

PLANNING AND ZONING COMMISSION REGULAR MEETING FEBRUARY 8, 2022 - 4:00 P.M. 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 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. **ABSENCES**

A. Consider Excusing the Absence of Commission Member Victor Daniec from the December 14, 2021 Regular Meeting.

6. **MINUTES**

A. Consider approval of the Minutes for the January 17, 2022 Regular Meeting

7. **PUBLIC COMMENTS**

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

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District, Lot 1, Laurel Heights Subdivision, located at 202 East Sprague Street, as requested by Roberto Martinez
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located at 1000 North McColl Road, as requested by Quintanilla, Headley & Associates, Inc., on behalf of Cubic Walls, 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, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc., on behalf of The Shoppes at Rio Grande Valley
- D. Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 4.985 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc., on behalf of Rosendo and Stephanie V. Benitez
- E. 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, a 12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 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.
- F. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (UR) District, a 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey, located at 4401 West Sprague Street, as requested by Realtex Development, on behalf of BBB & J Investments, LTD.

G. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey, located at 500 East Monte Cristo Road, as requested by Melden & Hunt, Inc., on behalf of Garman Investments, LP.

9. SUBDIVISIONS (PLATS)

- A. Consider the Preliminary Plat of Carmen Avila Subdivision Phase VI, being a 37.64 acre tract of land out of Tract 156, San Salvador del Tule Grant, located at 9101 Carmen Avila Road, as requested by Quintanilla, Headley and Associates, Inc.
- B. Consider the Preliminary Plat of La Reserva Phase I-C Subdivision, being 4.048 acres out of Lots 6 and 11, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23501 Uresti Street as requested by HALFF Associates, Inc.
- C. Consider the Preliminary Plat of La Reserva Phase I-D Subdivision, being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by HALFF Associates, Inc.

10. CONSENT AGENDA

A. Consider the Final Plat for Los Lagos Subdivision Phase V - 'B', being a 15.90 acre tract of land more or less out of Lot 1, Swearengen Tract, located at 3707 East Mallorca Drive, as requested by Rio Delta Engineering

11. SUBDIVISIONS (VARIANCES)

A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width, proposed Los Cortijos Subdivision, being 60.00 acres out of the East 1/2 of Lot 13, Block 57, all of Lot 16, Block 58, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc., on behalf of Frank Villanueva and Abigail Villanueva Sandoval

12. **DIRECTOR'S REPORT**

- A. City Council Actions: January 18, 2022 and February 1, 2022
- B. Unified Development Code Update

13. **INFORMATION ONLY**

- A. Attendance Roster
- 14. **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, on Friday, February 4, 2022 at 4:05 P.M.

alijandua Donyaliz

Alejandra Gonzalez, Administrative Assistant Planning & Zoning Department

NOTICE

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



Memo

To:Planning & Zoning Commission MembersFrom:Alejandra Gonzalez, Administrative AssistantSubject:Commission Members AbsenceDate:February 4, 2022

This is to advise you that action needs to be taken with regards to the absence of Commission Member Victor Daniec from the December 14, 2021 Regular Meeting.

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





PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 17, 2022 EDINBURG CITY HALL – CITY COUNCIL CHAMBERS 415 WEST UNIVERSITY DRIVE EDINBURG, TEXAS 78541

MEMBERS ABSENT

MEMBERS PRESENT

Joe Ochoa, Chairperson Hiren Govind, Vice Chairperson Ruby Casas, Commissioner Rene Olivarez, Commissioner Jorge Gonzalez, Commissioner Victor Daniec, Commissioner Jorge Sotelo, Commissioner

STAFF

Kimberly Mendoza, Planning & Zoning Director Alejandra Gonzalez, Administrative Assistant Nikki Marie Cavazos, Planner I Omar Garza, Deputy Chief Peter Hermida, Engineer III Omar Ochoa, City Attorney Brian Kelsey, Assistant City Manager Tomas Reyna, Assistant City Manager Rita Lee Guerrero, Management Analyst Abel Beltran, Planner I Jaime Ayala, Planner II Daniel A. Colina, Planner I Patrizia Longoria, Engineer III Tilfred Farley, Planning Assistant Mardoqueo Hinojosa, City Engineer Robert Hernandez, Engineer I Blanca Davila, EDC Director Carlos H. Garza, EDC Coordinator

VISITORS

Gustavo Montemayor Kathy Lewis Alfonso Quintanilla Luis A. Mendez Ruben De Jesus Mario Reyna John & Sylvia Salazar Tracy Arnold Karime Farachala Arlett Rodriguez Omar Cano Ivan Garcia

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

Quorum was established and meeting was called to order at 4:00 P.M.

- A. Prayer Prayer was announced by Chairperson Joe Ochoa
- B. Pledge of Allegiance The Pledge of Allegiance was said.
- C. Election of Officers Chairperson and Vice Chairperson

Motion was made by Vice Chairperson Hiren Govind and seconded by Commission Member Jorge Sotelo to re-elect Chairperson Joe Ochoa. Motion carried with a vote of 4-0 and one abstention, Joe Ochoa. Commission Member Ruby Casas joined the meeting. Motion was made by Commission Member Jorge Sotelo and seconded by Chairperson Joe Ochoa to re-elect Vice Chairperson Hiren Govind. Motion carried with a vote of 5-0 and one abstention, Hiren Govind.

PLANNING & ZONING COMMISSION MEETING JANUARY 17, 2022 PAGE 2

2. CERTIFICATION OF PUBLIC NOTICE

Jaime Ayala verified the posting of the Planning and Zoning Commission Meeting Notice and its compliance with the Open Meetings Act.

3. MEETING PROCEDURES

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

4. PUBLIC COMMENTS

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

No public comments.

5. MINUTES

A. Consider approval of the Minutes for the October 12, 2021, November 9, 2021, and December 14, 2021 Regular Meetings

MOTION WAS MADE BY VICE CHAIRPERSON HIREN GOVIND AND SECONDED BY COMMISSION MEMBER JORGE SOTELO TO APPROVE THE MINUTES FOR THE OCTOBER 12, 2021, NOVEMBER 9, 2021, AND DECEMBER 14, 2021. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

6. PUBLIC HEARINGS

PLANNING & ZONING COMMISSION MEETING JANUARY 17, 2022 PAGE 3

A. Consider the Initial Zoning Request to Urban Residential (UR) District, being a 26.80 acre tract of land out of Lot 14, Block 1, John Closner Et Al Subdivision, located at 4700 South Raul Longoria Road, as requested by CJE Construction, LLC.

COMMISSION MEMBER VICTOR DANIEC JOINED THE MEETING. BEING NO DISCUSSION, MOTION WAS MADE BY VICE CHAIR PERSON HIREN GOVIND AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO RECOMMEND APPROVAL OF THE INITIAL ZONING REQUEST. MOTION CARRIED WITH A VOTE OF 6-0 AND 1 ABSTENTION, VICTOR DANIEC.

B. Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being 15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey, located at 500 East Monte Cristo Road, as requested by Melden & Hunt, Inc.

PROJECT ENGINEER RUBEN DE JESUS WAS PRESENT AND ADDRESSED THE BOARD AFTER DISCUSSION REGARDING TRAFFIC CONCERNS THAT RESIDENTS EXPRESSED. RUBEN DE JESUS REQUESTED TO TABLE THE ITEM DUE TO THE CONSENSUS. MOTION WAS MADE BY VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO TABLE THE ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C. Consider the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 1.00 acre tract of land out of Lot 71, Kelly-Pharr Subdivision, located at 1415 West Owassa Road, as requested by Jaime Cantu

BEING NO DISCUSSION, MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

D. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, being a 12.605 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4801 South Veterans Boulevard, as requested by Melden & Hunt, Inc.

FOLLOWING BRIEF DISCUSSION REGARDING THE LOT SIZES, MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIOMOUSLY WITH A VOTE OF 7-0.

E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 4.349 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4513 South Veterans Boulevard, as requested by Melden & Hunt, Inc. PROJECT ENGINEER WAS PRESENT AND ADDRESSED THE BOARD. FOLLOWING BRIEF DISCUSSION REGARDING WHETHER THE ITEM HAD BEEN BROUGHT BEFORE THE BOARD PREVIOUSLY AND IF THE ISSUES HAD BEEN SOLVED, MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDEMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

F. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Urban Residential (UR) District, Lot 5, Block 287, Original Edinburg Townsite Subdivision, located at 1120 East Mahl Street, as requested by Gustavo Montemayor

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

7. SUBDIVISION (PLATS)

- A. Consider the Preliminary Plat of North McColl Estates, being a 29.130 acre tract out of Lot 3, Section 276 Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat of Russel Oaks 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.
- C. Consider the Preliminary Plat of Cesar Chavez Heights Subdivision, being a 17.94 acre tract out of Lot 4, Block 55, Alamo Land and Sugar Company Subdivision, located at 3101 South Cesar Chavez Road, as requested by Trevino Engineering
- D. Consider the Preliminary Plat of Alberta Heights Subdivision Phase II, being a 3.261 acre tract out of Lot 53, Kelly-Pharr Subdivision, located at 801 West Alberta Road, as requested by Trevino Engineering
- E. Consider the Preliminary Plat of Highland Heights Subdivision, being a 26.80 acre tract out of Lot 14, Block 1, John Closner Et Al Subdivision, located at 4700 South Raul Longoria Road FM 1426, as requested by SAMES Engineering
- F. Consider the Preliminary Plat of Ricdez Estates, being 5.0 acres out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey, located at 5201 East Mile 17 North Road, as requested by SAMES Engineering

MOTION WAS MADE BY VICE CHAIRPERSON HIREN GOVIND AND SECONDED BY COMMISSION MEMBER JORGE SOTELO TO APPROVE ITEMS 7A-7F. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

PLANNING & ZONING COMMISSION MEETING JANUARY 17, 2022 PAGE 5

8. CONSENT AGENDA

- A. Consider the Final Plat of Border Town Subdivision Phase 3, being a 66.75 acre tract of land, more or less, out of and forming part or portion of Lots 13 and 14, Block 70, Engelman Re-subdivision, located at 8201 FM 2812, as requested by Rio Delta Engineering
- B. Consider the Final Plat for Canton Heights Subdivision No. 2, being an 8.33 acre tract of land out of Lot 4, Block 1, John Closner, et al. Subdivision, located at 2200 East Canton Road, as requested by Supreme Engineering
- C. Consider the Final Plat of T&O Ranch No. 2 Subdivision, being a 4.95 acre tract of land out of Lots 2 & 3, Block 28, Santa Cruz Gardens Unit 2 Subdivision, located at 7100 East Benito A. Ramirez Road, as requested by Quintanilla, Headley & Associates, Inc.
- D. Consider the Final Plat of Las Encinitas, being a 72.20-acre tract of land out of Lots "R" and "S", Block 2, Santa Cruz Ranch Subdivision, located at 6101 East Monte Cristo Road, as requested by Quintanilla, Headley, & Associates Inc.
- E. Consider the Final Plat for Canton Heights Subdivision No. 3, being a 5.60 acre tract of land out of Lot
 4, Block 1, John Closner, et al. Subdivision, located at 2200 East Canton Road, as requested by
 Supreme Engineering

MOTION WAS MADE BY VICE CHAIRPERSON HIREN GOVIND AND SECONDED BY COMMISSIONER JORGE SOTELO TO APPROVE ITEMS 8A-8E. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

9. SUBDIVISION (VARIANCES)

A. Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Block Length, 2) Section 8.204A Streets, Paving Width and 3) Section 8.213 Sidewalks, proposed La Reserva Subdivision Phase II, being an 81.74 acre tract of land out of Lots 3, 4, 5, 6, 11, & 12, Block 73, Engelman Resubdivision or the Missouri-Texas Land and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 8200 East Farm to Market 2812, as requested by Quintanilla, Headley & Associates, Inc.

PROJECT ENGINEER ALFONSO QUINTANILLA WAS PRESENT AND ADDRESSED THE BOARD. FOLLOWING BRIEF DISCUSSION REGARDING BLOCK LENGTH, DENSITY, AND ROADWAY IMPROVEMENTS, MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO RECOMMEND APPROVAL OF VARIANCE #1. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0. MOTION WAS MADE BY COMMISSIONER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO RECOMMEND APPROVAL OF VARIANCE #2. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0. MOTION WAS MADE BY VICE CHAIRPERSON HIREN GOVIND AND SECONDED BY COMMISSION MEMBER JORGE SOTELO. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

PLANNING & ZONING COMMISSION JANUARY 17, 2022 PAGE 6

B. Consider Variance Requests to the City's Unified Development Code: 1) Section 3.303 Multi-Family Lot and Building Standards, Lot Width and 2) Section 7.404B Block Length, and 3) Section 8.204 Street Standards, Right-of-way Width, Paving Width, proposed North McColl Estates Subdivision, being 29.130 acres out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.

PROJECT ENGINEER WAS PRESENT AND ADDRESSED THE BOARD. FOLLOWING DISCUSSION REGARDING SIMILAR VARIANCES THAT HAVE BEEN GRANTED AND R.O.W., MOTION WAS MADE BY COMMISSION MEMBER JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO RECOMMEND APPROVAL OF VARIANCE REQUESTS #1, #2, AND #3. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

10. DIRECTOR'S REPORT

A. Unified Development Code Update

MRS. KIMBERLY MENDOZA DISCUSSED MULTIPLE STEERING COMMITTEE MEETINGS THAT HAVE TAKEN PLACE. SHE MENTIONED THE CONSULTANT HAS BEEN TAKEN ON TOURS IN THE CITY. MRS. MENDOZA ALSO DISCUSSED THE MEETING THAT TOOK PLACE ON JANUARY 11, 2022, IN WHICH SUBDIVISION STANDARDS, LOT SIZES, AND BLOCK LENGTHS WERE DISCUSSED.

11. INFORMATION ONLY

A. Attendance Roster

ATTENDANCE ROSTER WAS REVIEWED.

12. ADJOURNMENT

There being no further information to consider, the meeting was adjourned at 5:25 P.M.

<u>Alejandra Gonzalez</u>

Alejandra Gonzalez, Administrative Assistant Planning & Zoning Department



City of Edinburg

PLANNING & ZONING COMMISSION Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8A:

Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District, Lot 1, Laurel Heights Subdivision, located at 202 East Sprague Street, as requested by Roberto Martinez

DESCRIPTION / SCOPE:

The property is located at the southeast corner of South 12th Avenue and East Sprague Street. The property has 100 ft. of frontage along both East Sprague Street and South 12th Avenue for a total lot area of 10,000 sq. ft. and has an existing structure used as a day care center. The requested zoning designation allows for small-scale commercial and service business uses on the subject property. The applicant is requesting the change of zone for a proposed attorney's office.

The property is currently zoned Neighborhood Conservation 5 (NC5) District. The surrounding zoning is Neighborhood Conservation 7.1 (NC7.1) District to the north, Commercial General (CG) District to the west, and Neighborhood Conservation 5 (NC5) District to the south and east. Adjacent land uses are single-family residential to the north, south, and east with vacant lots to the west. Jefferson Elementary School is approximately 50 ft. south of this location. There are also numerous commercial uses in the surrounding area, mostly to the west along South 12th Avenue and South Closner Boulevard. The future land use designation is for Urban Uses.

Staff received a Zone Change Application for the subject property on January 11, 2022. The applicant indicated that the intended use is for a proposed attorney's office. Rezoning is required to accommodate the proposed use.

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

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District based on adjacent zoning and land uses.

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 the zoning and land uses in the immediate area, particularly along 12th Avenue. Although allowed without rezoning, the existing land use of a childcare center at this location is commercial in nature. The proposed attorney's office is a similar commercial use. Furthermore, the mix of commercial and residential uses in the surrounding area make the requested zoning and intended use appropriate for this location.

D. Austin Colina

Planner I

Kimberly A. Mendoza, MPA Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION -2/08/2022 CITY COUNCIL - 3/01/2022 DATE PREPARED - 1/31/2022

<u>STAFF REPORT</u> GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District **Roberto Martinez APPLICANT:** N/A AGENT: **LEGAL**: Lot 1, Laurel Heights Subdivision **LOCATION:** Located at 202 East Sprague Street LOT/TRACT SIZE: 10,000 sq. ft. Day care center **CURRENT USE:** PROPOSED USE: Attorney's office **EXISTING ZONING:** Neighborhood Conservation 5 (NC5) District ADJACENT ZONING: North – Neighborhood Conservation 7.1 (NC7.1) District South – Neighborhood Conservation 5 (NC5) District East – Neighborhood Conservation 5 (NC5) District West - Commercial General (CG) District LAND USE PLAN: Urban **PUBLIC SERVICES:** City of Edinburg Water & Sewer **<u>RECOMMENDATION</u>**: Staff recommends approval of the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District

REZONING REQUEST ROBERTO MARTINEZ

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of both residential and commercial uses.
- 2. The applicant is requesting the change of zone for an attorney's office, replacing an existing day care center.

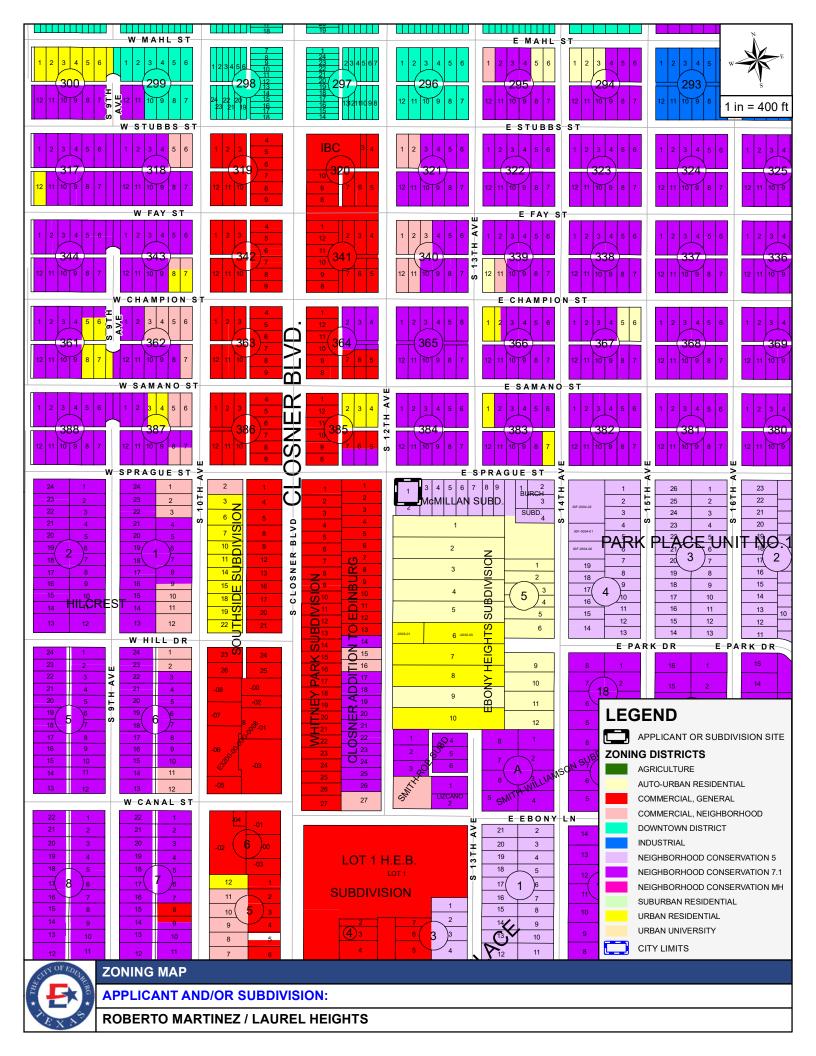
Staff recommends approval of the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District based on existing land use, as well as adjacent zoning and land uses in the surrounding area.

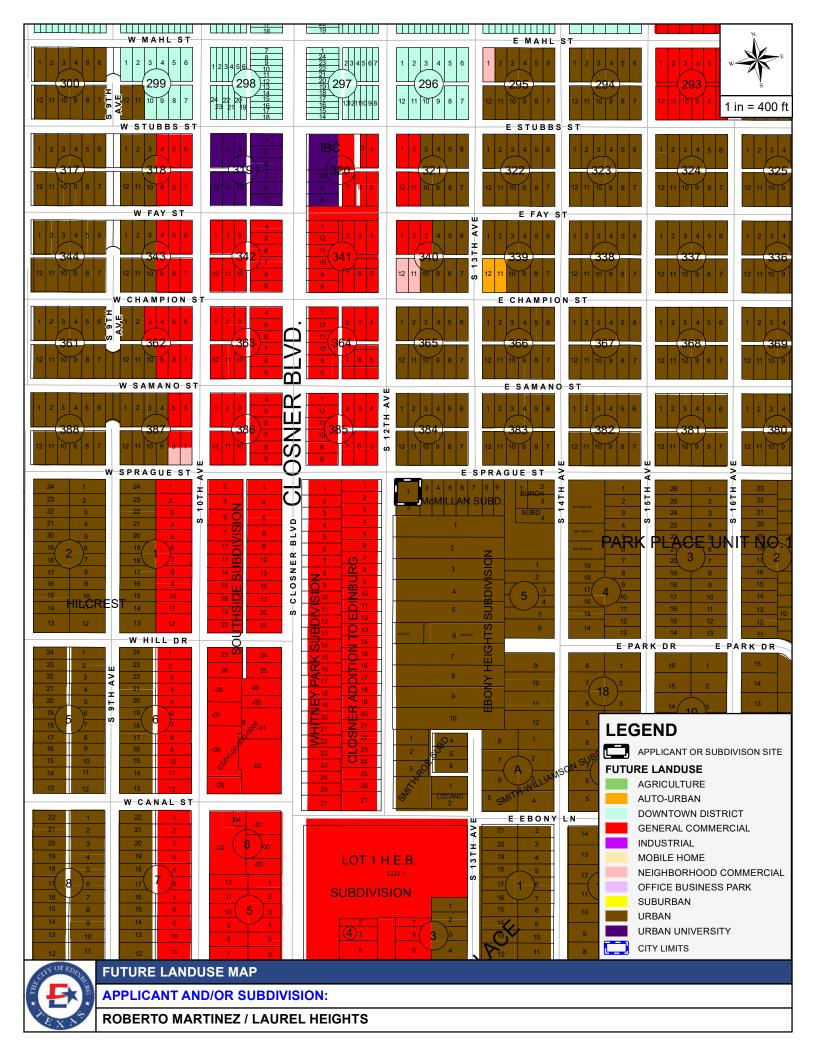
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

