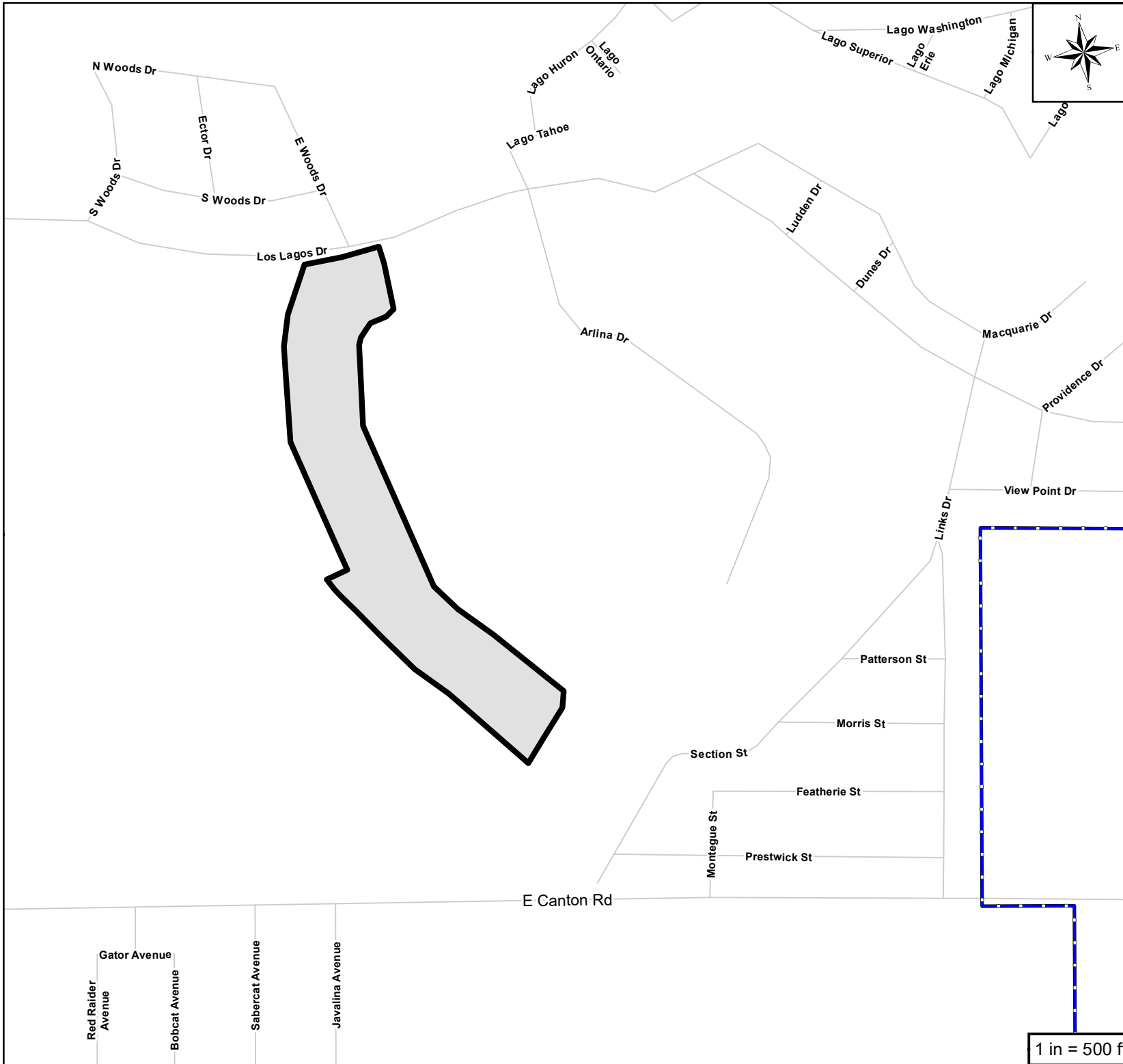
SUBDIVISION NAME:
LOS LAGOS PHASE VII-A
SUBDIVISION

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP





1 in = 500 ft





SITE MAP

CASE CAPTION:

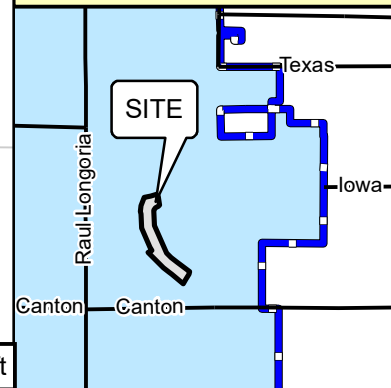
SUBDIVISION NAME: LOS LAGOS PHASE VII-A SUBDIVISION

CONSIDER THE PRELIMINARY PLAT OF LOS LAGOS PHASE VII-A SUBDIVISION, BEING A 29.60 ACRE TRACT CONSISTING OF ALL OF LOT 2, BLOCK 1, JOHN CLOSNER, ET AL., SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4 & 5 AND LOTS 7 & 8, SWEARENGEN TRACT, IN HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2 PAGE 26 MAP RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED AT THE 2700 BLOCK OF LOS LAGOS ROAD, AS REQUESTED BY RIO DELTA ENGINEERING & ASSOCIATES.

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



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

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : **July 21, 2022**

Date Filed: June 12, 2021	P&Z Preliminary: May 12, 2020	P&Z Final: _____	City Council: _____
Reviewed : By: Abel Beltran, Subd. Coord. abeltran@cityofedinburg.com	Staff Review : April 23, 2020 Staff / Engineer : April 30, 2020	Time Line : 365 Days 1st Extension : 0 Days 2nd Extension : 0 Days	Expires : _____ Expires 1: _____ Expires 2: _____

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

Owner:	Edvarado Lopez, Owner	1911 Lago Huron, Edinburg, TX., 78542	Raul Garcia, PE, RPLS, Project Engineer		
LOS LAGOS PHASE VII SUBDIVISION "A"			Consultant : RIO DELTA ENGINEERING, PLLC, EDINBURG, TX.		
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	✓				
Flood Zone	✓				Zone "X" (Shaded) Panel # 480338-0035 E (JUNE 6, 2000)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Water Distribution
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Water Distribution
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (XX-ft ROW)			✓		Street Section (Existing Original Plat Street Section - XX-ft E-E)
Minor / Major Collector Street pavement Section (XX-ft)			✓		In Accordance to Standard Street Policy
Variances Appeals Request: 2022			✓		Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements (Chapin Road)			✓		
Street 5-ft Sidewalk Improvements (On Chapin Road)			✓		
Drainage Improvements	✓				

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

Cover Sheet	✓				
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				City of Edinburg Sanitary Sewer Collection System - CCN
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				North Alamo Water Distribution Supply System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan	✓				
Erosion Control Plan Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

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

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

Recording Process:

Public Improvements with (Letter of Credit)			✓		Dated:	Expires:
Recording Fees	\$ 106.00	✓			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice	\$ 250.00	✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Street Escrow (Chapin Road)	\$ -	✓			Required: 0	EA. @ \$ -
Sidewalk Escrow (Chapin Road)	\$ -	✓			Required: 0	LF @ \$ 25.00
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter of Credit)		✓			Date :	Lender :
Laboratory Testing Fee: 3%	\$ -	✓			\$ -	FINAL Construction Cost
Inspection Fee: 2%	\$ -	✓			\$ -	FINAL Construction Cost
Park Land Fees: Park Zone # 6	\$ -	✓			0 Lots @ \$ -	Full rate within the ETJ
50 Residential \$ 300.00	\$ 15,000.00	✓			50% Development	50% Building Stage
0 Multi-Family \$ -	\$ -	✓			50% Development	50% Building Stage
Water Rights: COE - CCN	\$ 47,162.05	✓			13.69 Acres	\$ 3,445.00
Water 30-year Letter (Commercial)	\$ -	✓			0 Lots @ \$ -	COE WATER - CCN
Water 30-year Letter (Single-Family) (3/4")	\$ 16,250.00	✓			50 Lots @ \$ 325.00	
Sewer 30-year Letter (4") COE - CCN	\$ 3,250.00	✓			50 Lots @ \$ 65.00	COE SEWER - CCN
TOTAL OF FEES:	\$ 81,662.05					