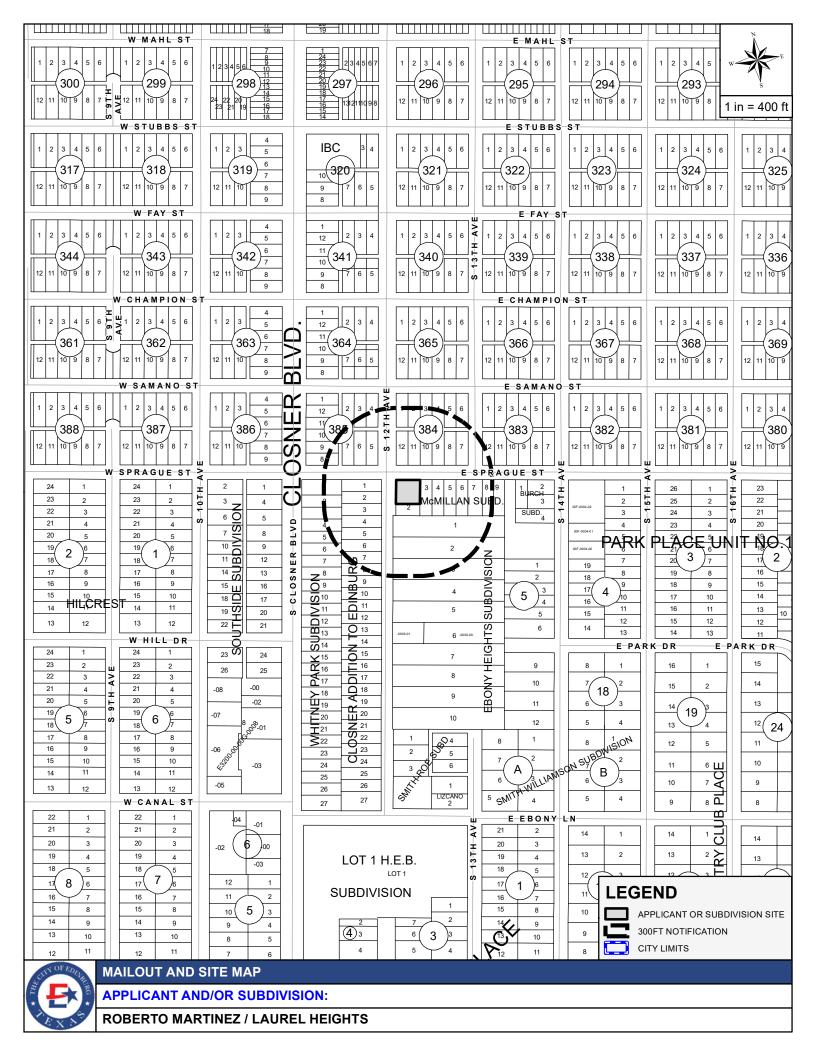
Staff mailed a notice of the public hearing before to 26 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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

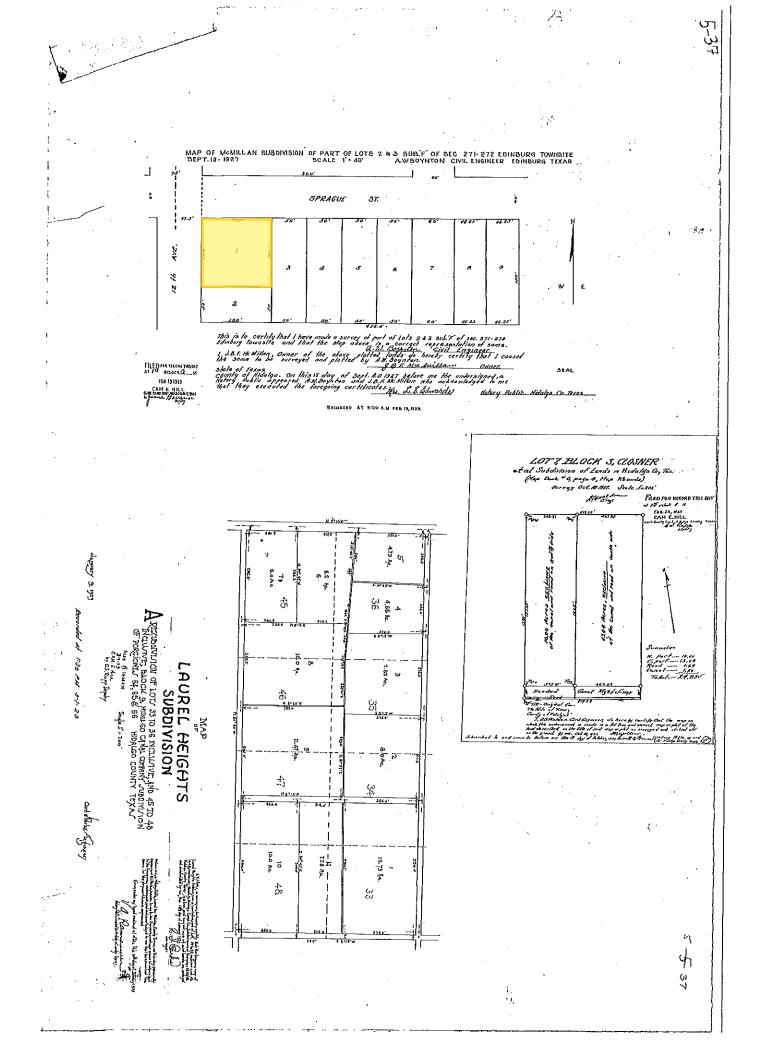


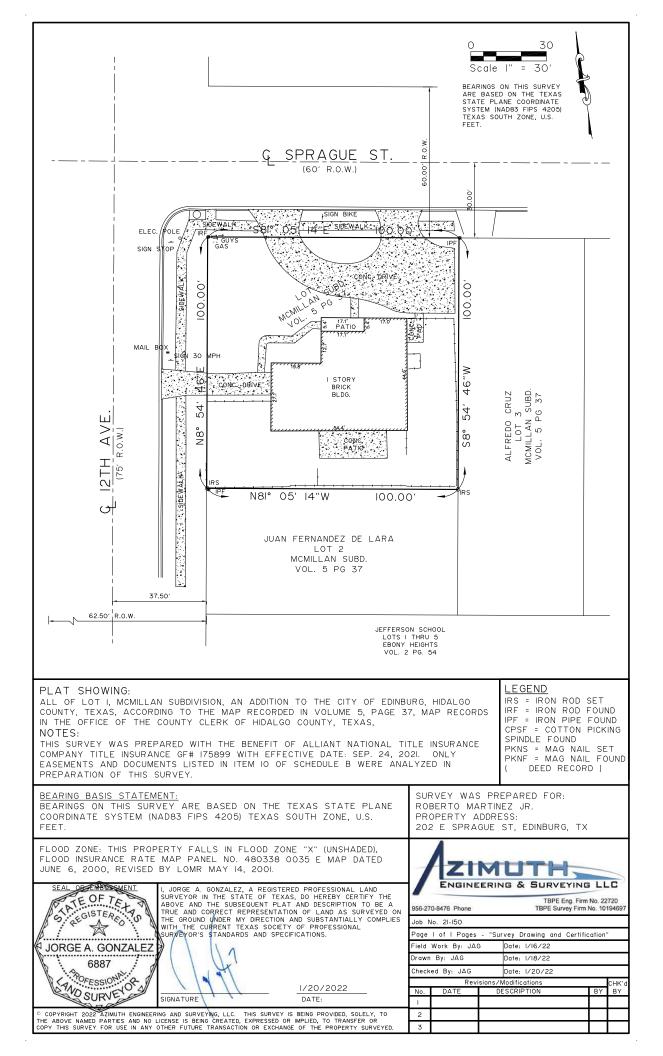


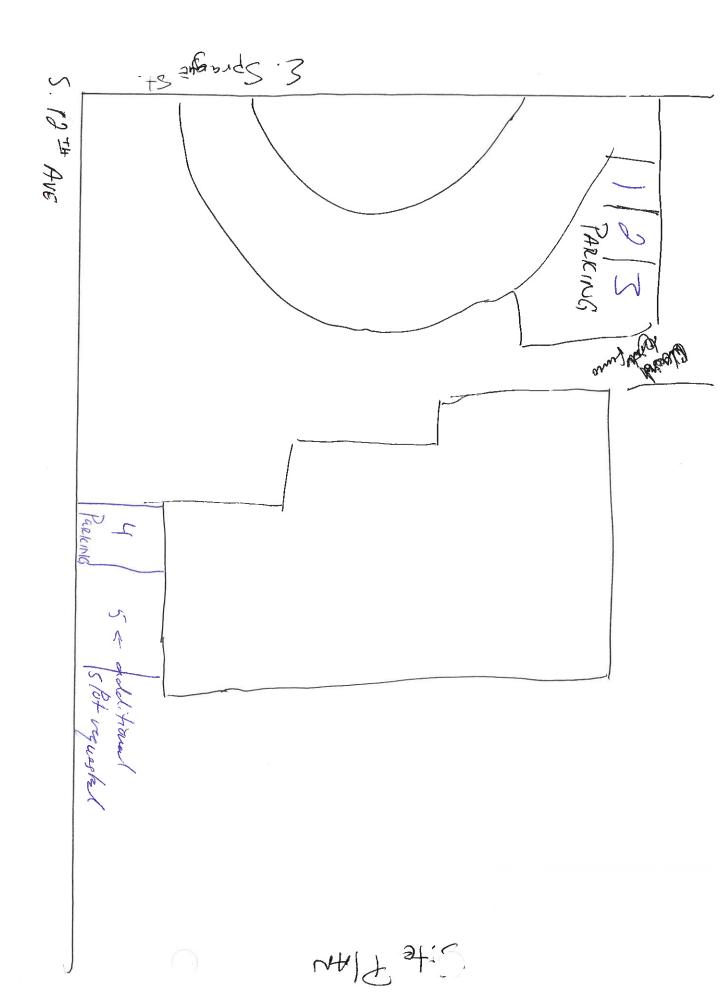




S & ZONING	Zone Change Appli	cation
	anuary 10, 2022	
1. Name: <u>R</u>	Roberto Martinez	2. Phone: (210) 422-6564
3. Mailing Address:	2516 James Ave.	
4. City: Edinburg	State: <u></u>	Zip: <u>78539</u>
Email Address: realtybyrol	b@gmail.com 6.	Cell No. (210) 422-6564
Agent: Applicant is a licen	sed RE agent in Texas 8. Age	nt's Phone:
 Agent's Mailing Address: 		
.0. City:	State:	Zip:
1. Agent's Email:		
2. Address/Location being Rez	zoned:	
3. Legal Description of Propert MCMILLAN LOT 1	ty: 14. Property ID(s):	231794
.5. Zone Change: From: <u>NC5 -</u>	Neighborhood Conservation 5 T O:	CN - Commerical Neighborhood
6. Existing Land Use: Daycar	e	
.7. Reason for Zone Change: ${f L}$	aw office change; Proximity to cou	rthouse
Roberto Martinez		
Please Print Name)	Signature	
MOUNT PAID \$ 400.00	RECEIPT NUMBER	
	ING & ZONING COMMISSION) - 4:00	0 PM:
UBLIC HEARING DATE (PLANN	into a zoninto commission, no.	









Rezoning Request Site Photo

ROBERTO MARTINEZ

202 East Sprague Street





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: February 8, 2022

REZONING REQUEST

AGENDA ITEM 8B:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located at 1000 North McColl Road, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Cubic Walls, LLC

DESCRIPTION / SCOPE:

The property is located on the east side of North McColl Road, approximately 630 ft. north of West Schunior Street. The tract consist of 5.00 acres and is vacant. The requested zoning designation is the primary commercial district and allows for a wide range of commercial uses on the subject property. The applicant is requesting the change of zone accommodate a proposed self-service storage business.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Auto Urban Residential (AU) District to the north, Suburban Residential (S) District to south, Agriculture (AG) District to the east, and Urban Residential (UR) District to the west. Adjacent land uses are low-density residential to the north and south with vacant land to the east and west. The future land use designation is for Auto-Urban Uses.

Staff received a Zone Change Application for the subject property on December 15, 2021. The applicant indicated that his intent is for proposed storage units. A minor subdivision plat under the name of McColl Walls Subdivision was filed on August 26, 2021. Rezoning is required to accommodate the intended use.

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

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District based on the adjacent zoning and land uses. The intended use is incompatible with the residential uses surrounding this location.

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.

<u>JUSTIFICATION:</u> Staff recommendation is based on adjacent zoning and land uses. All adjacent lots and lots nearby this location are residential uses. The requested zoning is not in keeping with the City's Future Land Use Plan.

D. Austin Colina Planner I

Kimberly A. Mendoza, MPA Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/25/2022

STAFF REPORT GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District
APPLICANT:	Cubic Walls, LLC
AGENT:	Quintanilla, Headley & Associates, Inc.
LEGAL:	A 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey
LOCATION:	1000 North McColl Road
LOT/TRACT SIZE:	5 acres
CURRENT USE:	Vacant
PROPOSED USE:	Self-service storage facility
EXISTING ZONING:	Suburban Residential (S) District
ADJACENT ZONING:	North – Auto-Urban Residential (AU) District South – Suburban Residential (S) District East – Agriculture (AG) District West – Urban Residential (UR) District
LAND USE PLAN:	Auto-Urban
PUBLIC SERVICES:	Sharyland WSC & City of Edinburg Sewer
<u>RECOMMENDATION</u> :	Staff recommends disapproval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District

REZONING REQUEST CUBIC WALLS, LLC

EVALUATION

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists mostly of residential uses with some vacant land.
- 2. The applicant is requesting the change of zone to construct a self-storage facility, a commercial use.

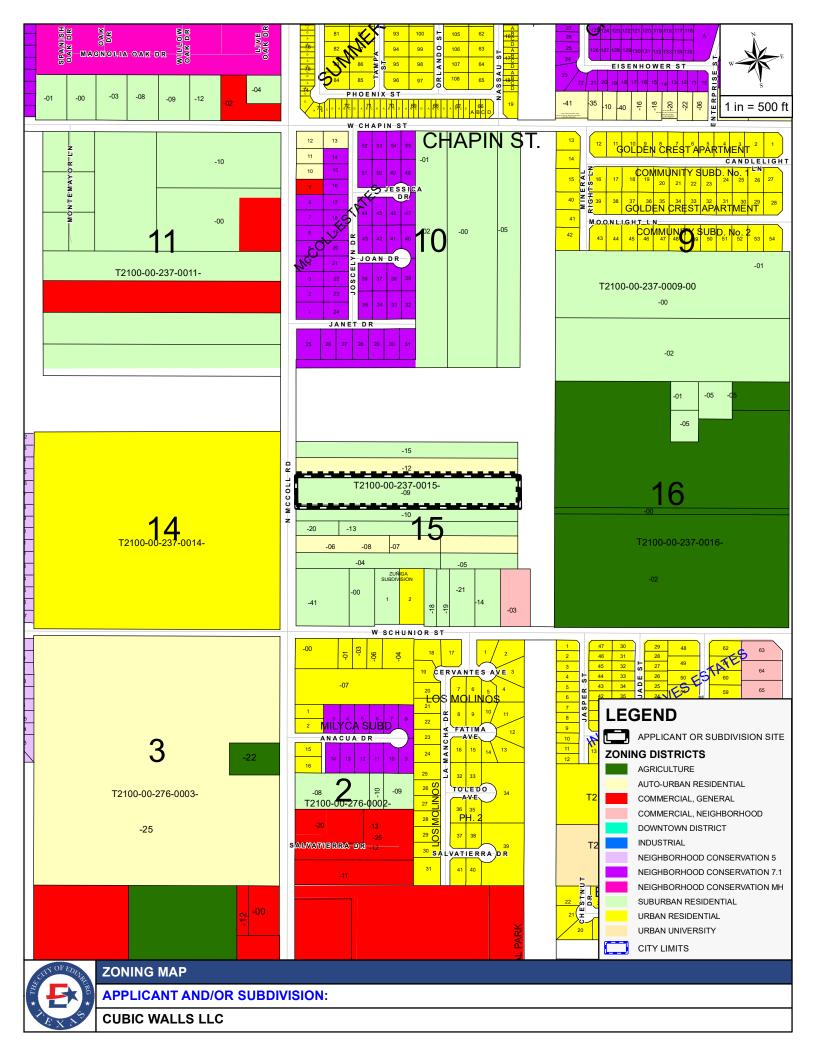
Staff recommends disapproval of the Rezoning Request from Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District based on the adjacent zoning and land uses. The intended use is incompatible with existing zoning and land uses adjacent to the subject property. The proposed use is not in keeping with the Future Land Use Plan for this location and surrounding area.

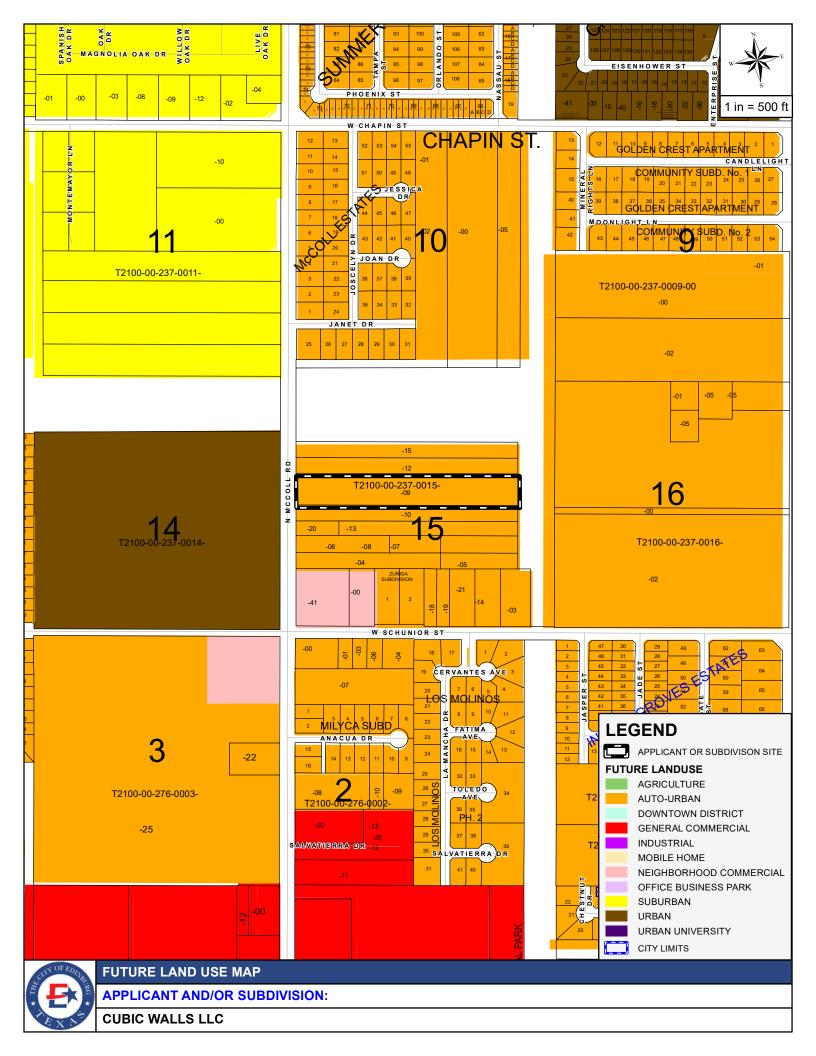
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

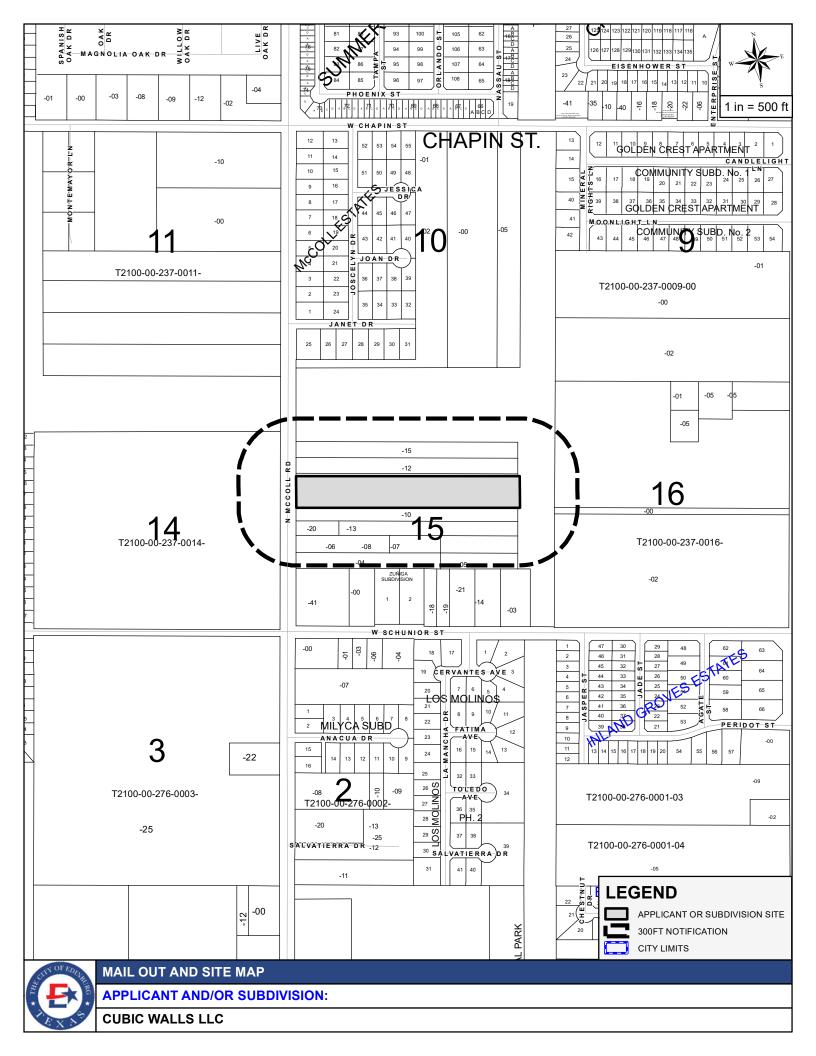
Staff mailed a notice of the public hearing before to 16 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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

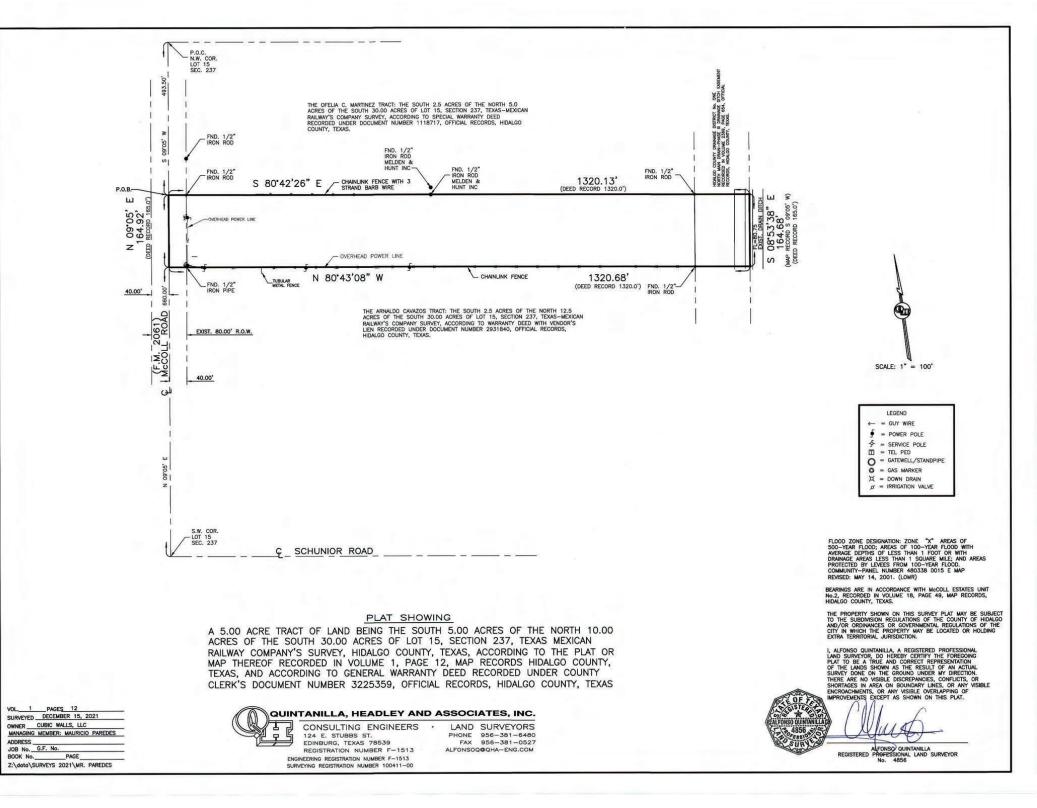








	Case #	Planning & Zoning Department 415 W. University Drive
		Edinburg, Texas 78539 (956) 388-8202
G & ZON	Zone Change Ap	plication
	1. Name: Cubic Walls, LLC	Phone No. (956) 212-2211
	2. Mailing Address: 1600 Industrial St.	
3.	. City: Hidalgo State: Texa	as Zip: _78557
4. En	mail Address: mauricio.paredes@trainser.com	Cell No. (956) 212-2211
5. Ag	gent: Quintanilla, Headley & Associates, Inc.	Phone No. (956) 381-6480
6. Ag	gent's Mailing Address: 124 E. Stubbs St.	
7. Cit	ty: Edinburg State: Texas	Zip: <u>78539</u>
8. En	mail Address: lalor@qha-eng.com	
9. Ad	ddress/Location being Rezoned: Northeast corner of Me	cColl Road & Schunior Road
10. Le	egal Description of Property: Property	ID: 295118
	5.00 acre tract of land out of Lot 15, Section 237, Texa lidalgo County, Texas.	as Mexican Railway Company Survey,
 11. Zc	one Change: From: <u>S-Suburban</u>	To: CG - Commerical General
	one Change: From: <u>S-Suburban</u> xisting Land Use: Vacant	
12. Ex 13. Re	xisting Land Use: <u>Vacant</u> eason for Zone Change: Proposed storage units	
12. Ex 13. Re	xisting Land Use: <u>Vacant</u> eason for Zone Change: Proposed storage units	
12. Ex 13. Re	xisting Land Use: Vacant	
12. Ex 13. Re Please	xisting Land Use: <u>Vacant</u> eason for Zone Change: Proposed storage units	man
12. Ex 13. Re (Please AMOL	xisting Land Use: Vacant eason for Zone Change: Proposed storage units <u>1Guricio Pareder</u> se Print Name) Signatur UNT PAID \$ RECEIPT NU	MBER
12. Ex 13. Re (Please AMOL	xisting Land Use: Vacant eason for Zone Change: Proposed storage units 1Guricio Pareder se Print Name) Signatur	MBER





Rezoning Request Site Photo

QUINTANILLA, HEADLEY & ASSOCIATES, INC. - CUBIC WALLS, LLC

1000 North McColl Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8C:

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, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc. on behalf of The Shoppes at Rio Grande Valley

DESCRIPTION / SCOPE:

The property is located on the south side of East Wisconsin Road, approximately 1,750 ft. west of the I-69C southbound frontage road. The tract consists of 3.108 acres and is vacant. The requested zoning designation is the highest intensity residential district. It is intended to permit a wide range of residential uses and encourage a variety of housing types. The proposed use is for a multifamily residential development.