Reimbursements:

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

Buyouts:

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

Tax Certificates

County of Hidalgo / School District		✓					
Water District		✓			Hidalgo County Irrigation District # 1		

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	\$ -	Street & Sidewalk Improvements for (Chapin Road)					
Material Testing Fee Inspection Fees, Other F	\$ 81,662.05	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements					
Reimbursements	\$ -	Reimbursement to the Developer of Subdivision					
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee					
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer					
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)					
TOTAL :	\$ 81,662.05	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts					

STAFF REPORT: MARITERRY ESTATES SUBDIVISION

July 29, 2022

Planning and Zoning Meeting:

August 9, 2022

Agenda Item # **10A**:

Final Subdivision Plat

Subject: Consider **Final Plat of Mariterry Estates Subdivision**; an approximate 6.00-acre tract of land out of Lot 9, Section 278, Texas-Mexican Railway Company Survey, as per map or plat thereof recorded in Volume 24, Pages 168-171, Map records of Hidalgo County, Texas as requested by MAS Engineering, LLC.

Location: The property is located on the west side of Mon Mack Road, and south of Freddy Gonzalez Road within the City of Edinburg, city limits. This property is situated southeast quadrant of Mon Mack Road and Freddy Gonzalez Drive.

Zoning: This property is within the City ETJ currently zoned Agriculture with no more than one-single family detached dwellings shall be allowed on each lot.

Analysis The Final Plan proposes to establish a Single-family development with approximately seventy one (8) lots and each lot will be approximately an average of 25,215 sq.ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

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

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed on the construction and approval to this phase of development review for Hacienda San Ramon Phase II Subdivision.

City of Edinburg Fire Marshals Office approves the development subdivision pending responses from engineer of record on the following:

1. Provided proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

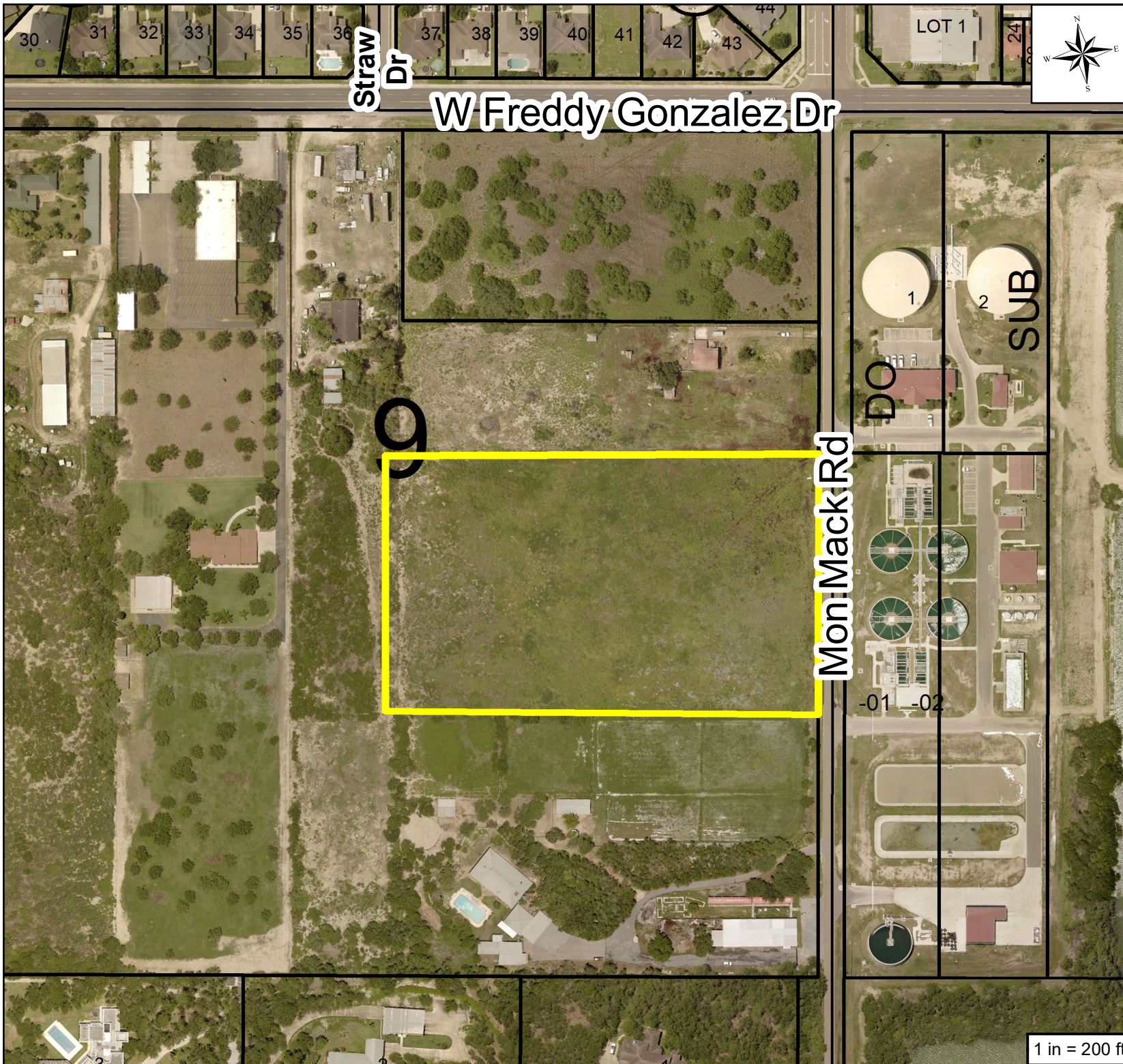
City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development