The property is currently zoned Commercial General (CG) District. The surrounding zoning is Neighborhood Conservation Manufactured Home (NC-MH) District to the north, Commercial General (CG) District to the south and east, and Urban Residential (UR) District to the west. Property immediately to the west of the subject property was rezoned from Commercial General (CG) District to Urban Residential (UR) District on May 4, 2021. Adjacent land uses are residential to the north, commercial to the south, and vacant land to the east and west. The future land use designation is for Auto-Urban Uses.

Staff received a Zone Change Application for the subject property on December 21, 2021. The applicant indicated that the intended use is for a multifamily development. A Subdivision Application under the name of Aldea at the Shoppes was received on November 1, 2021, as part of this project. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing before to 23 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the adjacent zoning and land uses. Zoning of the vacant land to the west of this location has already been zoned Urban Residential (UR) District. The zoning and uses in the surrounding area are transitioning to a mixed use development that will promote walkability and accessibility 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 recommendation is based on adjacent zoning and land uses. The proposed multifamily use should not present a conflict with the existing residential and commercial uses in the area.

D. Austin Colina Planner I

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/26/2022

APPLICATION:	Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District
APPLICANT:	The Shoppes at Rio Grande Valley
AGENT:	Melden & Hunt, Inc.
LEGAL:	A 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision
LOCATION:	620 East Wisconsin Road
LOT/TRACT SIZE:	3.108 acres
CURRENT USE:	Vacant
PROPOSED USE:	Multifamily residential development
EXISTING ZONING:	Commercial General (CG) District
ADJACENT ZONING:	 North – Neighborhood Conservation – Manufactured Home (NC-MH) District South – Commercial General (CG) District East – Commercial General (CG) District West – Urban Residential (UR) District
LAND USE PLAN:	Auto-Urban
PUBLIC SERVICES:	North Alamo WSC & City of Edinburg Sewer
<u>RECOMMENDATION</u> :	Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District.

REZONING REQUEST THE SHOPPES AT RIO GRANDE VALLEY

EVALUATION

The following is staff's evaluation of the request.

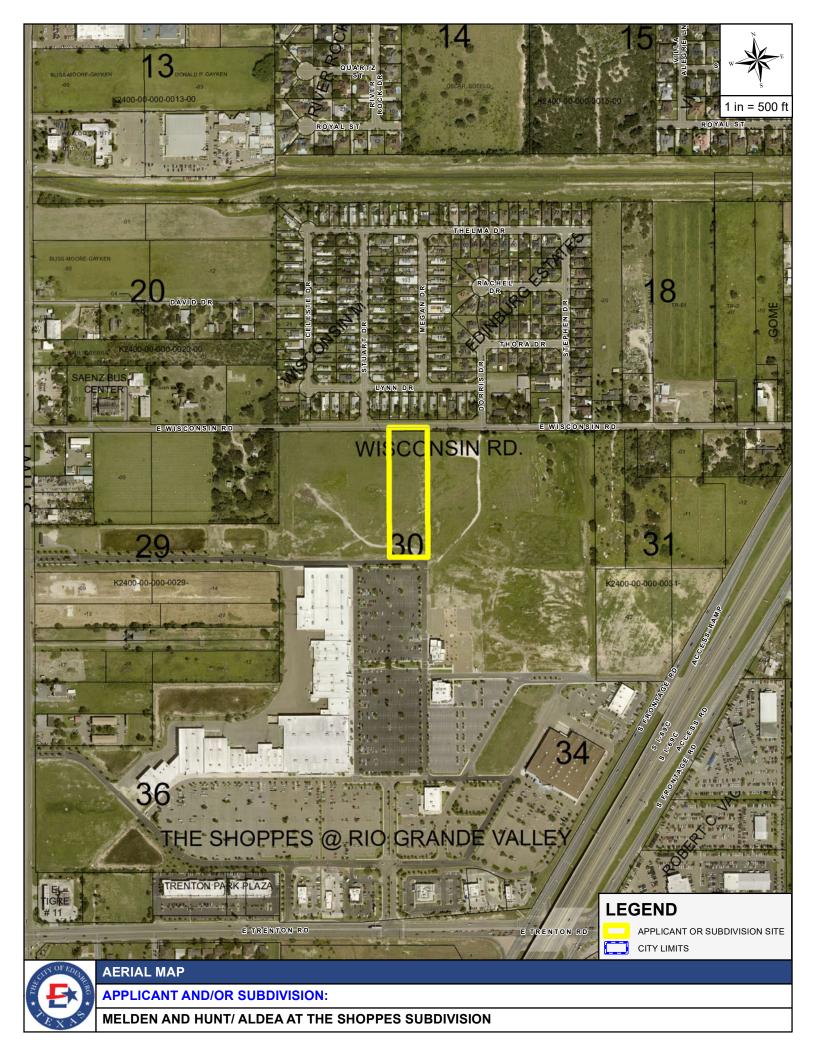
- 1. The land use pattern for this area of the community consists of residential and commercial uses.
- 2. The applicant is requesting the change of zone to construct a multifamily residential development.

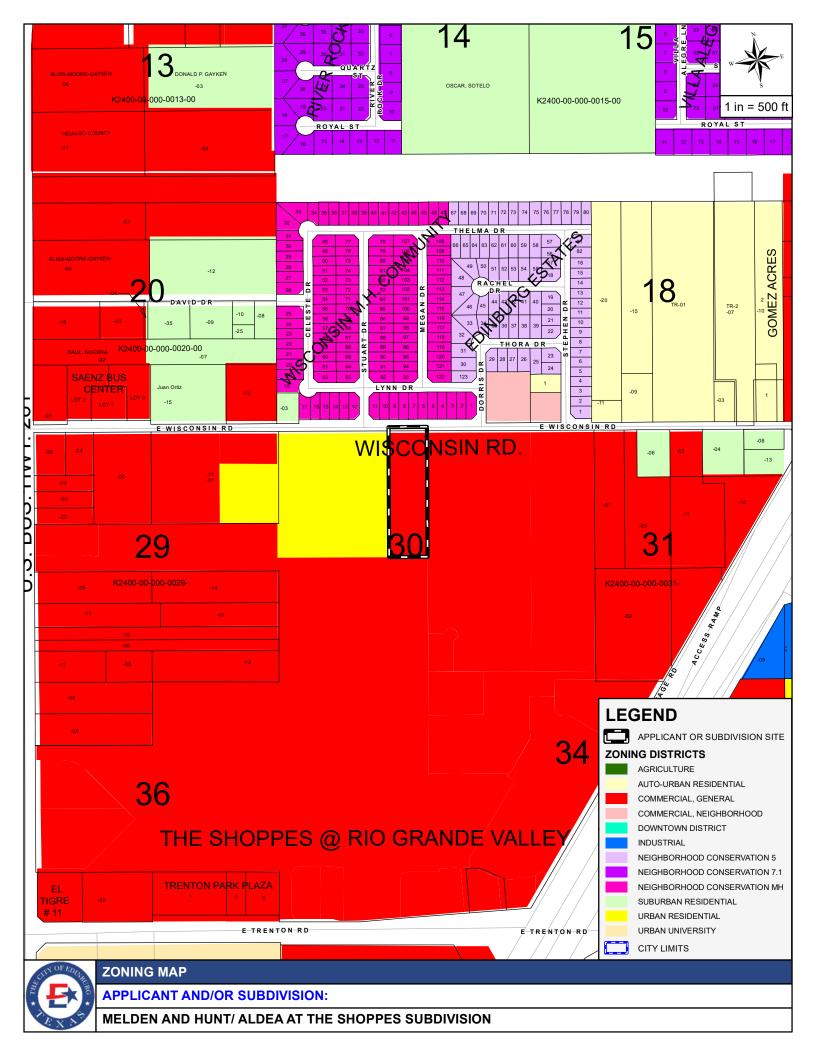
Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the adjacent zoning and land uses. The intended use is compatible with existing zoning and land uses adjacent to the subject property. The development trend in the area is progressing toward mixed uses.

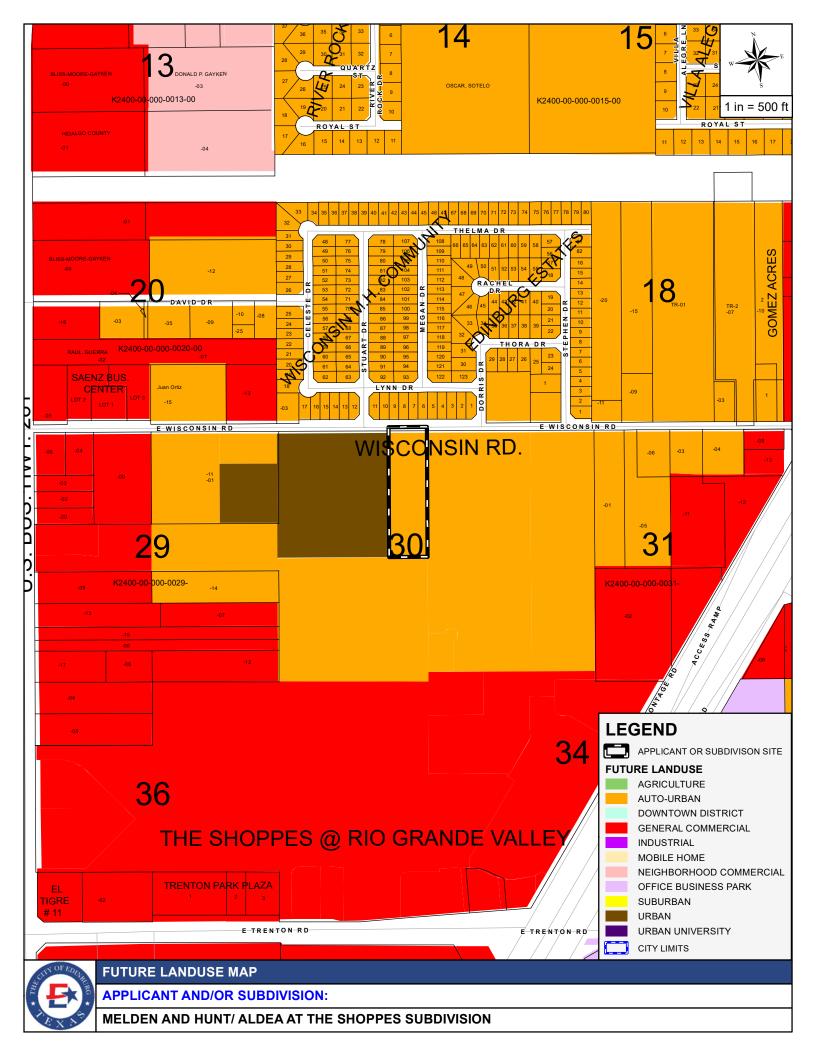
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

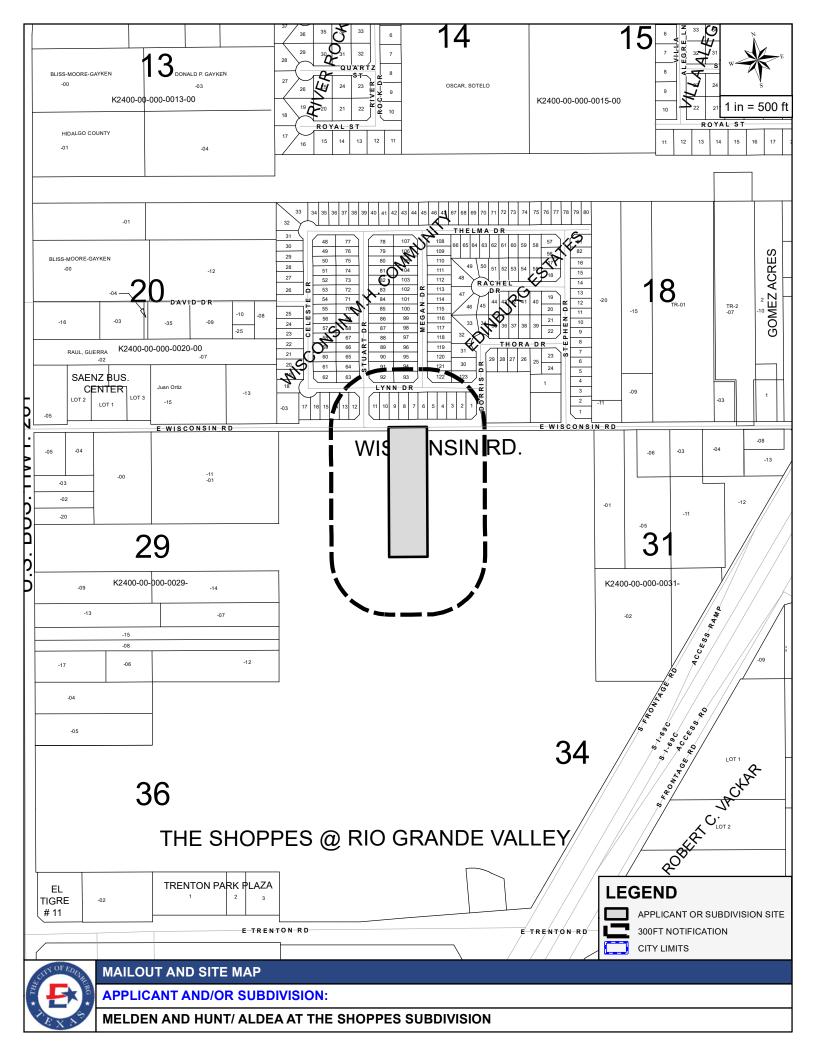
Staff mailed a notice of the public hearing before to 23 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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

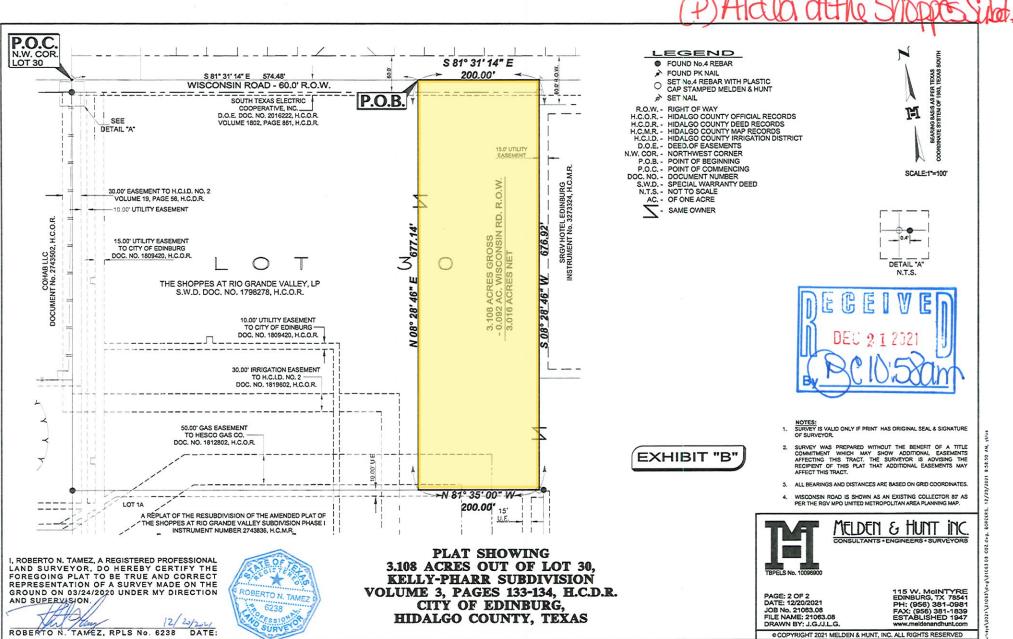








Case #	Edinburg
	Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202
Zone Change Applicatio	PAldea at the
Date: $12 \cdot 21 \cdot 21$	Shoppes Subdivision
1. Name: The Shoppes at Rio Grande Valley 2. F	Phone: 40 381-0981
3. Mailing Address: 149 Colonial Road	
4. City: Manchester State: CT	Zip: 06042-2307
5. Email Address: 40 mario@meldenandhunt.com 6. Cell No	. (954) 500-2734
7. Agent: Melden & Hunt Inc. 8. Agent's Pho	
9. Agent's Mailing Address: 15 W McInture Street	
10. City: Edinburg State: TX	zip: <u>1854</u>
11. Agent's Email:Mario@ melden and hunt. Com	
12. Address/Location being Rezoned: <u>500 BIK OF E. WISCONSIN R</u>	load
13. Legal Description of Property: 14. Property ID(s):	
3.108 acres out of Lot30, Kelly-Pharr Subdivision	
15. Zone Change: From: COMMERCIAL General To: Urbo	in Residential
16. Existing Land Use: Vacant	
17. Reason for Zone Change: Multi-family	
Mano A. Reyna Mai	CIEGEIVE
(Please Print Name) Signature	
AMOUNT PAID \$ RECEIPT NUMBER	BAC IU. Sum
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM:	
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:	
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMI	BERS)





Rezoning Request Site Photo

MELDEN & HUNT - THE SHOPPES AT RIO GRANDE VALLEY

600 East Wisconsin Road





City of Edinburg

PLANNING & ZONING COMMISSION Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8D:

Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 4.985 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc. on behalf of Rosendo and Stephanie V. Benitez

DESCRIPTION / SCOPE:

The property is located on the west side of North Depot Road, approximately 1,000 ft. north of West Schunior Street. The tract consists of 4.985 acres and is vacant. The requested zoning designation is the primary residential district. It is intended to permit a wide range of residential use and encourage a variety of housing types. The proposed use is for a single-family residential development.

The property is currently zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District to the north, south, and east. Area to the west of this property is outside the City Limits. Surrounding land uses are low-density residential to the north, south, and east with agricultural uses to the west outside the City Limits. The future land use designation is for Agriculture Uses.

Staff received a Zone Change Application for the subject property on January 6, 2022. The applicant indicated that the intended use is for a single-family residential development. No plat or site plan has yet been received. Rezoning is required to accommodate the intended use.

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

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the adjacent land uses. The proposed use is compatible with the residential uses in the area of the subject property. City-imposed zoning of Agriculture (AG) District was applied when the area was annexed in 2013.

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.

<u>JUSTIFICATION:</u> Staff recommendation is based on adjacent land uses. The City-applied zoning of Agriculture (AG) District is not appropriate for existing uses which are mostly residential in nature.

D. Austin Colina Planner I

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/27/2022

APPLICATION:	Comprehensive Plan Amendment from Agriculture Uses to Auto- Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District
APPLICANT:	Rosendo and Stephanie V. Benitez
AGENT:	Melden & Hunt, Inc.
LEGAL:	A 4.985 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey
LOCATION:	1013 North Depot Road
LOT/TRACT SIZE:	4.985 acres
CURRENT USE:	Vacant
PROPOSED USE:	Single-family residential development
EXISTING ZONING:	Agriculture (AG) District
ADJACENT ZONING:	North – Agriculture (AG) District South – Agriculture (AG) District East – Agriculture (AG) District West – Outside City Limits
LAND USE PLAN:	Agriculture
PUBLIC SERVICES:	Sharyland WSC & City of Edinburg Sewer
<u>RECOMMENDATION</u> :	Staff recommends approval of the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District.

REZONING REQUEST ROSENDO AND STEPHANIE V. BENITEZ

EVALUATION

The following is staff's evaluation of the request.

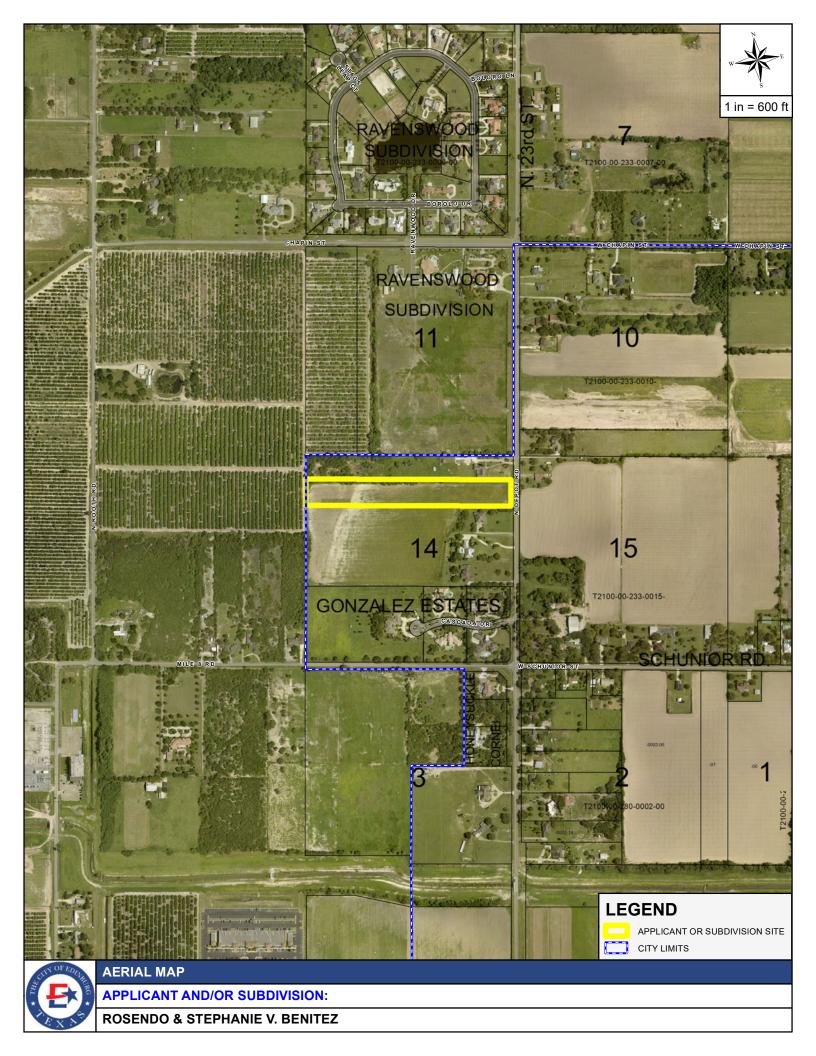
- 1. The land use pattern for this area of the community consists of low-density residential and agricultural uses with considerable areas of vacant land.
- 2. The applicant is requesting the change of zone to construct a single-family residential development.

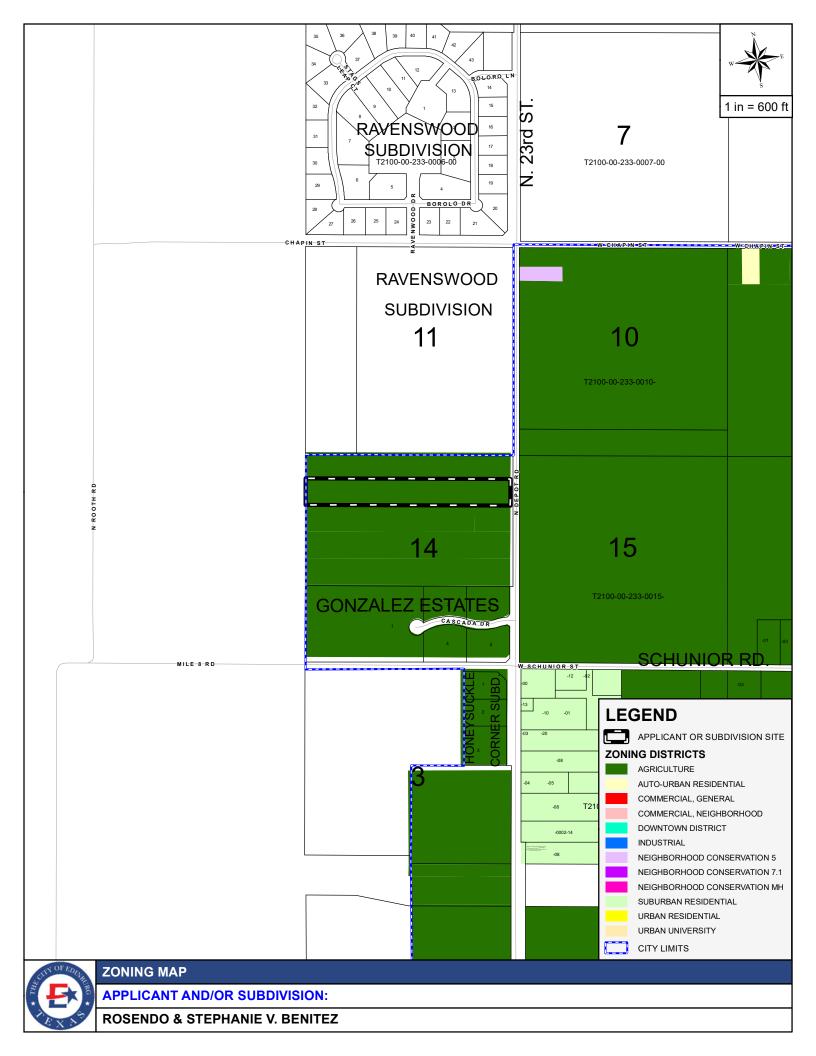
Staff recommends approval of the Comprehensive Plan Amendment from Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the adjacent land uses. The intended use is compatible with land uses adjacent to the subject property. The current zoning of Agriculture (AG) District was applied when the area was annexed in 2013. This zoning is not appropriate for existing uses. The proposed use is not in keeping with the Future Land Use Plan for this location and surrounding area.

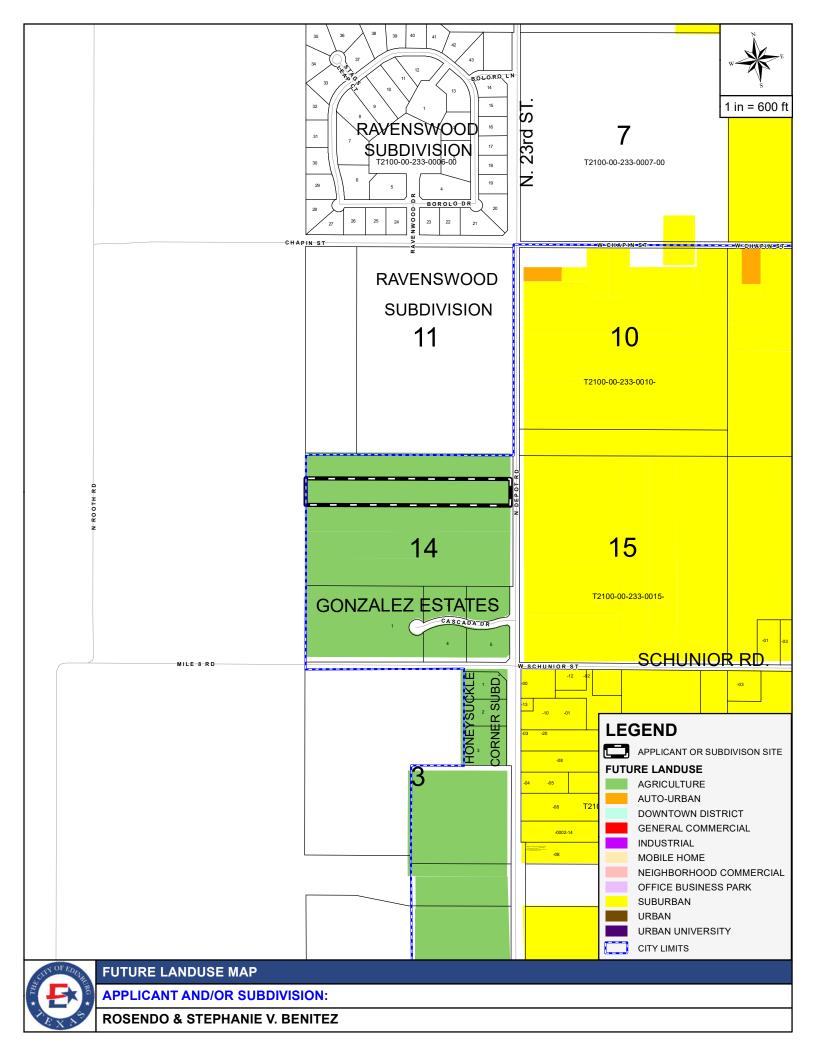
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

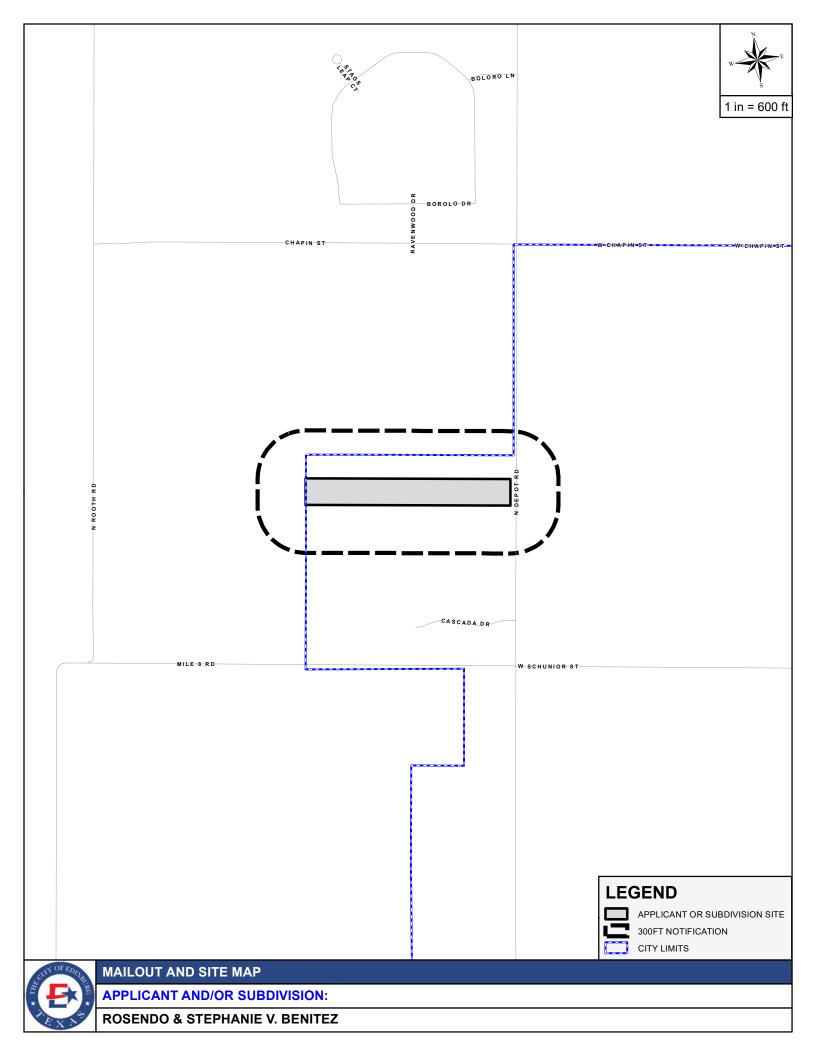
Staff mailed a notice of the public hearing before to nine neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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

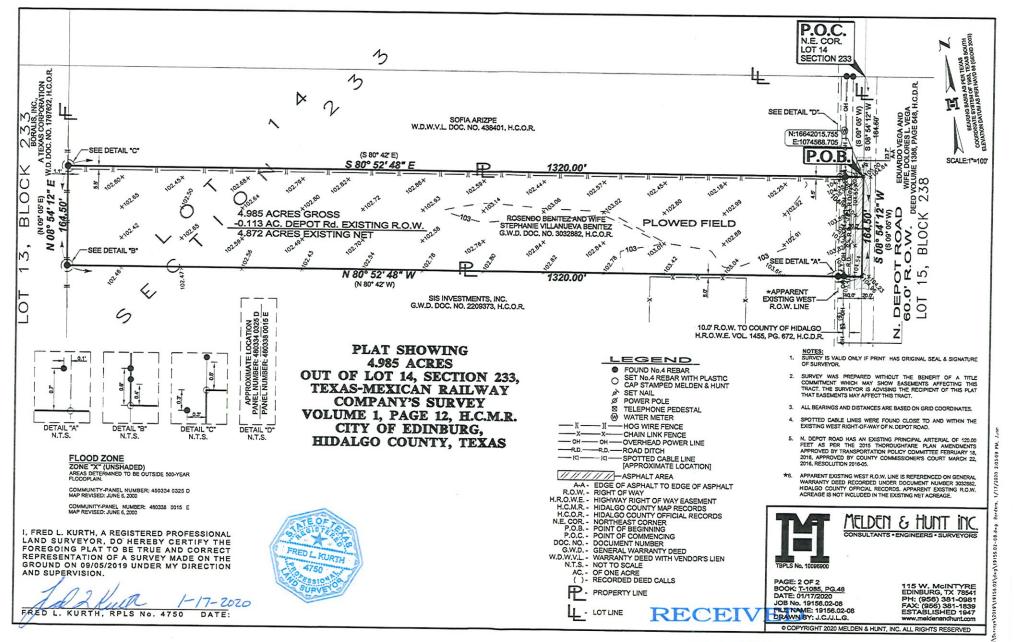








OFEDINA	ase #	Edinburg
		Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202
WING & ZONING	Zone Change Appli	
	ember 22, 2021	
1. Name: Ros	endo & Stephanie V Benitez	2. Phone: <u>c/o (956) 381-0981</u>
3. Mailing Address: 35	28 Buddy Owens Boulevard	
		Zip: 78504
5. Email Address: <u>c/o mario@</u> m		Cell No. (956) 686-7636
7. Agent: Melden & Hunt, Inc.		nt's Phone: (956) 381-0981
9. Agent's Mailing Address: 115	•	
	State: Texas	
	,	
11. Agent's Email: <u>mario@melde</u>	enandnunt.com cc: drobles@m	eldenandhunt.com
12. Address/Location being Rezone	ed: none at this time	
13. Legal Description of Property:	14. Property ID(s):	.94759
Being a 4.98 acre tract of land	d out of Lot 14, Section 233, Tex	as Mexican Railway Company
Subdivision.		
15. Zone Change: From: <u>AG-Agrie</u>		AU - Auto-Urban Residential
Vacant		
17. Reason for Zone Change: Sing	le-family Residential Developme	
Mario A. Reyna, P.E. (Please Print Name)	Signature	-12
	-	
AMOUNT PAID \$	RECEIPT NUMBER	
PUBLIC HEARING DATE (PLANNING	& ZONING COMMISSION) – 4:00	PM:
PUBLIC HEARING DATE (CITY COUN		
(NOTE: BOTH MEETINGS AR HELD	AT THE EDINBURG CITY COUNCIL	. CHAMBERS)
J/	AN 0 6 2022	
Name	gioquem.	



JAN 06 2022

Name:

9:09



Rezoning Request Site Photo

MELDEN & HUNT - ROSENDO AND STEPHANIE V. BENITEZ

1013 North Depot Road





City of Edinburg

PLANNING & ZONING COMMISSION Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8E:

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, a 12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 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.

DESCRIPTION / SCOPE:

The property is located on the north side of East Schunior Street, approximately 135 ft. east of North Closner Boulevard., The tract consists of 12.831 acres and is vacant. The requested zoning designation is the primary residential district. It is intended to permit a wide range of residential use and encourage a variety of housing types. The proposed use is for a multifamily residential development.

The property is currently zoned Commercial General (CG) District. The surrounding zoning is Industrial (I) District to the north, Urban Residential (UR) and Commercial General (CG) Districts to the south, Urban Residential (UR) District to the east, and Commercial General (CG) District to the west. Adjacent land uses are light industrial to the north, residential and commercial to the south, multifamily residential to the east, and commercial to the west. The future land use designation is for industrial uses at this location.

Staff received a Zone Change Application for the subject property on January 7, 2022. The applicant indicated that the intended use is for a multifamily residential development. A preliminary site plan was received on January 26 delineating a 12.831 acre area to be rezoned for the intended use.

Staff mailed a notice of the public hearing before to 47 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on adjacent zoning and land uses.

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 uses. The proposed multifamily use is compatible with existing multifamily and other high-density residential uses in the area. The proposed use should not create a conflict with adjacent commercial or light industrial uses.

D. Austin Colina Planner I

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/27/2022

APPLICATION:	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
APPLICANT:	Mel Phillip, Tide Products, Inc.
AGENT:	Treviño Engineering
LEGAL:	12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg
LOCATION:	221 East Schunior Street
LOT/TRACT SIZE:	12.831 acres
CURRENT USE:	Vacant
PROPOSED USE:	multifamily residential development
EXISTING ZONING:	Commercial General (CG) District
ADJACENT ZONING:	North – Industiral (I) District South – Urban Residential (UR) and Commercial Genera (CG) Districts East – Urban Residential (UR) West – Commercial General (CG)
LAND USE PLAN:	Industrial
PUBLIC SERVICES:	City of Edinburg Water and Sewer
<u>RECOMMENDATION</u> :	Staff recommends approval of 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.

REZONING REQUEST MEL PHILLIP, TIDE PRODUCTS, INC.

EVALUATION

The following is staff's evaluation of the request.

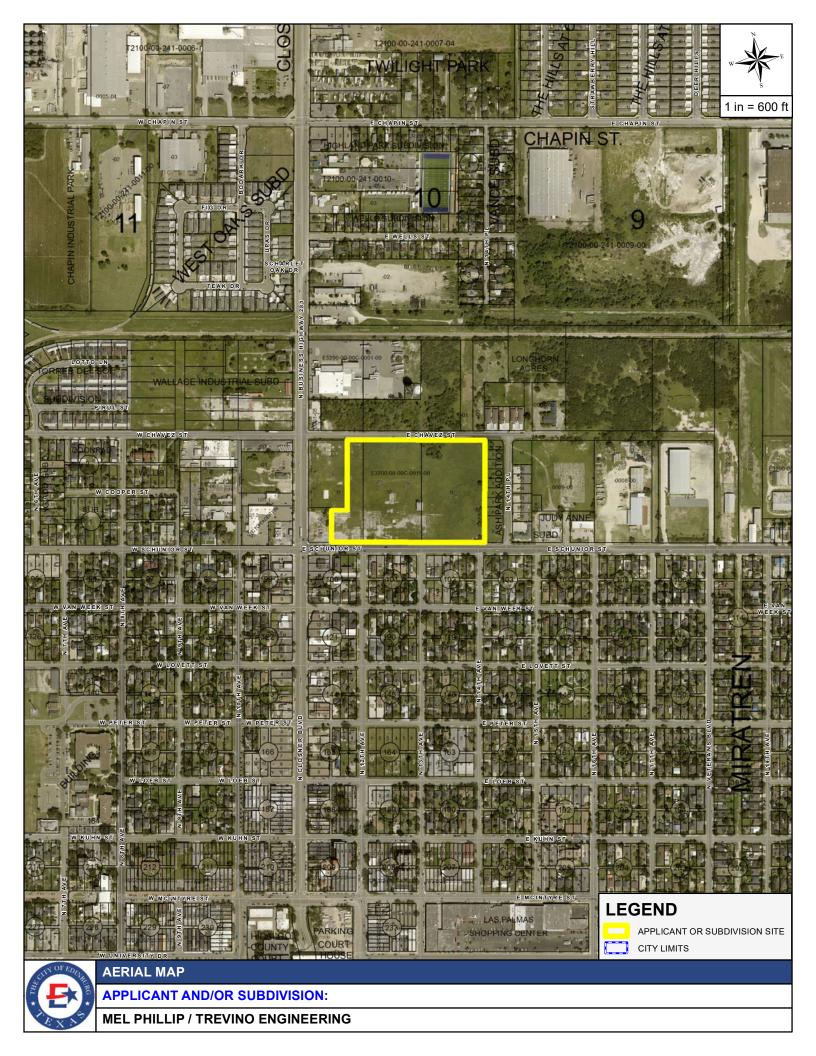
- 1. The land use pattern for this area of the community consists of high-density residential mixed with commercial and light industrial uses.
- 2. The applicant is requesting the change of zone to construct a multifamily residential development.

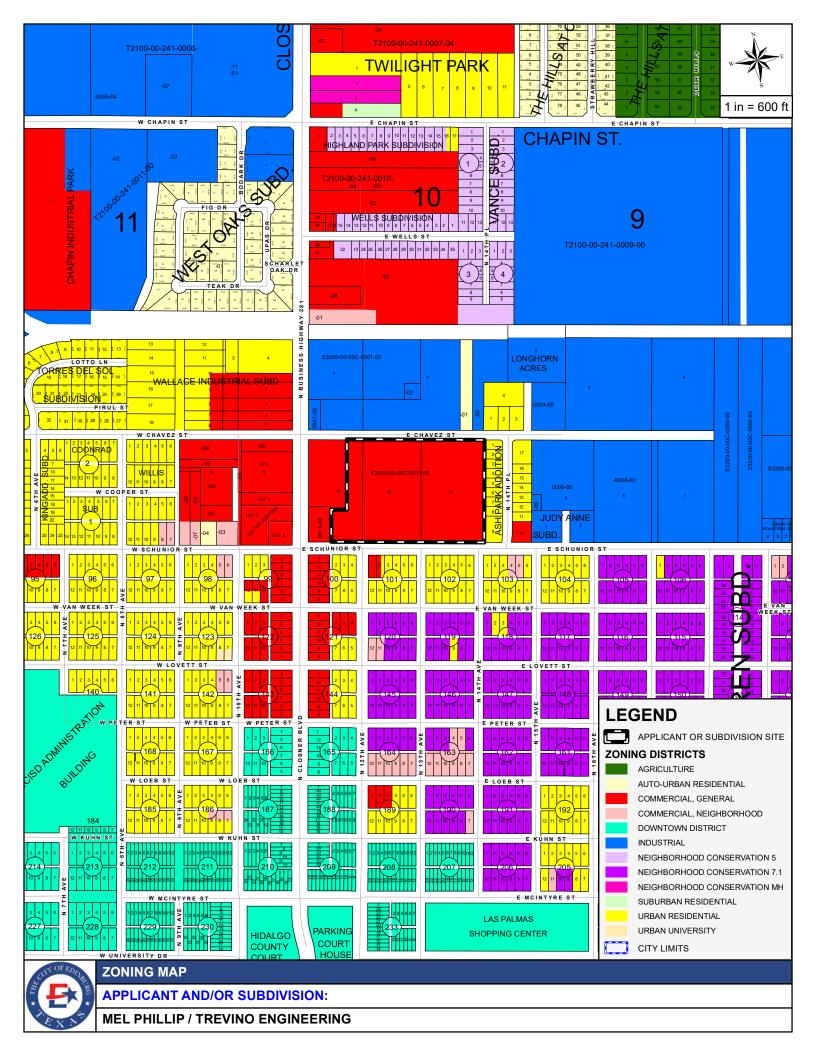
Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The intended use is compatible with the high-density residential land uses adjacent to the subject property. The requested zoning and proposed use should not present a conflict with nearby commercial and industrial uses. The proposed use is not in keeping with the Future Land Use Plan for this location.