PH. 956) 537-1311
E-M IL MS LN 5697 TT \ET





AERIAL MAP

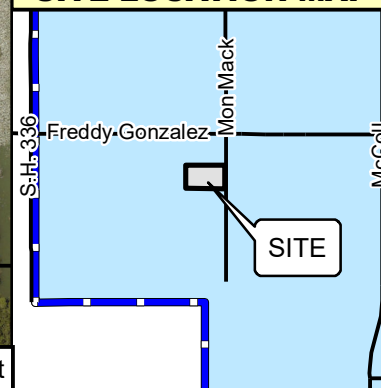
CASE CAPTION:

SUBDIVISION NAME:
MARITERRY ESTATES

Legend

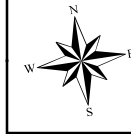
-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



Straw
Dr

W-Freddy Gonzalez Dr



SITE MAP

CASE CAPTION:

SUBDIVISION NAME:
MARITERRY ESTATES

Mon-Mack Rd



Legend

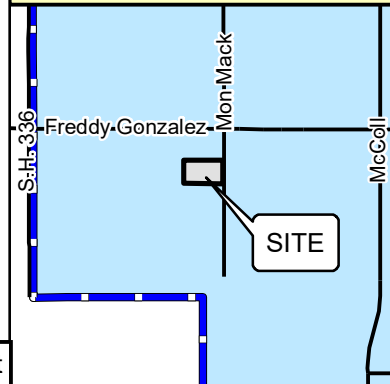


CITY LIMITS



SUBDIVISION SITE

SITE LOCATION MAP



1 in = 200 ft

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

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : **August 5, 2022**

Date Filed: April 5, 2021	P&Z Preliminary: May 11, 2001	P&Z Final: August 9, 2022	City Council: _____
Reviewed : _____	Staff Review : April 22, 2021	Time Line : 365 Days	Expires : _____
By: Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	Staff / Engineer : April 29, 2021	1st Extension : 0 Days	Expires 1: _____
		2nd Extension : 0 Days	Expires 2: _____

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

Owner:	Constantine Ohabor, Owner	6114 N. 3rd Lane, McAllen, TX., 78504				Mario Salinas, PE, Project Engineer
MARITERRY ESTATES SUBDIVISION						MAS ENGINEERING, LLC.
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	✓				
Flood Zone	✓				Zone "X" (Un-Shaded) Panel # 480338-0015 E (May 17, 2001)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Water Distribution
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Water Distribution
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (60-ft ROW)			✓		Street Section (Existing Original Plat Street Section - 24-ft E-E)
Minor / Major Collector Street pavement Section (43-ft)			✓		In Accordance to Standard Street Policy
Variances Appeals Request: 2022		✓			Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements (Monmack Road)		✓			
Street 5-ft Sidewalk Improvements (Monmack Road)		✓			
Drainage Improvements		✓			

Construction Plans Review Submittals:

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

Cover Sheet	✓				
Topography Sheet (Utilities, Bench Marks)	✓				
Sanitary Sewer Improvements: On-Site & Off-Site	✓				City of Edinburg Sanitary Sewer Collection System - CCN
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				North Alamo Water Distribution Supply System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:	✓				
Drainage Detail Sheets	✓				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	✓				
Street Detail Sheets	✓				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	✓				
Traffic Control Plan:	✓				
Erosion Control Plan	✓				
Erosion Control Plan Detail Sheet	✓				See Storm Water Management, 2014 Standard Policy Manual

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

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

Recording Process:

Public Improvements with (Letter of Credit)			✓		Dated:	Expires:
Recording Fees	\$ 106.00	✓			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice	\$ 250.00	✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Street Escrow (Los Lagos Drive)	\$ -		✓		Required: Existing	EA. @ \$ -
Sidewalk Escrow (Los Lagos Drive)	\$ -		✓		Required: Existing	LF @ \$ -
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter of Credit)		✓			Date :	Lender :
Laboratory Testing Fee: 3%	\$ -	✓			\$ -	FINAL Construction Cost
Inspection Fee: 2%	\$ -	✓			\$ -	FINAL Construction Cost
Park Land Fees: Park Zone # 6	\$ -	✓			0 Lots @ \$ -	Full rate within the ETJ
8 Residential \$ 300.00	\$ 2,400.00	✓			50% Development	50% Building Stage
0 Multi-Family \$ -	\$ -	✓			50% Development	50% Building Stage
Water Rights: COE - CCN	\$ 18,387.57	✓			5.34 Acres	\$ 3,445.00
Water 30-year Letter (Commercial)	\$ -	✓			0 Lots @ \$ -	
Water 30-year Letter (Single-Family) (3/4")	\$ 2,600.00	✓			8 Lots @ \$ 325.00	COE WATER - CCN
Sewer 30-year Letter (4") COE - CCN	\$ 520.00	✓			8 Lots @ \$ 65.00	COE SEWER - CCN
TOTAL OF FEES:	\$ 23,907.57					

Reimbursements:

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

Buyouts:

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

Tax Certificates

County of Hidalgo / School District		✓					
Water District		✓			Hidalgo County Irrigation District # 1		

Total of Escrows, Fees, Reimbursements and Buyouts:

Total of Escrows, Fees, Reimbursements and Buyouts:				
Escrows	\$	-	Street & Sidewalk Improvements for (Los Lagos Drive)	
Material Testing Fee Inspection Fees, Other F	\$	23,907.57	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements	
Reimbursements	\$	-	Reimbursement to the Developer of Subdivision	
City of Edinburg	\$	-	15%	Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$	-	85%	Payable to the Developer of Record Owner / Developer
Buyouts	\$	-	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)	
	TOTAL :	\$	23,907.57	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

Planning and Zoning Commission

Attendance - 2022

2022

First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December
Joe	Ochoa	Chairperson	P	P	P	A	P	P	P					
Hiren	Govind	Vice-Chair	P	P	P	P	A	A						
Jorge	Sotelo	Commissioner	P	P	P	P	P	P	P					
Ruby	Casas	Commissioner	P	P	P	P	P	P	P					
Jorge	Gonzalez	Commissioner	P	P	P	P	P	P	P					
Victor	Daniec	Commissioner	P	P	P	P	P	P	P					
Rene	Olivarez	Commissioner	P	P	P	P	P	P	P					
Elias	Longoria, Jr.	Commissioner							P					