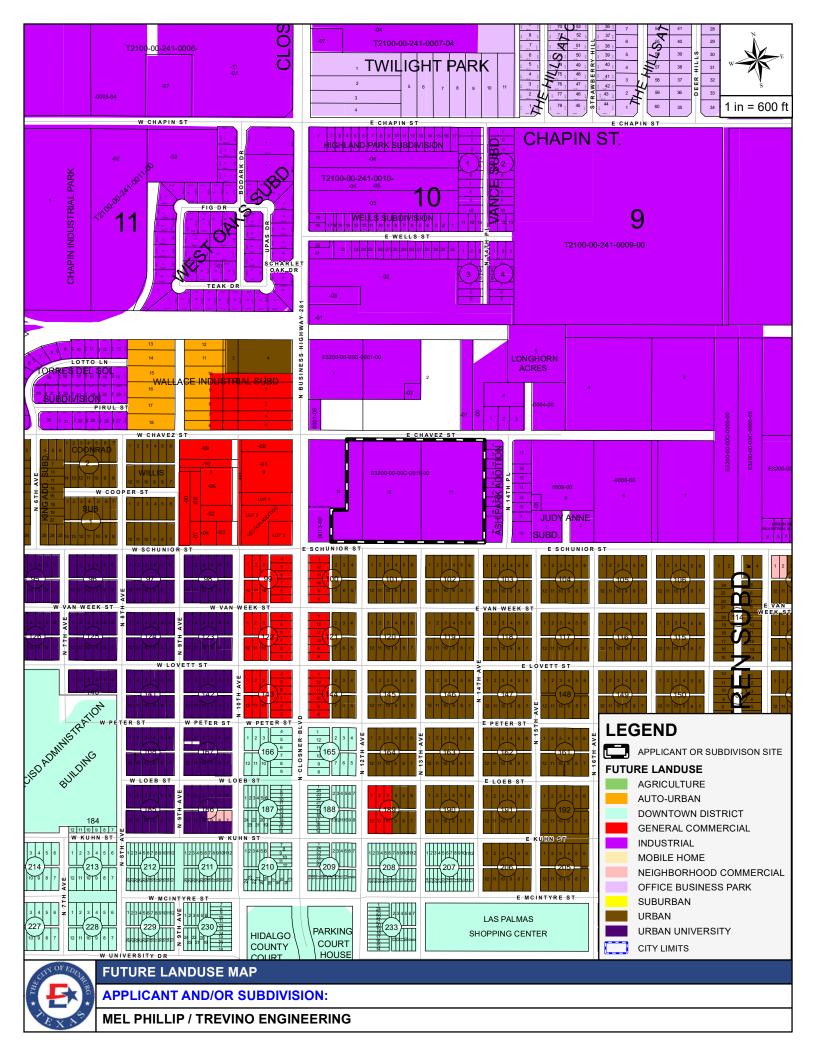
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

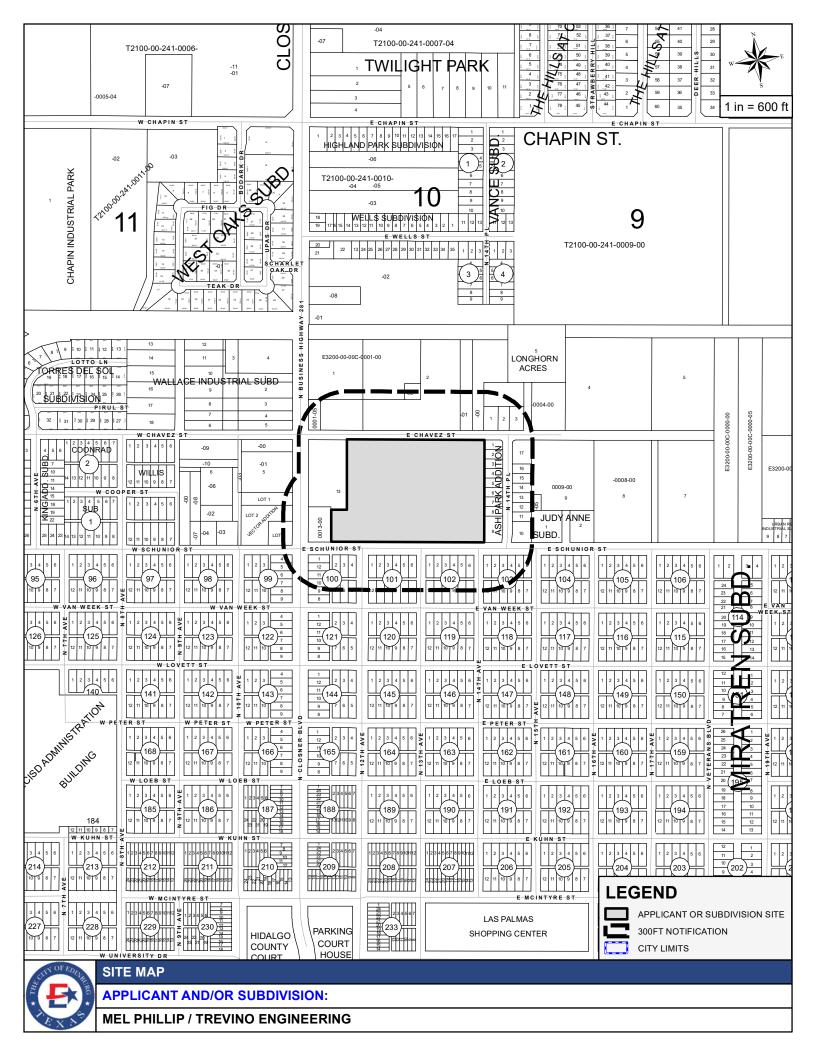
Staff mailed a notice of the public hearing before to 47 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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

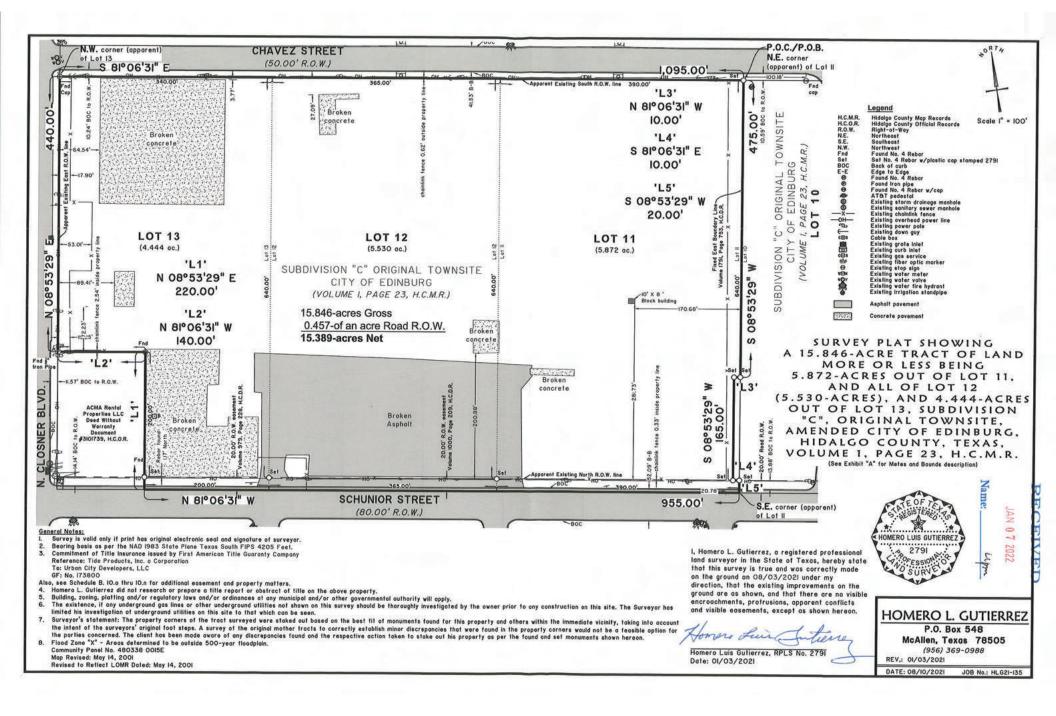


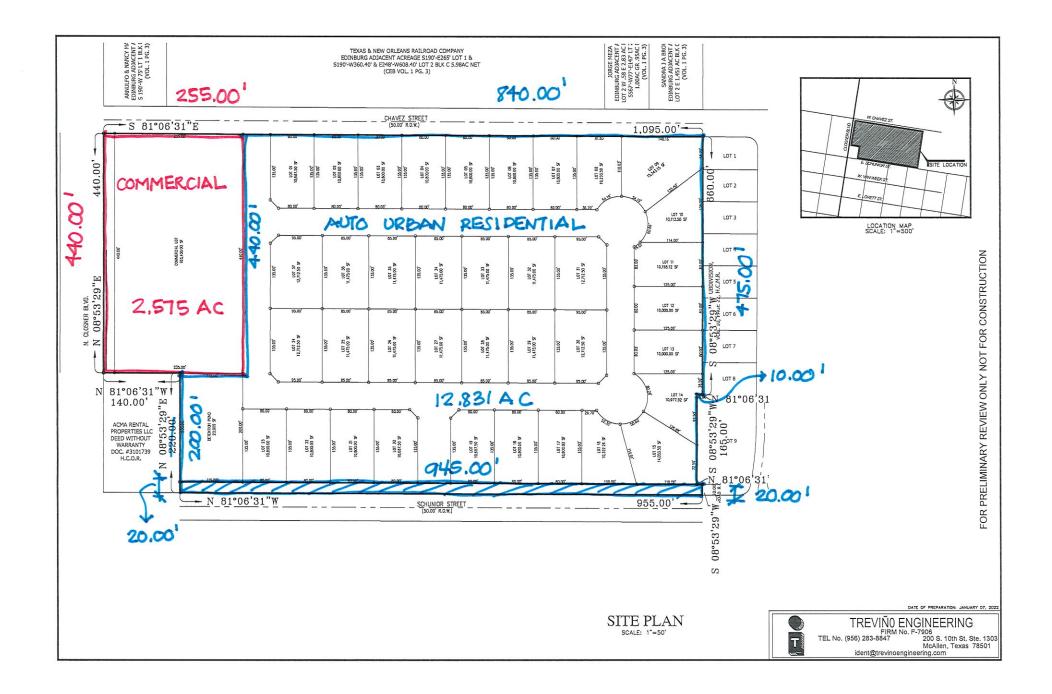






Case # Edinburg	
Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539 (956) 388-8202 Zone Change Application	ĸ
Date: January 7, 2022	
1. Name: MEL PHILLIP 2. Phone: (956) 358-1212	
3. Mailing Address: 601 PECAN SUITE 180,	
4. City: MCALLEN State: TEXAS Zip: 78501	
5. Email Address: mlopez@urbancitytx.com 6. Cell No. (956) 358-1212	
7. Agent: IDEN I. TREVINO 8. Agent's Phone: (956) 283-8847	
9. Agent's Mailing Address: 200 S. 10TH ST. SUITE 1303	
10. City: MCALLEN State: TEXAS Zip: 78501	
11. Agent's Email: ident@trevinoengineering.com, karime@trevinoengineering.com	/
12. Address/Location being Rezoned: N. CLOSNER BLVD AND SCHUNIOR STREET	
13. Legal Description of Property:14. Property ID(s):163895A 15.846-ACRE TRACT OF LAND CONSISTING 5.872 ACRES OUT OF LOT 11, ALL OF	
<u>LOT 12 (5.530 ACRES), AND 4.444 ACRES OUT OF LOT 13, SUDVISION "C",</u> ORIGINAL TOWNSITE, AMENDED CITY OF EDINBURG, MAP OR PLAT THEREOF	
RECORDED IN VOLUME 1, PAGE 23, HIDALGO COUNTY MAP RECORDS, HIDALGO	
15. Zone Change: From: CG - Commerical General To: AU - Auto-Urban Residential	
16. Existing Land Use: Agriculture VACANT	
10. EXISTING LAND USE OVER N. CLOSNER BLVD, THE PROPERTY WILL BE KEEP "CG" COMMERCIAL GENERA COMMERCIAL AREA DIMENSION IS 440 × 235 FT THE REST OF THE PROPERTY N 17. Reason for Zone Change: CHANCE TO "AU" AUTO-URBAN RESIDENTIAL	AL ZONE, NILL
Iden I. Trevino RECEIVE	D
(Please Print Name) Signature JAN 0 7 2022	~
AMOUNT PAID \$ 400.00 RECEIPT NUMBER	
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:	
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)	
V'ed 1-7-2-C	







Rezoning Request Site Photo

TREVIÑO ENGINEERING - MEL PHILLIP, TIDE PRODUCTS, INC.

221 East Schunior Street





City of Edinburg

PLANNING & ZONING COMMISSION Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8F:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District, a 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey, located at 4401 West Sprague Street, as requested by Realtex Development on behalf of BBB & J Investments, LTD

DESCRIPTION / SCOPE:

The property is located at the northeast corner of West Sprague Street and State Highway 336. The property consists of 6.87 acres and is currently vacant. The requested zoning designation is the primary residential district. It is intended to permit a wide range of residential uses and encourages a variety of housing types. The proposed use is for a multifamily residential development.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning is Commerical General (CG) District to the north, Urban Residential (UR) and Commercial Neighborhood (CN) Districts to the south, and Urban Residential (UR) District east. Area to the west of this property is outside the City Limits. Surrounding land uses are vacant land to the north, commercial and residential to the south, multifamily to the east, and light industrial uses to the west outside the City Limits. The future land use designation is for General Commercial Uses.

Staff received a Zone Change Application for the subject property on January 11, 2022. The applicant indicated that the intended use is for a multifamily residential development. Preliminary plans call for 100 apartment units. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing before to 19 neighboring property owners and received no comments in favor and one against this request by the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District based on the adjacent zoning, land uses, and development trends 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 recommendation is based on adjacent zoning and land uses. The proposed use is compatible with the adjacent multifamily residential uses. The proposed multifamily use is permitted in the requested zoning designation.

D. Austin Colina Planner I

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/31/2022

APPLICATION:	Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District	
APPLICANT:	BBB & J Investments, LTD	
AGENT:	Realtex Development	
LEGAL:	A 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey	
LOCATION:	4401 West Sprague Street	
LOT/TRACT SIZE:	6.87 acres	
CURRENT USE:	Vacant	
PROPOSED USE:	Multifamily residential development	
EXISTING ZONING:	Suburban Residential (S) District	
ADJACENT ZONING:	North – Commercial General (CG) District South – Urban Residential (UR) and Commercial Neighborhood (CN) Districts East – Urban Residential (UR) District West – Outside City Limits	
LAND USE PLAN:	General Commercial	
PUBLIC SERVICES:	City of Edinburg Water and Sewer	
<u>RECOMMENDATION</u> :	Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District.	

REZONING REQUEST BBB & J INVESTMENTS, LTD

EVALUATION

The following is staff's evaluation of the request.

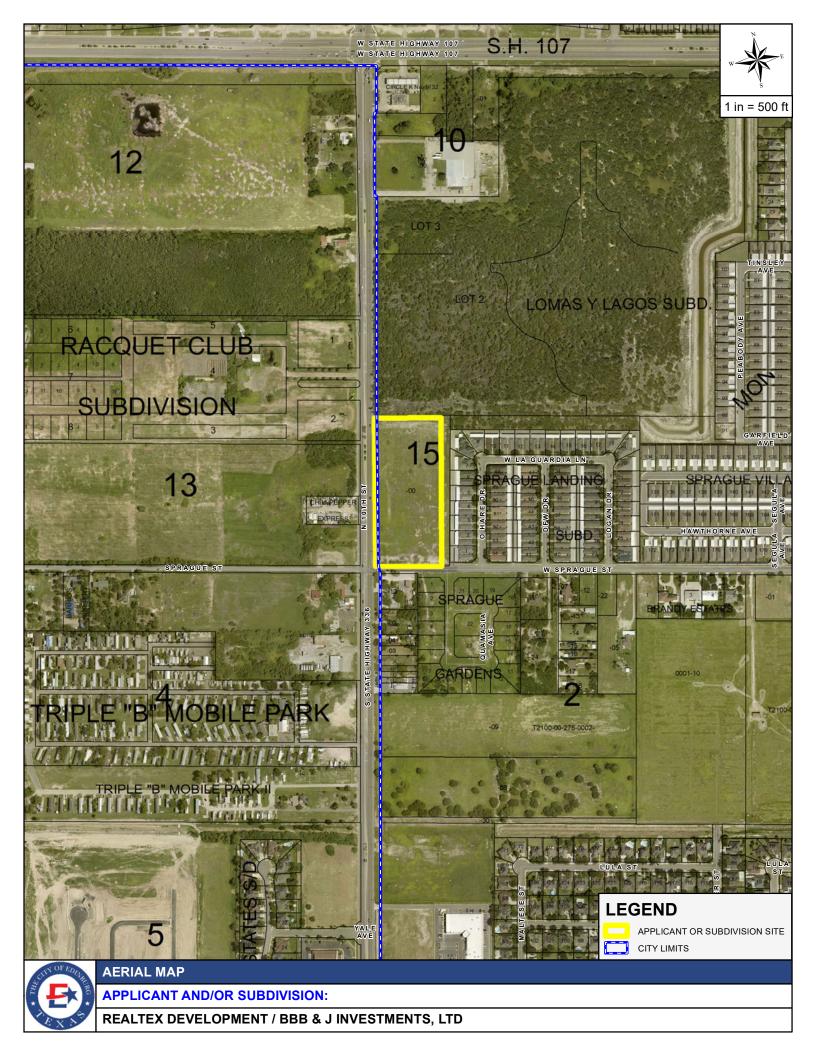
- 1. Zoning to the south and east of the subject property allows for multifamily residential uses
- 2. The land use pattern for this area of the community consists of largely of multifamily residential uses, with some light commercial and industrial uses and considerable areas of vacant land.
- 2. The applicant is requesting the change of zone to construct a multifamily residential development.

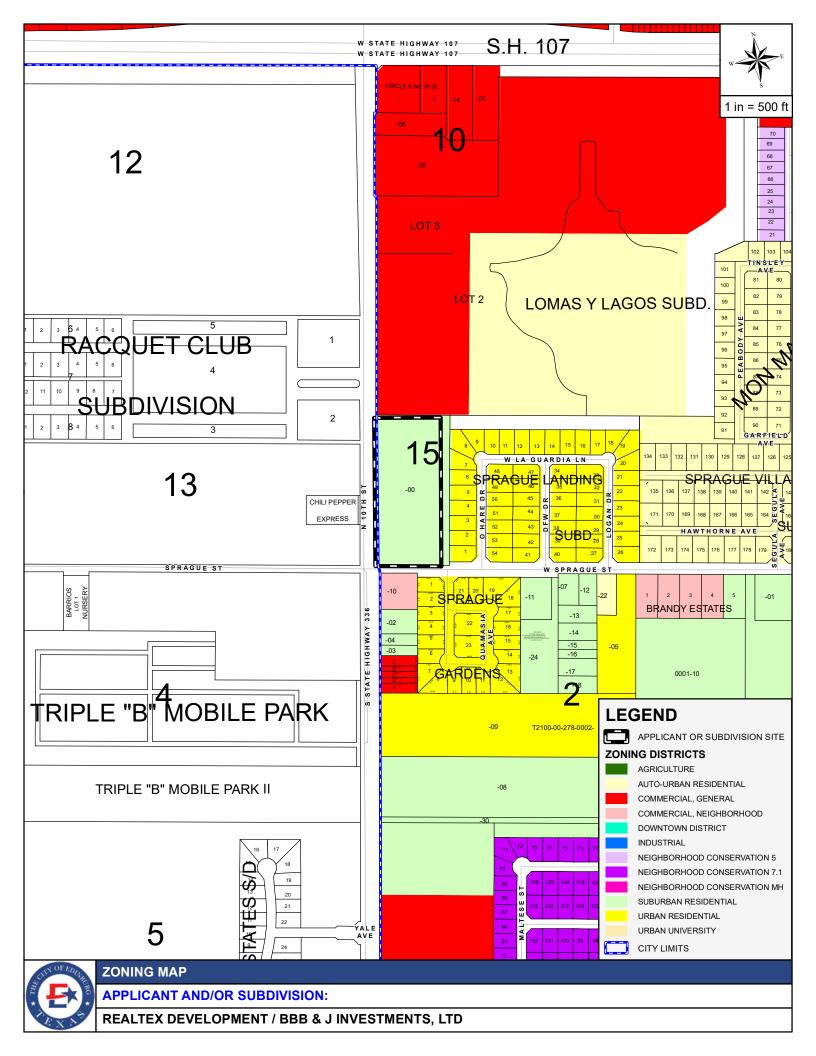
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The proposed use is compatible with the adjacent multifamily residential uses. The proposed use should not create a conflict with other existing uses in the area. The proposed use is not in keeping with the Future Land Use Plan which anticipated General Commercial Use for this location.

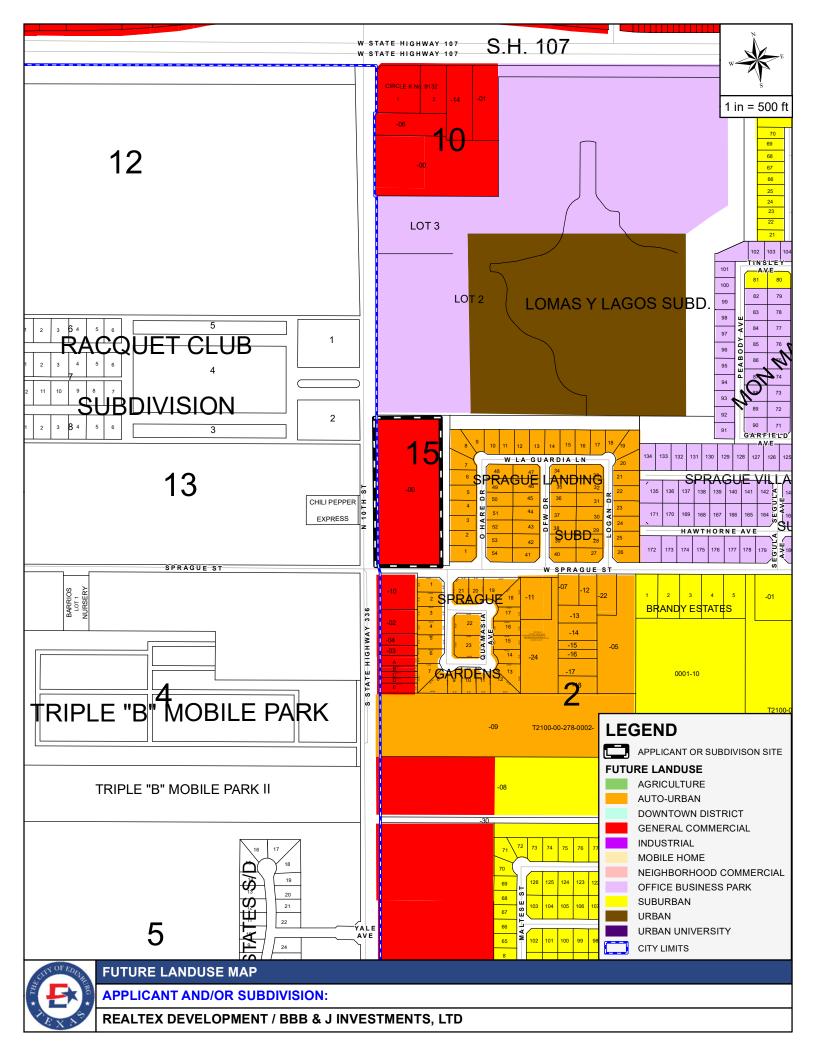
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

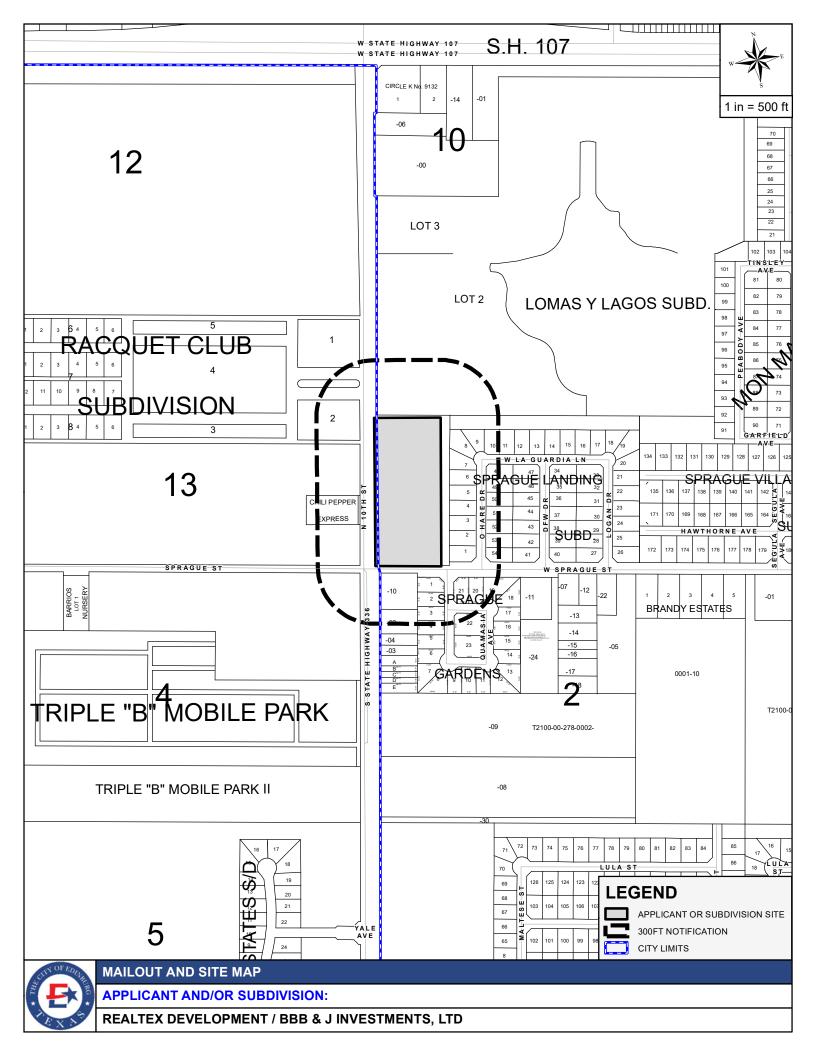
Staff mailed a notice of the public hearing before to 19 neighboring property owners and received no comments in favor and one against this request by the time this report was prepared.

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









OF EDINBU	Case #		Ec	inburg
		RZNE-202	Planning & Z 415 v 2-0039. Edin	oning Departmen W. University Drive burg, Texas 78539 (956) 388-8202
G & ZONING	Zone	e Change Appli	ication	
	Date: January 10), 2022		
	1. Name: BBB & J In	nvestments LTD	2. Phone: <u>(956)</u> 8	21-7676
3.	Mailing Address: <u>5711 N. 1</u>	0th Street	n lest nem	
4. City: _	McAllen	State: <u>TX</u>	Zip: _785	04
5. Email Addr	ess:	6.	Cell No. <u>(956)</u> 821-7	676
7. Agent: Rea	altex Development (Rick I	Deyoe) 8. Age	ent's Phone: (512) 426-	5205
9. Agent's Ma	iling Address: <u>1114 Lost (</u>	Creek Blvd G-20	dustic, a concernation	ă _{te} re con
10. City: Aust	in	State: Tx	Zip: _78	746
11. Agent's Em	ail: <u>rdeyoe@realtexdeve</u>	lopment.com		
	cation being Rezoned: 109		, TX	8
-	iption of Property: X SURVEY 8.18AC-S804.3			AC NET
				. 19
15. Zone Chang	e: From: S-Suburban	То:	AU - Auto-Urban Residentia	1
16. Existing Lan	d Use: Vacant			
17. Reason for	Zone Change: Future Mu	ltifamily Development		
Rick Deyoe			Deyoe JA	EIVE
(Please Print Na	ame)	Signature	JA JA	N 1 1 2022
AMOUNT PAID	\$	RECEIPT NUMBER	Name: _	11:
		UNG COMMISSION) - 4.00) PM:	
PUBLIC HEARIN	G DATE (PLANNING & ZON	41140 CONTRIDUCIN) 4.00		
	G DATE (PLANNING & ZON G DATE (CITY COUNCIL) – (

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Dear Property Owner:

A public hearing will be held on Tuesday, February 8, 2022 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:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM GENERAL COMMERCIAL USES TO AUTO-URBAN USES AND THE REZONING REQUEST FROM SUBURBAN **RESIDENTIAL (S) DISTRICT TO AUTO-URBAN RESIDENTIAL (UR) DISTRICT, A 6.87 ACRE** TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOT 15, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 4401 WEST SPRAGUE STREET, AS **REOUESTED BY REALTEX DEVELOPMENT ON BEHALF OF BBB & J INVESTMENTS, LTD**

The Zoning District requested is the primary residential district. It is intended to permit a wide range of residential use and encourage a variety of housing types. The proposed use is for a multifamily residential development.

This request is scheduled to be heard by the City Council on Tuesday, March 1, 2022 at 6:00 P.M. As a property owner within 300 ft. of the subject property, 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, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following: MAIL:

P. O. Box 1079 Edinburg, Texas 78540 (956) 292-2080 by Monday, February 7, 2022 EMAIL: planning@cityofedinburg.com by Monday, February 7, 2022

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

FAX:

In Favor/A Favor	Against/En Contra	No Comments/No	Comentario
Comments:	/		
See	Attach.me	nt	
Print Name: Conrad	s Rios	Phone No	36-624-4048
Address: PO BCX	624 city: <u>F</u>	Elinburg	State: <u>TX</u> Zip: <u>78540</u>
	NOTIFIC		
Si tiene preguntas o necesita i	nformación sobre esta aplicación		ame al 956-388-8202.
Planning and Zoning Depart City of Edinburg PO BOX 1079 Edinburg, TX 78540-1079	\mathbf{x}	EDINBURG CITY HALL EST UNIVERSITY DR	
R	ECEIVED		University Dr. (S.H.107)
Na	FEB 02 2022 me: <u>3:49</u> p.m.	Sth Ave	

The infrastructure in the surrounding area cannot support the additional construction of this magnitude. The City of Edinburg has repeatedly passed over needed upgrades to the water storm drainage system causing severe flooding. Sprague Landing subdivision in particular has gotten flooded every time there is heavy rain for the past 4 years. This problem has only been exacerbated with the construction of the adjoining Sprague Village and Mon Mack subdivisions. There is no place for this water to go but to our subdivision, causing flooding and damage to tenant's property, vehicles, and my apartment buildings. Building an additional family multi apartment complex subdivision is going to make Sprague Landing flood even worse.

In addition, the rental market is saturated beyond demand. Further development of multifamily units will drive rental prices down or cause an increase in vacant and foreclosed properties. Sprague road furthermore, is a road with no shoulder or storm drain with numerous pot holes and should be upgraded before any construction that will increase the number of vehicles is considered.

Bottom line is we will be happy to endorse the construction of residential, or commercial land use, but not multifamily apartments in this area.

Thank you, **Conrado Rios**



Rezoning Request Site Photo

REALTEX DEVELOPMENT - BBB & J INVETSTMENTS, LTD

4401 West Sprague Street





LEADERS IN THE CREATION OF HIGH-QUALITY APARTMENT COMMUNITIES



OVER THE RIO APARTMENTS

A PROPOSED SENIOR DEVELOPMENT IN EDINBURG, TEXAS

1114 Lost Creek Blvd., Suite G20, Austin, Texas 78746 P(512) 306-9206 | F (512) 306-9010

TABLE OF CONTENTS

- Corporate Profile Realtex Development Corporation
- Texas Housing Tax Credit Program Requirements
- Over The Rio Apartments Development Summary & Amenities
- Site Location Map & Preliminary Site Plan
- Recommendations

REALTEX DEVELOPMENT CORPORATION

CORPORATE PROFILE

- Realtex Development Corporation ("Realtex") was founded in 1998
- Fully integrated advocate for affordable and market rate housing:
 - Development
 - Construction
 - Property Management
 - Asset Management
- Nationally awarded and recognized company
- Luxury apartment homes with superior amenities at affordable rental rates
- Vast Experience
- National relationships with State and Federal Housing agencies, non-profit organizations, and leaders in finance
- Extensive familiarity with income and affordability requirements
- Firmly established relationships with the nation's largest debt and equity providers for market rate and affordable housing
- Dedicated team of experienced professionals knowledgeable of planning and development guidelines, city codes, and rules and regulations
- Affordable communities are completely esthetically indistinguishable in comparison to our market rate luxury communities
- Principals possess a combined experience of over 70 years in the real estate industry
- Successful experience with sustainable green building.

REALTEX DEVELOPMENT CORPORATION

RECENT COMPLETED DEVELOPMENTS

Year	Name	Location	Units	MF/SR	TC/MR
2021	The Enchanted Gardens	Victoria, TX	168	Family	TC
2020	Gulf Shore Villas	Rockport, TX	56	Family	TC
2019	Villas at Pine Grove	Lufkin,TX	68	Senior	TC
2017	Legacy at Southpark	Austin, TX	250	Family	MR
2017	The Cosmopolitan	Corpus Christi, TX	165	Family	MR
2016	Emma Finke Villas	Beeville, TX	76	Family	TC
2016	Windy Ridge Apts	Austin, TX	120	Family	TC
2015	Pine Lake Estates	Nacogdoches, TX	100	Senior	TC
2015	Estates at Ellington	Houston,TX	72	Family	TC
2013	La Joya Villages	Lake Worth, FL	55	Family	ТС
2013	Campbell Landings	St. Petersburg, FL	96	Senior	ТС
2012	Heartland Village	Sulphur Sprgs,TX	80	Family	TC
2012	Franklin Place	Waco, TX	63	Family	MR
2011	Amber Stone Apts	Beeville, TX	54	Family	ТС

TAX CREDIT APPLICATION

- Texas Department of Housing & Community Affairs ("TDHCA") administers the affordable housing tax credit program for the State of Texas.
- > A pre-application for this development was submitted January 7th, 2022
- The proposed score is competitive with other applicants in this region and will be moving forward to submit a full application in March 2022
- Two significant scoring items per TDHCA's Qualified Allocation Plan ("QAP"), Realtex requests:
 - Resolution of Support from the Edinburg City Council along with Commitment of no more than \$500 cash or fee waivers
- Official TDHCA board approval of 2022 Tax Credits is July 2022

THE VENETIAN VILLAS

THE PROPOSED DEVELOPMENT

Location:	10900 N. 10 th Street, Edinburg, Texas
<u>Site Size:</u>	+/- 6.87 acres
Development Cost:	Approximately \$21.97 Million
Property Type:	100-unit new construction mixed income development
<u>Buildings:</u>	5 Residential Buildings and I Clubhouse
Target Population:	Seniors age 55 years and older
<u>Density:</u>	Approximately 14.56 units per acre

OVER THE RIO APARTMENTS THE PROPOSED DEVELOPMENT

UNIT FEATURES:

- Energy-star or equivalently rated appliances including frost-free Refrigerator's w/ Icemaker and Dishwasher
- Phone and Cable TV Access: RG-6 COAX or better and CAT5 phone cables or better, wired to each bedroom, dining and living room
- Built in Microwave
- Oven with Range Top
- Faux Wood, Carpet and/ or Tile Flooring
- Granite Countertops in Kitchen
- > Island Kitchen Arrangements

- Energy-Star or equivalently rated efficient ceiling fans in living areas and bedrooms
- Energy-Star or equivalently rated efficient lighting fixtures in all units (may include compact florescent bulbs)
- Insulation: R-15 Walls/R-30 Ceilings
- > Washer/Dryer Connections in Every Unit
- Font Porches and Covered Entries into Every Unit
- Covered Patios
- > Walk in Closets in Every Bedroom



OVER THE RIO APARTMENTS

THE PROPOSED DEVELOPMENT

PROPERTY FEATURES:

- Clubhouse Facility Fully Furnished
- Community and Activities Room Fully Furnished
- Fitness Center Fully Furnished
- Business Center / Library Fully Furnished
- Completely Gated and Fenced Community
- Resort-Style Swimming Pool
- Covered Parking Available
- Gazebo's with Seating Areas

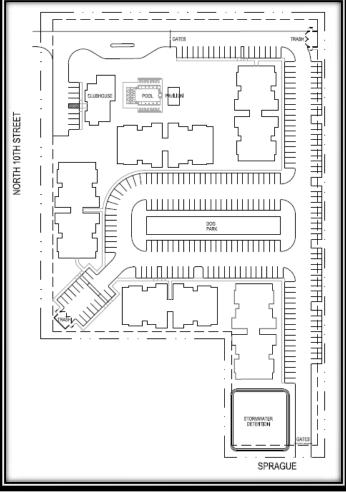
- Barbecue Grills & Picnic Tables
- Fenced Dog Park
- Garden Area
- Green Feature Amenities
- Onsite walking paths
- Arranged Transportation
- Onsite Activities Director



OVER THE RIO APARTMENTS

TYPICAL BUILDING ELEVATION & PRELIMINARY SITE PLAN

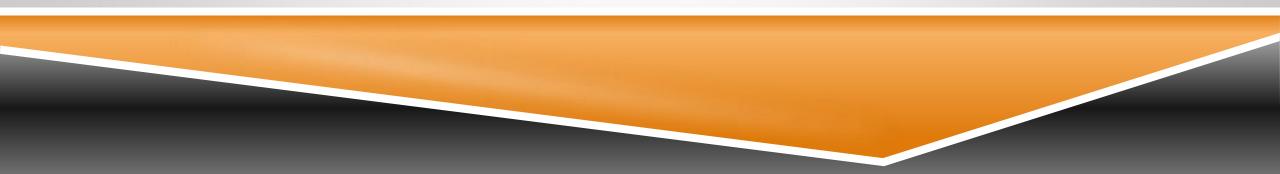




OVER THE RIO APARTMENTS

SITE LOCATION MAP





RECOMMENDATION

City Council approve the Resolution of Support for Over The Rio Apartments— a competitive housing tax credit application.

City Council provides a commitment of no more than \$500 cash or fee waivers contributed to this proposed project.



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: February 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 8G:

Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey, located at 500 East Monte Cristo Road, as requested by Melden & Hunt, Inc. on behalf of Garman Investments, LP

DESCRIPTION / SCOPE:

The property is located on the south side of East Monte Cristo Road, approximately 1,225 ft. east of North Closner Boulevard. The tract consists of 15.336 and is vacant. The requested zoning designation is the primary commercial district and allows for a wide range of commercial uses on the subject property. The applicant is requesting the change of zone to accommodate a proposed self-service storage business and laundromat.

The property is currently zoned Agriculture (AG) District. The surrounding zoning is Industrial (I) District to the north, Auto Urban (AU) District to the south, and Industrial (I) and Commercial General (CG) Districts to the east and west. Adjacent land uses consist of industrial uses to the north, residential uses and vacant land to the south, and industrial uses and vacant land to the east and west.

Staff received a revised Zone Change Application for the subject property on January 26, 2021. The applicant originally intended multifamily use at the subject property. This rezoning request was tabled by the Planning and Zoning Board on January 17, 2022. Subsequently, the developer is now proposing commercial uses. No subdivision plat or site plan had been received at the time this report was prepared.

Staff mailed a notice of the public hearing before to 14 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on March 1, 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 approval of the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District. There are existing commercial uses to the west of the industrial uses adjacent to the subject property. The requested zoning does not conform to the City's Future Land Use Plan that anticipated industrial uses at this location.

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 existing land uses in the area.

D. Austin Colina Planner I **Kimberly A. Mendoza, MPA** Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 2/08/2022 CITY COUNCIL – 3/01/2022 DATE PREPARED – 1/27/2022

STAFF REPORT GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District
APPLICANT:	Garman Investments, LP
AGENT:	Melden & Hunt, Inc.
LEGAL:	15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey
LOCATION:	500 East Monte Cristo Road
LOT/TRACT SIZE:	15.336 acres
CURRENT USE:	Vacant
PROPOSED USE:	Commercial
EXISTING ZONING:	Agriculture (AG) District
ADJACENT ZONING:	North – Industrial (I) District South – Auto Urban (AU) District East – Industrial (I) and Commercial General (CG) Districts West – Industrial (I) and Commercial General (CG) Districts
LAND USE PLAN:	Industrial
PUBLIC SERVICES:	North Alamo Water & City of Edinburg Sewer
<u>RECOMMENDATION</u> :	Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District

REZONING REQUEST MELDEN & HUNT – GARMAN INVESTMENTS, LP

EVALUATION

The following is staff's evaluation of the request.

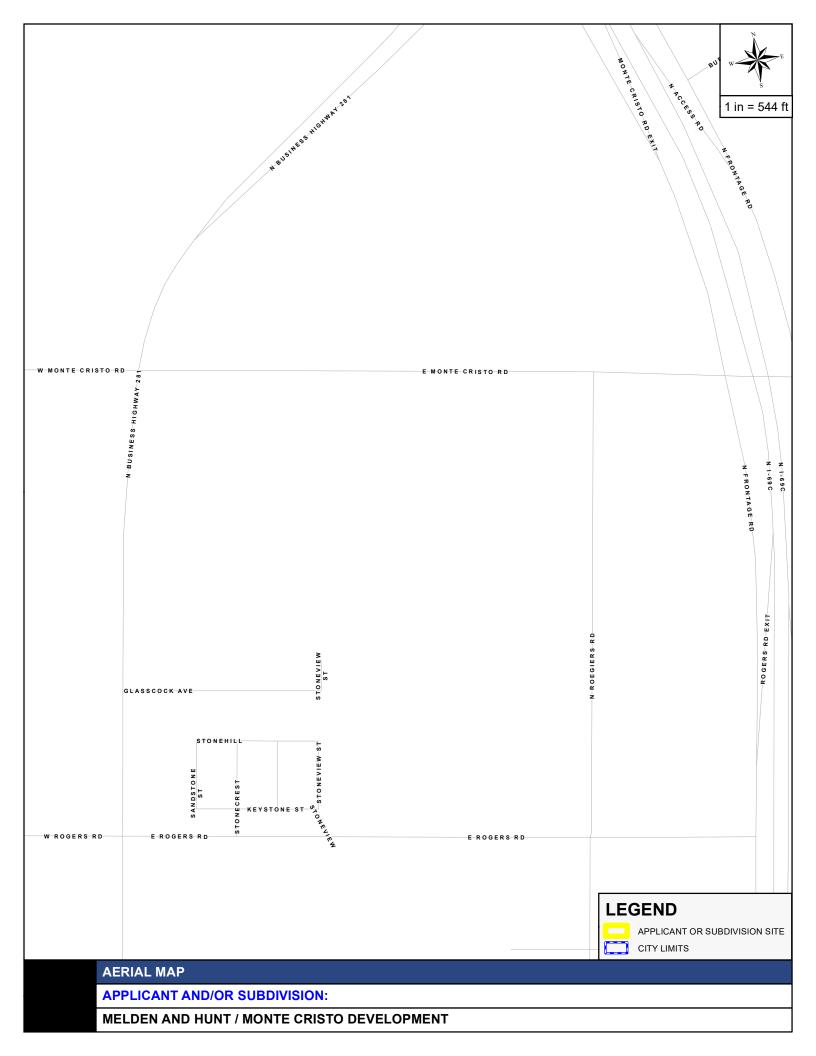
- 1. The land use at this location is vacant.
- 2. The applicant is requesting the change of zone to construct a self-service storage facility and laundromat.
- 3. Adjacent and uses to the north, east, and west of this location are industrial in nature.
- 4. Land uses further west and west are more commercial in nature.

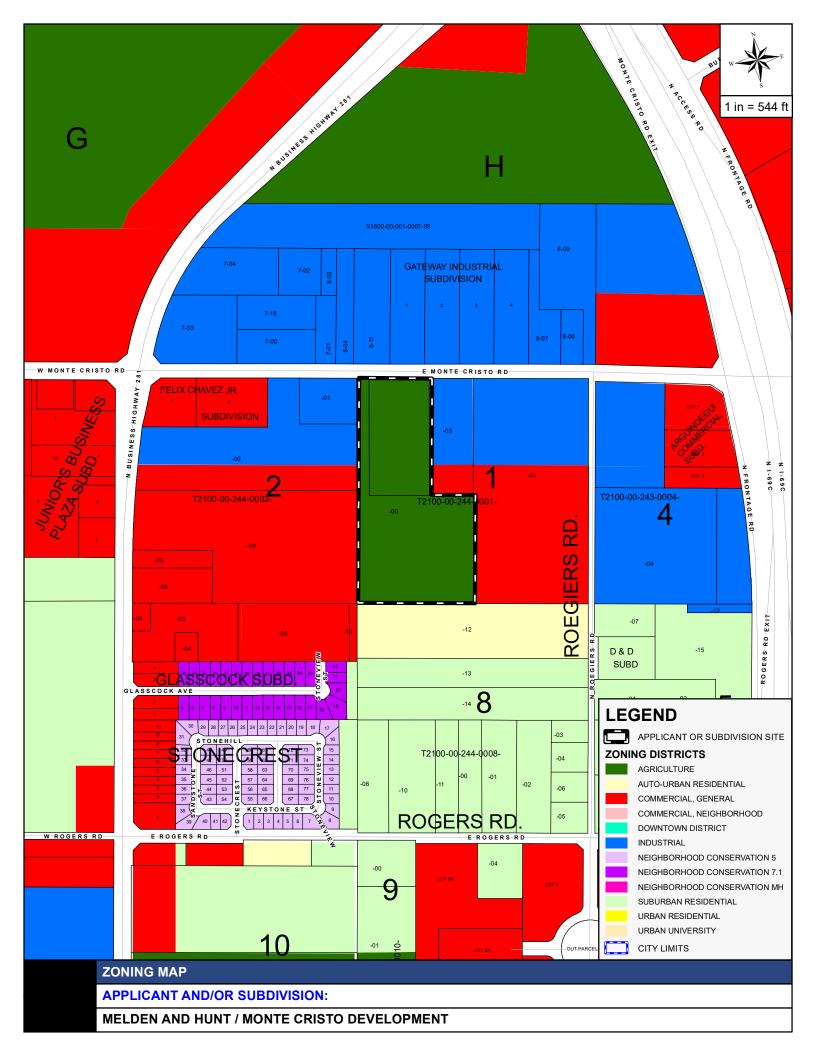
Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District. The proposed use is sufficiently compatible with surrounding uses.

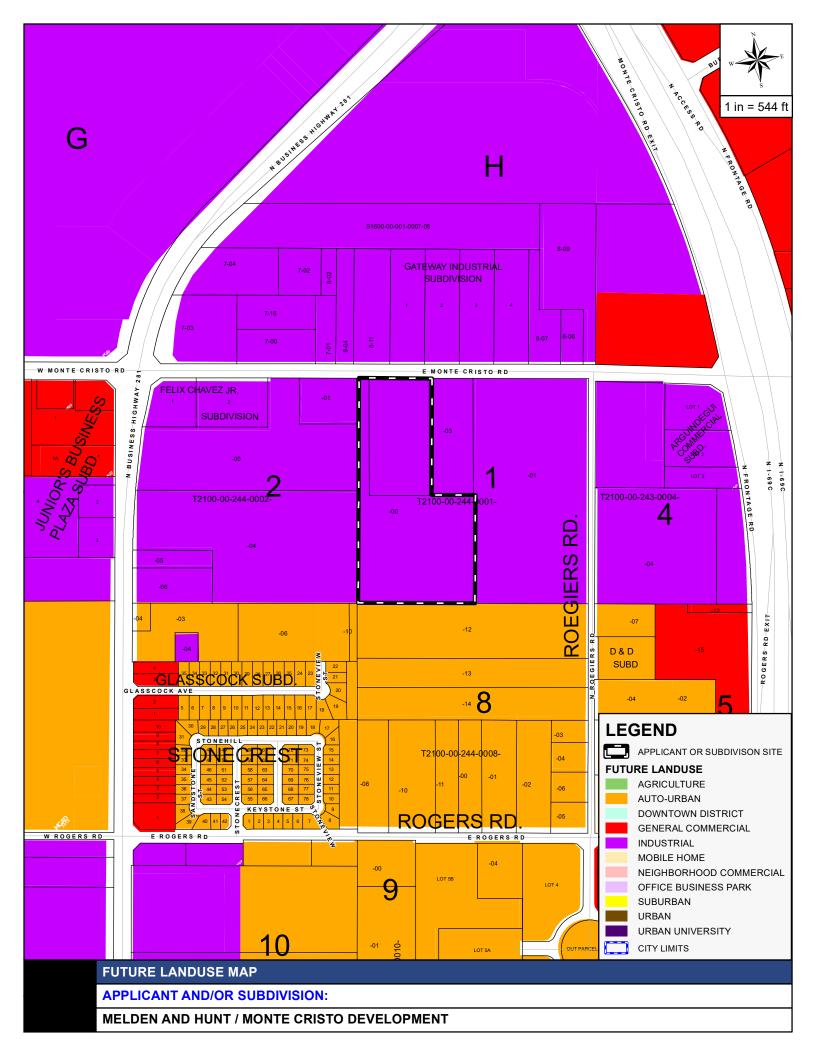
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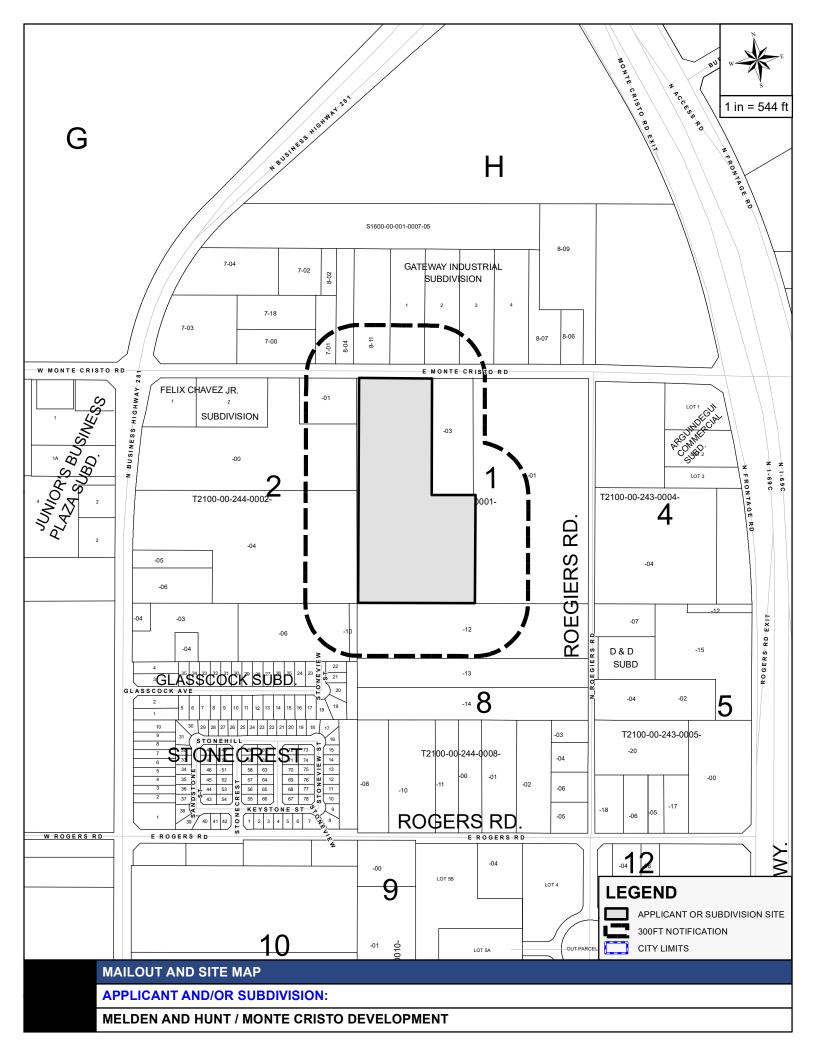
Staff mailed a notice of the public hearing before to 14 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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





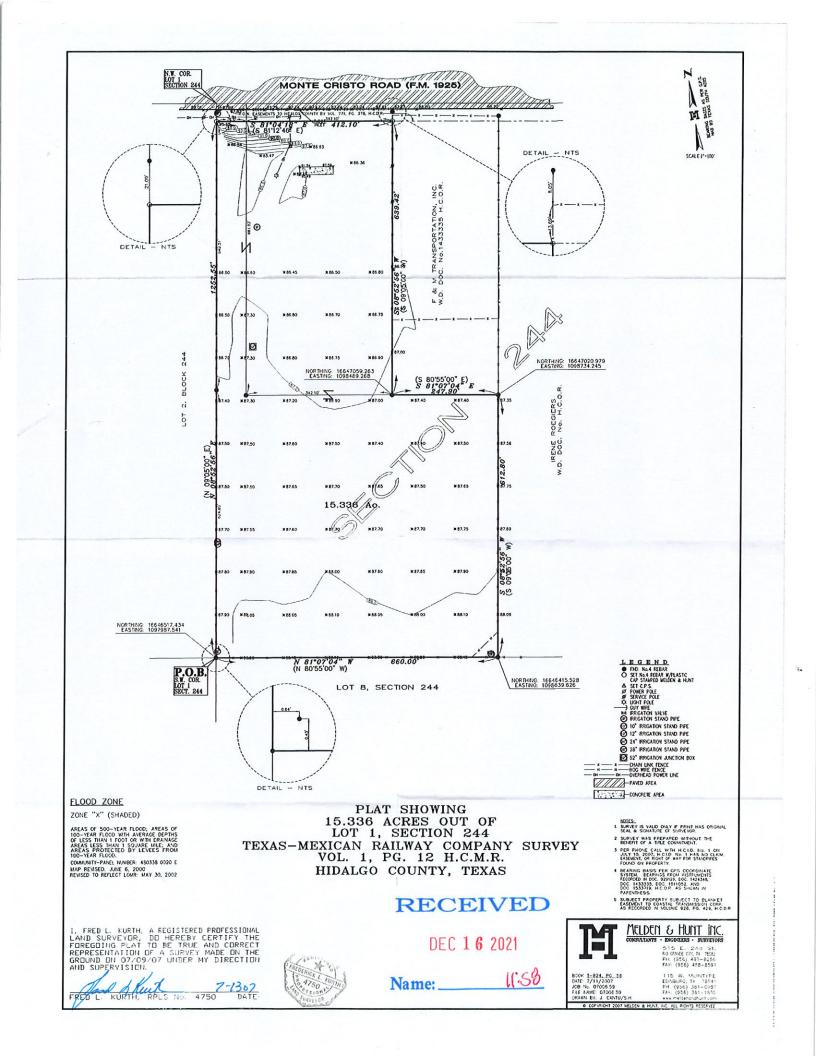




	Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539
Zone Change Appl	(956) 388-8202
5 11	ication
Date: <u>January 26, 2022</u> TOWN & COUNTRY FIXED ASSET L 1. Property Owner: <u>A TEXAS LIMITED LIABILITY COMPA</u>	
3. Mailing Address: 1200 E Savannah Avenue Sutie No	3
4. City: McAllen State: Texas	Zip: _78503
5. Email Address: n/a 6	. Cell No. <u>c/o</u> (956) 381-0981
7. Agent: Ruben James de Jesus, RPLS, PE 8. Age	· · · · · · · · · · · · · · · · · · ·
9. Agent's Mailing Address: 115 West McIntyre Street	
	Zip: _78541
11. Agent's Email: ruben@meldenandhunt.com and drobles@	
12. Address/Location being Rezoned: 601 East Monte Cristo Roa 13. Legal Description of Property: 14. Property ID(s): Plat showing 15.336 acres being out of Lot 1, Section 244,	295778 Texas-Mexican Railway
<u>Company Survey, Volume 1, Page 12, H.C.M.R., City of E</u>	
<u>Company Survey, Volume 1, Page 12, H.C.M.R., City of E</u>	CG – Commercial General
15. Zone Change: From: <u>AG - Agriculture</u> To 16. Existing Land Use: <u>The property is currently vacant</u>	
15. Zone Change: From: <u>AG - Agriculture</u> To 16. Existing Land Use: <u>The property is currently vacant</u> Developer is requesting a COZ from AG to CG	so that they can develop a commercial plaza
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Rezoning Request Site Photo

MELDEN & HUNT - GARMAN INVESTMENTS, LP

500 East Monte Cristo Road





STAFF REPORT: CARMEN AVILA SUBDIVISION PHASE VI

Date Prepared:	January 24, 2022
Planning and Zoning Meeting:	February 8, 2022
Agenda Item: 9A	Preliminary Plat

Subject:	Consider the Preliminary Plat of CARMEN AVILA SUBDIVISION PHASE VI , being a 37.64 acre tract of land out of Tract 156, San Salvador del Tule Grant, located at 9101 Carmen Avila Rd, as requested by Quintinilla, Headley, and Associates, Inc.
Location:	The property is located 2,644 ft. north of East FM 2812 Road (Redbird Street) and 850 ft. west of North Alamo Road, and is within the City of Edinburg's Extra Territorial Jurisdiction (ETJ), approximately 3,000 feet from the closest (northeast) boundary line.
Zoning:	Setbacks established prior to final plat as per Hidalgo County requirements.
Analysis:	The Preliminary Plat is proposed as a single-family residential development with a total of 139 lots averaging approximately 8,125 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System are within North Alamo Water Supply Corporation - CCN. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

<u>City of Edinburg Engineering / Utilites Department:</u>

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



<u>City of Edinburg Fire Department:</u>

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

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

City of Edinburg Storm Water:

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

- 1. SW3P (Stormwater Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. Large Construction Notice (Per TCEQ Inventory)
- 4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. Detailed Post Construction BMP's Plan (70% Vegetation or Silt Fence back of curb)
- 6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
- 7. NOT (Notice of Termination, Per TCEQ) will now be required before the final walk through.
- 8. Comments:
 - SW3P Plat note has been revised. Please see the note for your reference.
 - NOT will need to be submitted before the final walk through.
 - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
 - Silt Fence around the entire project.
 - Large Construction Notice needs to be submitted with contractors contact information.
 - All items must be submitted before the NTP is issued.
 - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Single Family Residential Development within the City of Edinburg - ETJ.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 27, 2022

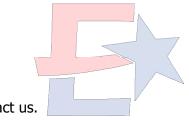
Alfonso Quintanilla, P.E.

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

RE: CARMEN AVILA PHASE VI SUBDIVISION – PRELIMINARY REVIEW

Mr. Quintanilla,

Attached are the Preliminary Phase Submittal comments for Carmen Avila Phase VI Subdivision. Submittal is adequate as presented and recommended for preliminary approval.



Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2022.01.27 13:39:03 -06'00'

Peter Hermida E.I.T. Email: <u>phermida@cityofedinburg.com</u> 415 W. University Drive Edinburg, Texas 78539

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

REFERENCES:

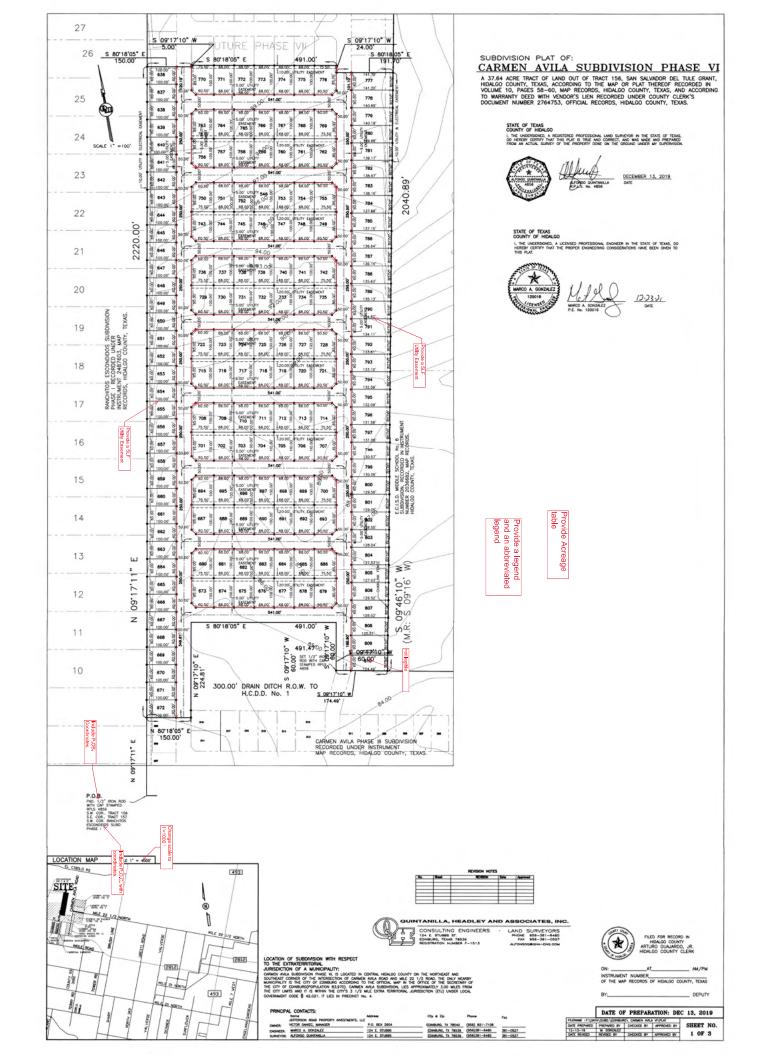
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

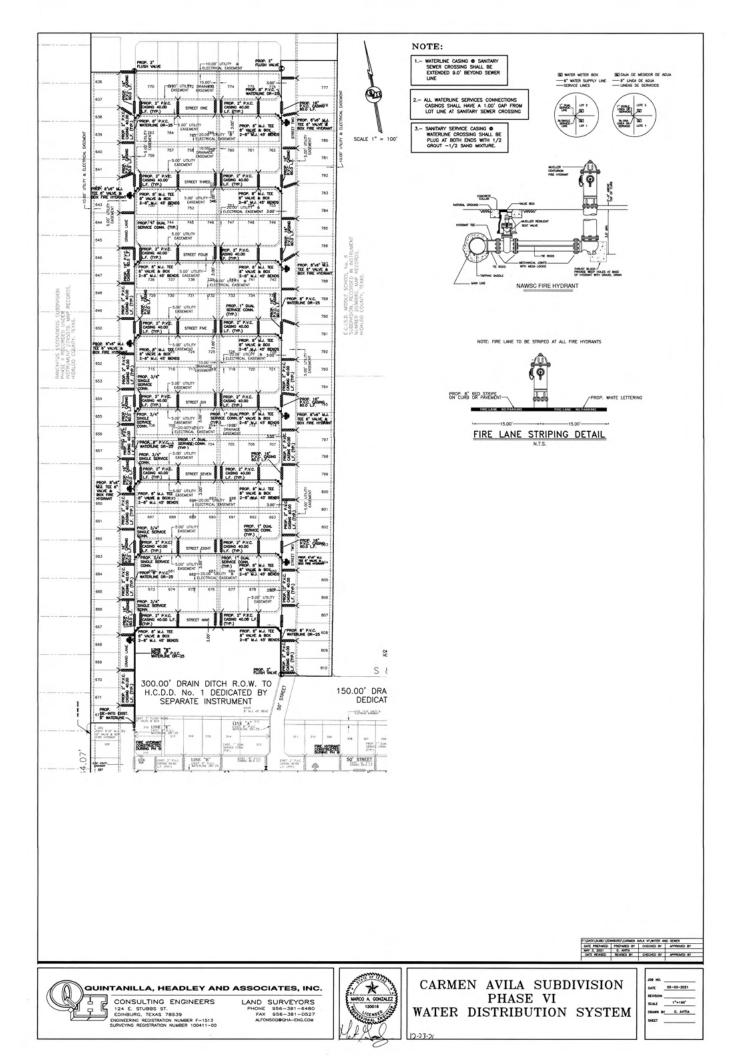
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HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) BIM. No. 2: BLEV - 82.00 1/2 IRON ROD SET IN CONC. WITH DISK AT THE SOUTHEAST COMMEN OF LOT 266 OF IMONOSED SUBDIVISION, NAMO 88 DATUM. WE THE UNDERSIGNED CERTIFY that this plot of the CARMEN AVILA SUBOVISION PHASE VI was reviewed ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WOTH OF 15.00 FEET AS PER THE HEALGO COUNTY WORL SUBDASION RULES. STATE OF TEXAS COUNTY OF HIDALGO APPROVED BY DRAINAGE DISTRICT-HOAGO COUNTY DRAWAGE DISTIRCT NO. 1 HERETY COTTIFES THAT THE DRAWAGE PLANS FOR THE SUBMICIDEN COUNTY WITH THE MEMORY SUBMICIS OF THE DISTINCT ADDITED UNCON THE TOOL WHILE THE TOOL WITH THE DRAW THE ADDITED THE DISTINCT OF THE DRAWAGE DRAWAGE DRAW THE DRAW THE DRAWAGE DRAWAGE DRAWAGE ACCEPTED DRAWAGENESS, IT IS THE RESPONSIBILITY OF THE DRAWAGER AND HIS DRAWAGEN TO MARK THERE OFFICIENTLY. WOTH OF TISSION THIS PLAT FOR PLAT THE HIGH COUNTY MOULES SUBDIVISION ROLLS. 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Date EACH PURCHWSED CONTRACT MADE BETWEEN A SUBDATION AND PURCHASER OF A LOT IN THIS SUBDATION SHALL CONTRA A STATEMENT DESCRIBING HOW AND WHEN WATER, SENER, ELECTRICITY AND CAS SERVICES WILL BE WHOE MAULARE TO THE SUBDATION. the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereity certify that this subdivision pict inners os <u>CARMEN ANAL SUBDIVISION PHASE</u> of conforma to all requirements of the subdivision Regulations of this City sherein my approval is required AS FOR LOCA. GOMENNENT CODE REQUIREMENTS, SWITHAY SEMEN MUST BE CONNECTED TO A RESIDENCE PRORE TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER WITER, A SEMEN TAP MORETON SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRORE TO RECEIVING A CLEARANCE FOR AFTER METRICS. 13.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWOP) REQUIREMENTS. CHARPERSON-PLANNING & ZONING COMMISSION ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRIANGE. THIS IS IN ACCOMPLANCE WITH HOLDING COLUMNY SUBDIVISION RULES APPENDIX 3.1.4. General Comments: 1. Plat and Metes and Bounds Description shall include a POC, must also have IS IN ACCOMPANY, WITH ADDRESS OF TRADEWISH INCLESS AFTERIARS STATE. 50° WES SORVEN WITH ADD RAMP'S IS REQUIRED ALONG CAMEN ANAL ROL AT SUBDIMISION CONSTRUCTION AND SO' SDORALY WITH ADD RAMPS AS REQUIRED WITHIN THE SUBDIMISION AS POR LATEST CTO' OF EXHIBITING DEVICIENCE OPPORTUNENT STUDIES. Northing and Easting Coordinates 2. Provide trip generation Worksheet, attached MAYOR'S CERTIFICATION 3. Utility Configurations appear acceptable, pending road configurations, then after ADDITIONAL FIRE HYDRANTS WAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS. 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Provide SW3P, Signage and Striping, Storm, Paving, & Sewer Plan and Profile In AcCORDING: MIT COUNTY July 3102 STRUCKION.
IN ACCORDING: MIT COUNTY 3102 STRUCKION.
IN ACCORDING: MIT COU ATTEST: for Construction Plans Review OTY SECRETARY DATE MAYOR'S SIGNATURE CATE STATE OF TEXAS COUNTY OF HIDALGO INDEX OF SHEETS IPUEX UP STREETS GNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO LOCATION MAP SCALE 1" - 4000" EL CINOLO RD 493 Change to 1'= 1000' SITE NOTES SHET 2.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEETING REPORT, INCLUDING DISCOPTION OF WATER AND WASTE WATER/OSSF AND ENGINEETIS CONTINICATE A MID SPANISH UNDSKYL SUBJOINTOR CONTINCATE, & SYATEMENT, CONTY CLEW'S RECORDING CERTIFICATE, REVISION NOTES. MARCO & CONTALET 12.73.21 COMPLETE. 120016 -100.414 1 SHEET 3.- WAP OF TOPOGRAPHY AND DRAININGE, ENGINEER'S CORTINCATION, COUNTY CLEDIS'S RECORDING CERTIFICATE, DRAINACE REPORT INCLUDING DESCRIPTION OF DRAINACE WITH ENGINEER'S CERTIFICATION, ONSTRUCTION DETAILS, REMSION MOTES. MIE 22 1/2 WORT ħ THE P. 32.7.8 HELE 22 1/2 NORTH SHEET 4.- OFFSITE DRANAGE LAYOUT, ENGNEER'S CERTIFICATION, COUNTY CLERKS RECORDING CERTIFICATE. Anny Marris Inne Pono FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK * REVERN Date Approved to. Sed [2812] LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTINITIONIL JURSDICTION OF A MUNICIPALITY CAMUS MALA SUBDISION HAVE A, IS LOCATED IN CONTRAL HIGHLOC CONTY ON THE MORTICIPATION MUNICIPALITY STATE OF TO EDUBLICATE AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS MUNICIPALITY STATE OF TO EDUBLICATE AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS MUNICIPALITY STATE OF TO EDUBLICATE AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS MUNICIPALITY STATE AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS MUNICIPALITY ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS MUNICIPALITY ADDRESS AND 2012 O MONO EX | AT _ AM/PM mad a bond INSTRUMENT NUMBER 493 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS LE 20 NORTH DEPUTY QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 PRINCIPAL CONTACTS: None
 Address

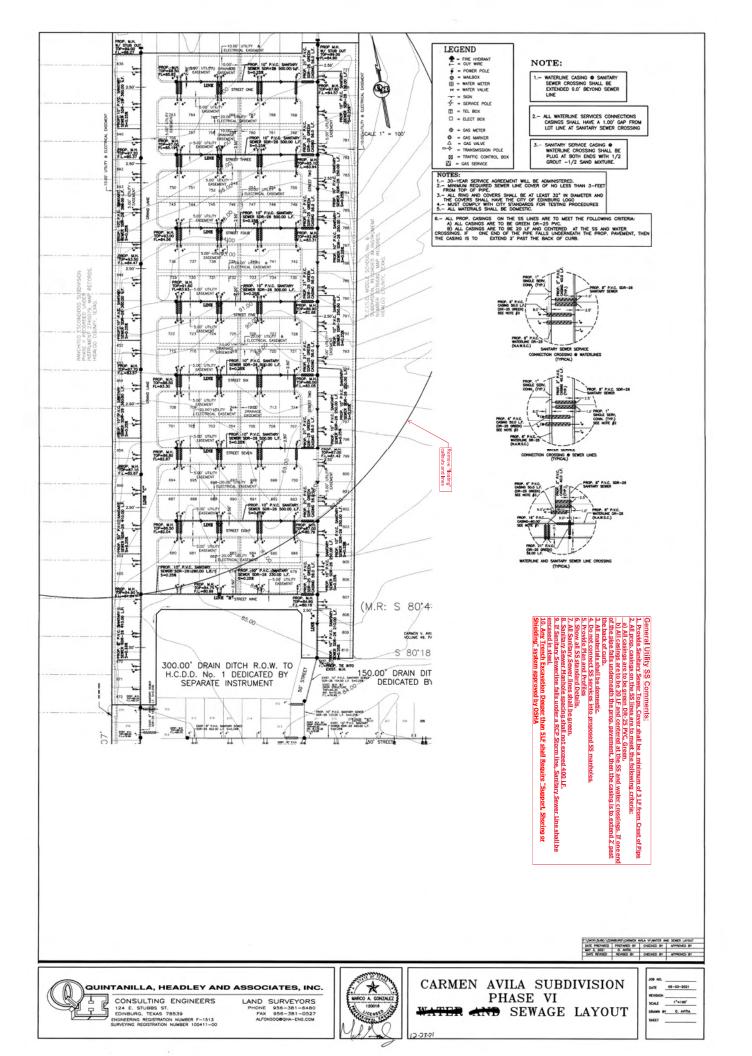
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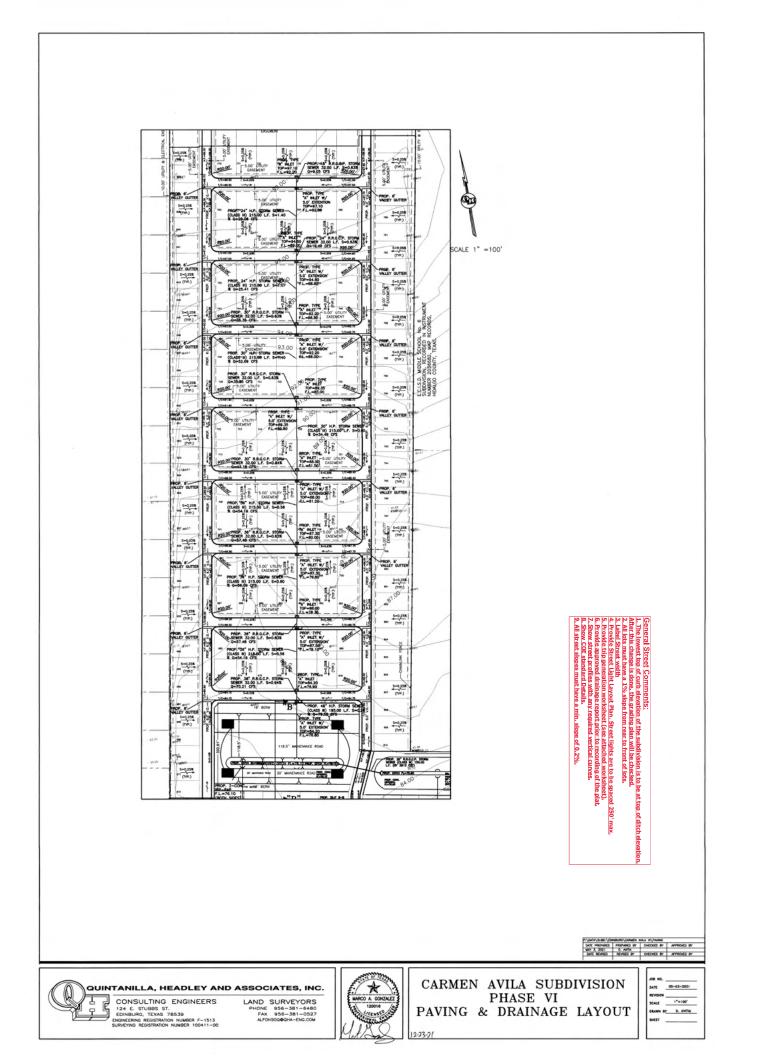
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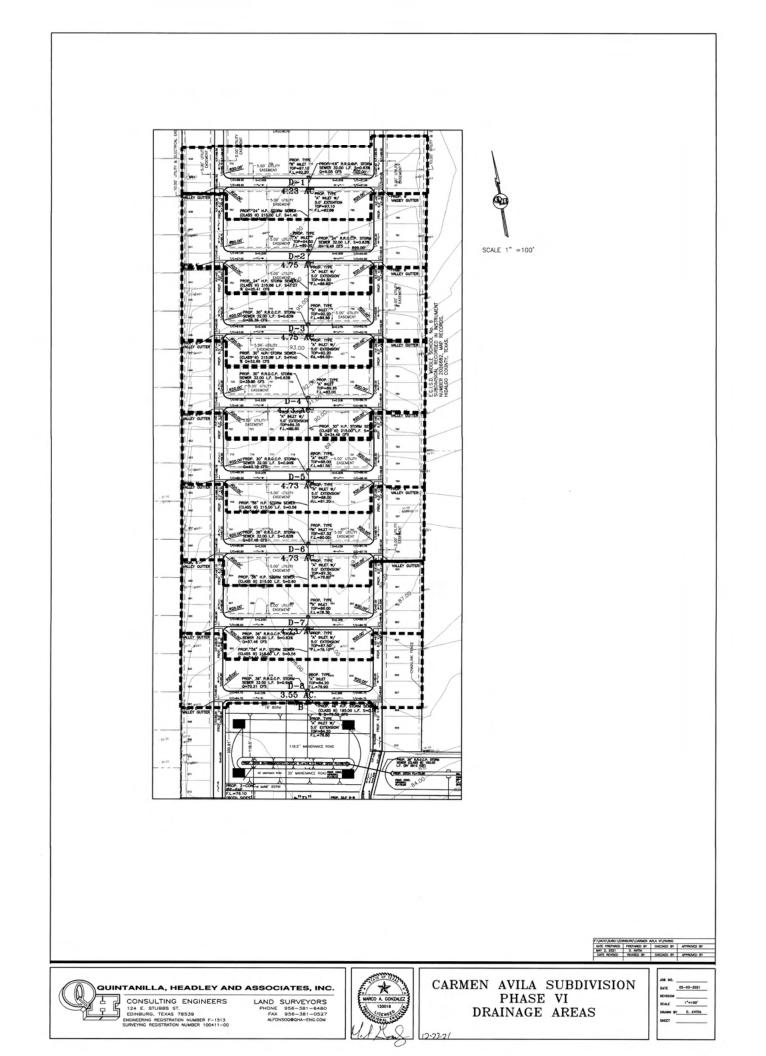
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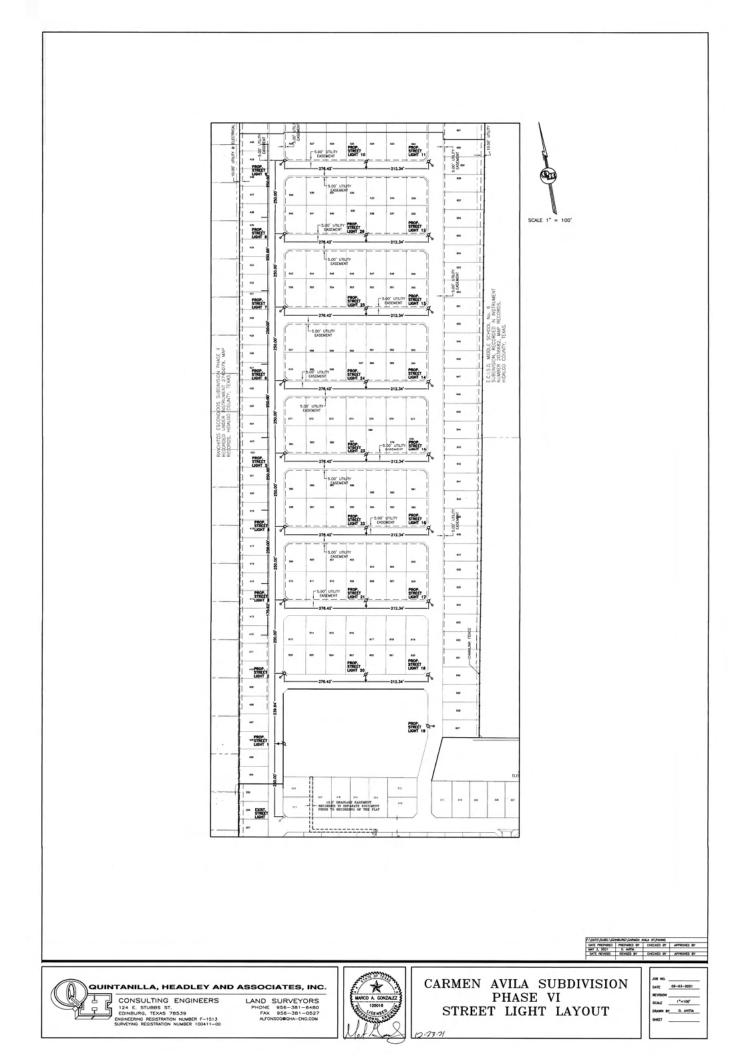


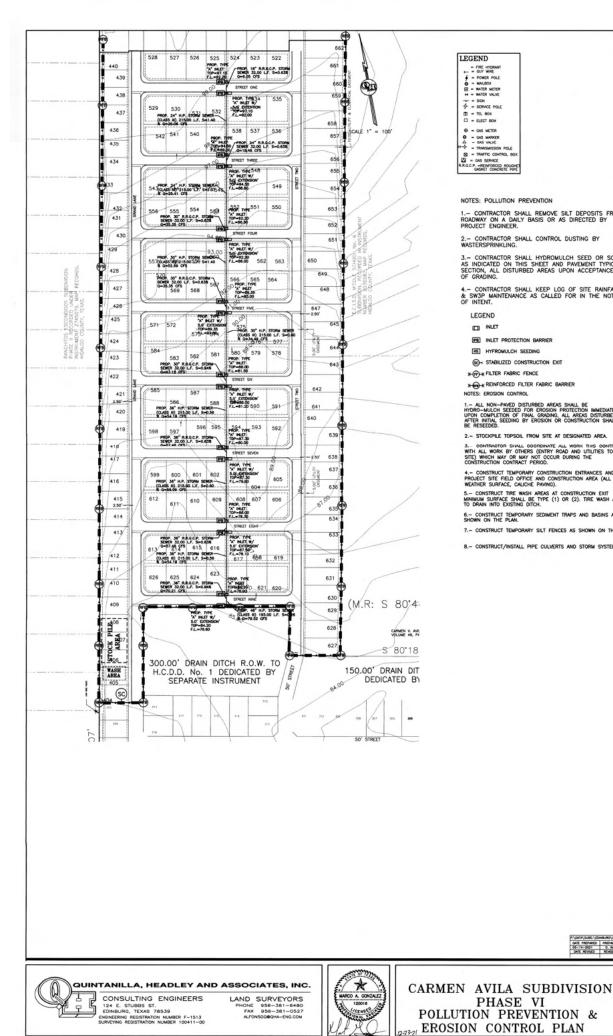












 VLOATA/LSUBL/LDHAURD/LAMACH ARLA VYLORDSON CONTROL

 GARE HERMARD
 PREVAILD BY

 GARE HERMARD
 PREVAILD BY

PHASE VI

ATE 1*=100' CALL

05-03-2021 -----HET

6.- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.

8.- CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS

NOTES: EROSION CONTROL

LEGEND

- FIRE HYDRANT - OUY WRE - POWER POLE O = MALBOX - WATER METER M = WATER VALVE

→ = SON → = SON → = SORVCE POLE 団 = TEL BOX □ = ELECT BOX

⇒ ELECT BOX
 ⇒ GAS METER
 ⇒ GAS MARKER
 △ = GAS MARKER
 △ = THANGARDSON POLE
 ⇒ THANTIC CONTROL BOX
 ⇒ GASKET CONCRETE PIPE

LEGEND

EDI INLET

INLET PROTECTION BARRIER

CH STABILIZED CONSTRUCTION EXIT

HYFROMULCH SEEDING

* - FILTER FABRIC FENCE

NOTES: POLLUTION PREVENTION

1.- CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.

3.- CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.

4.- CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

2.- CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.

1.- ALL NON-PAVED DISTURBED AREAS SHALL BE MYDRO-MULCH SEEDED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDED.

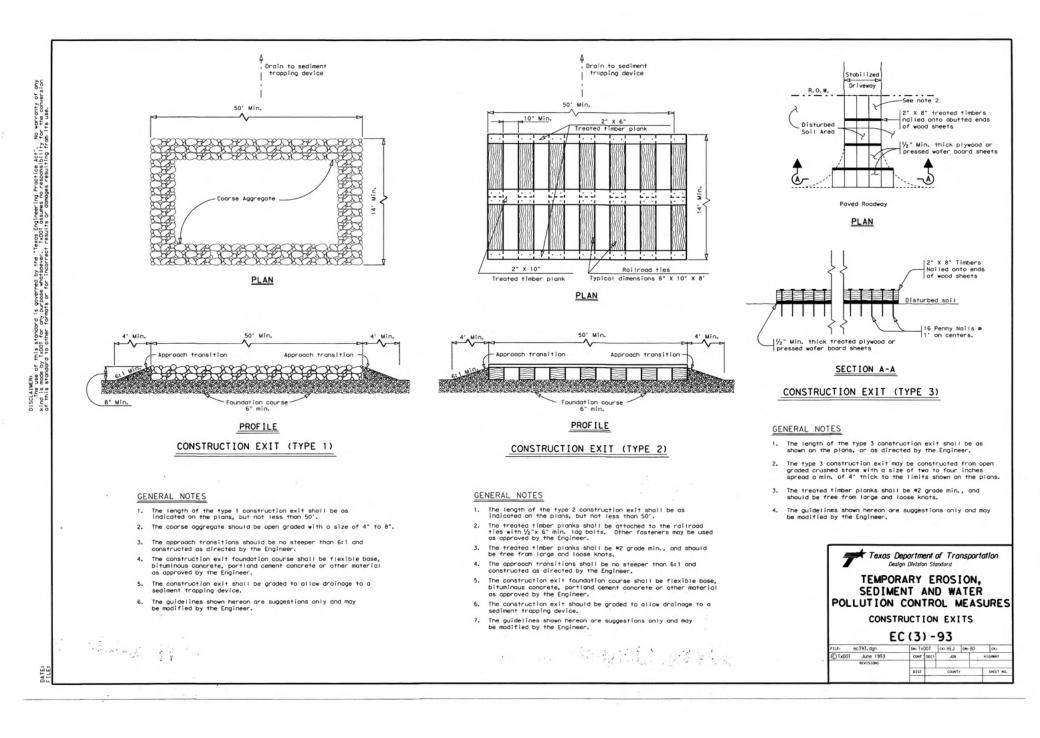
2.- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.

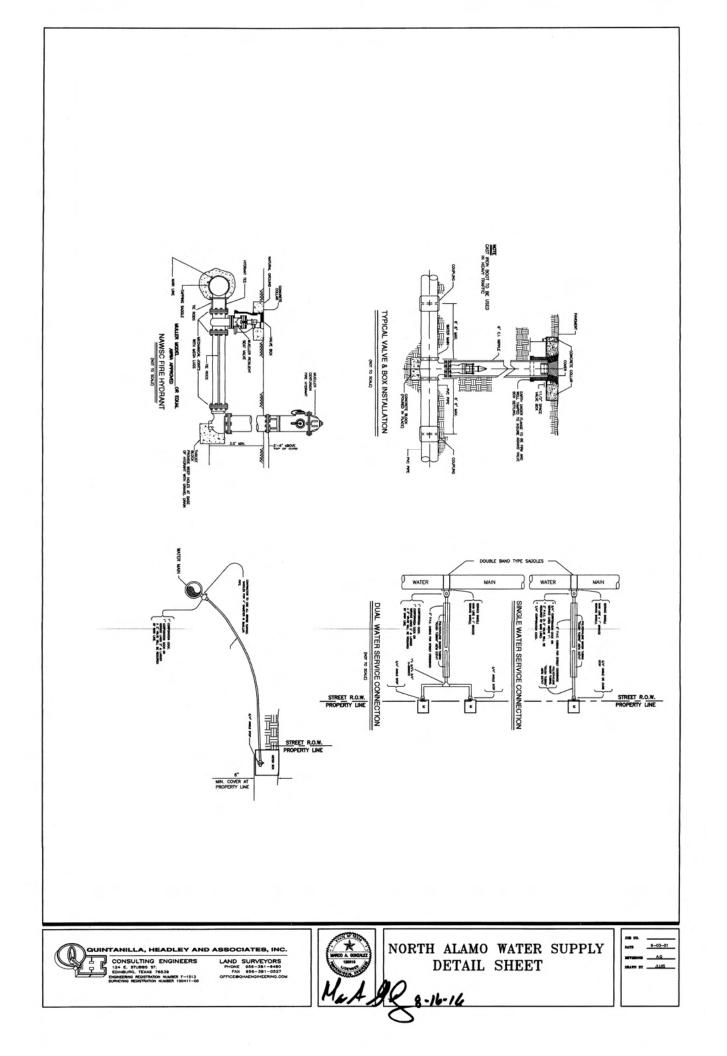
3.- CONTRACTOR SHALL GOORDINATE ALL WORK THIS CONTR WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.

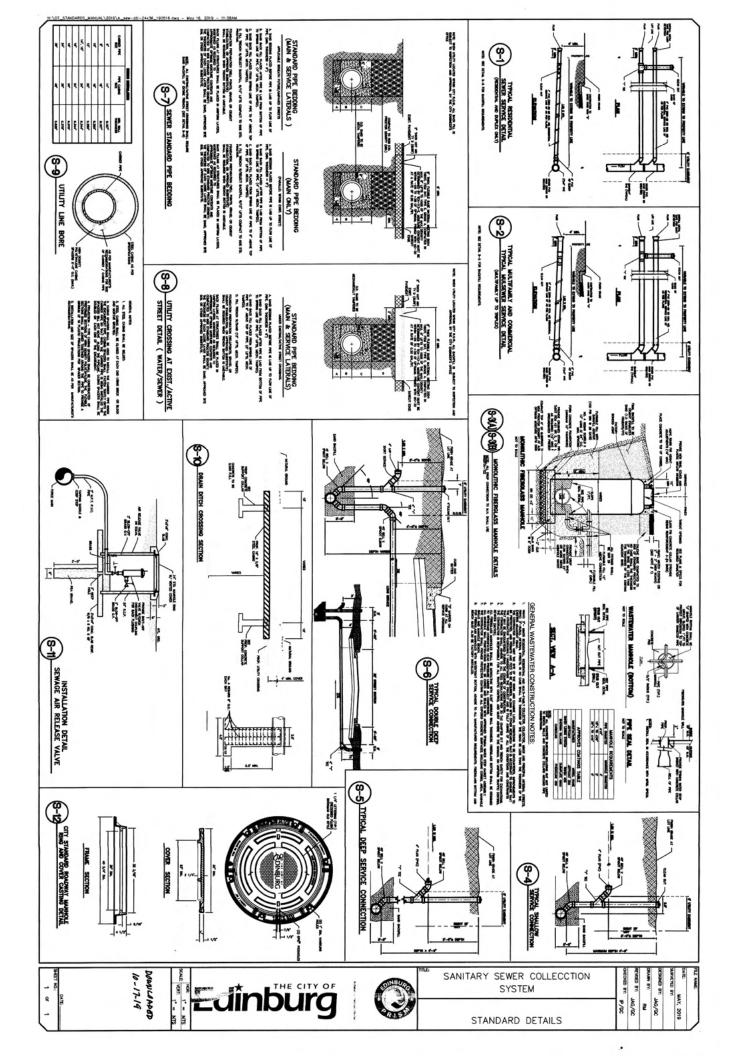
4.- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).

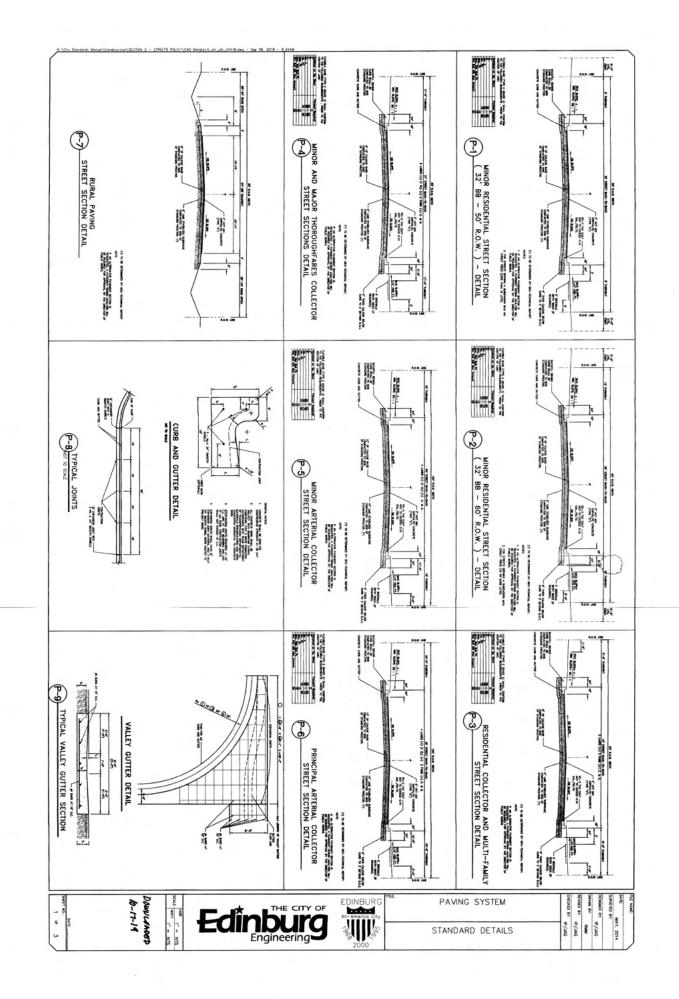
5.- CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

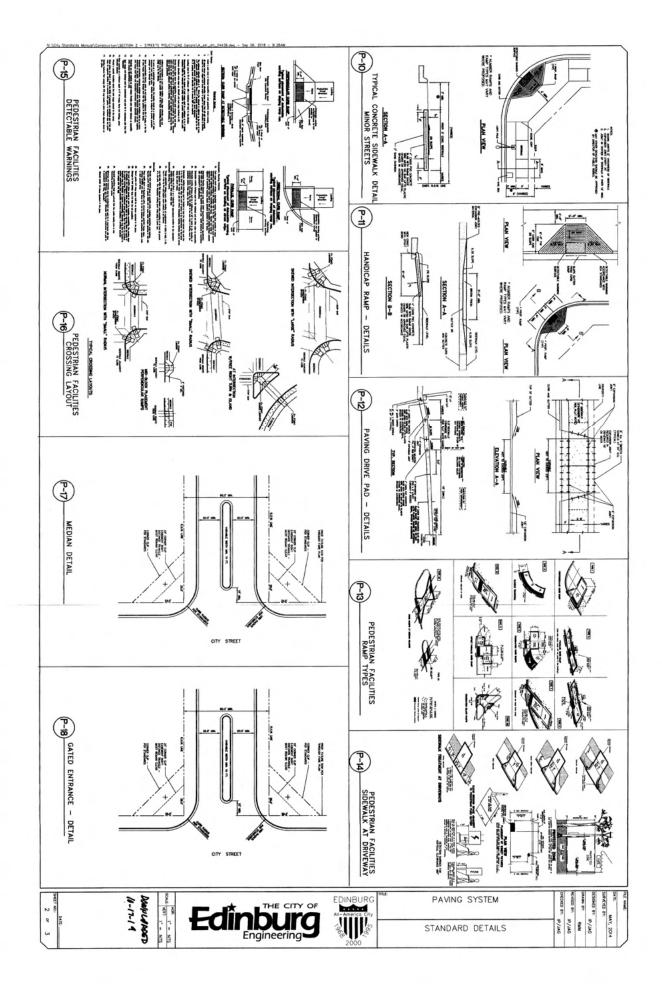
7.- CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN

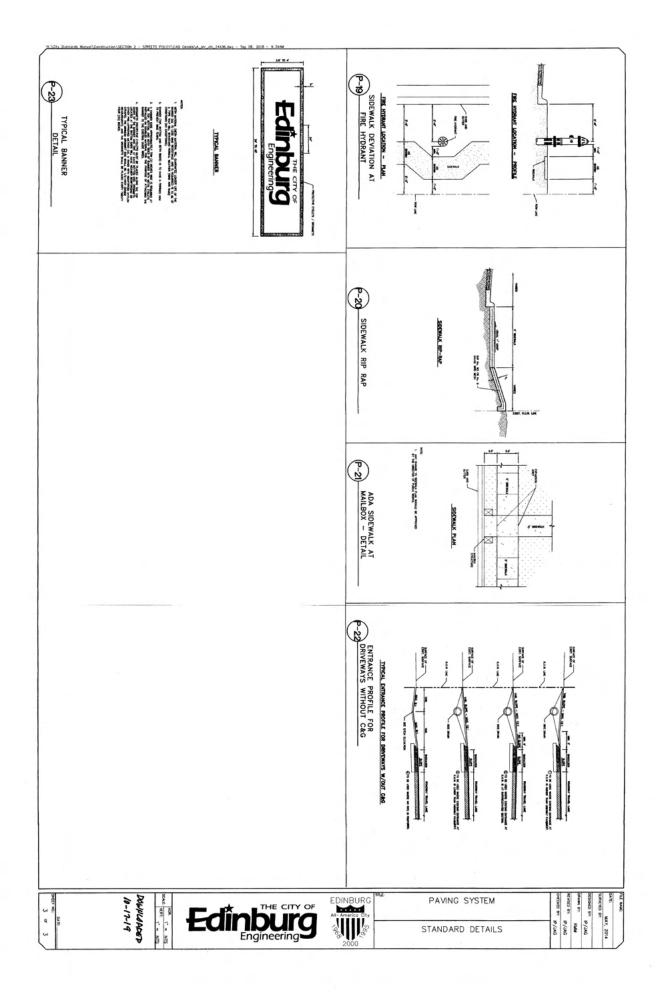


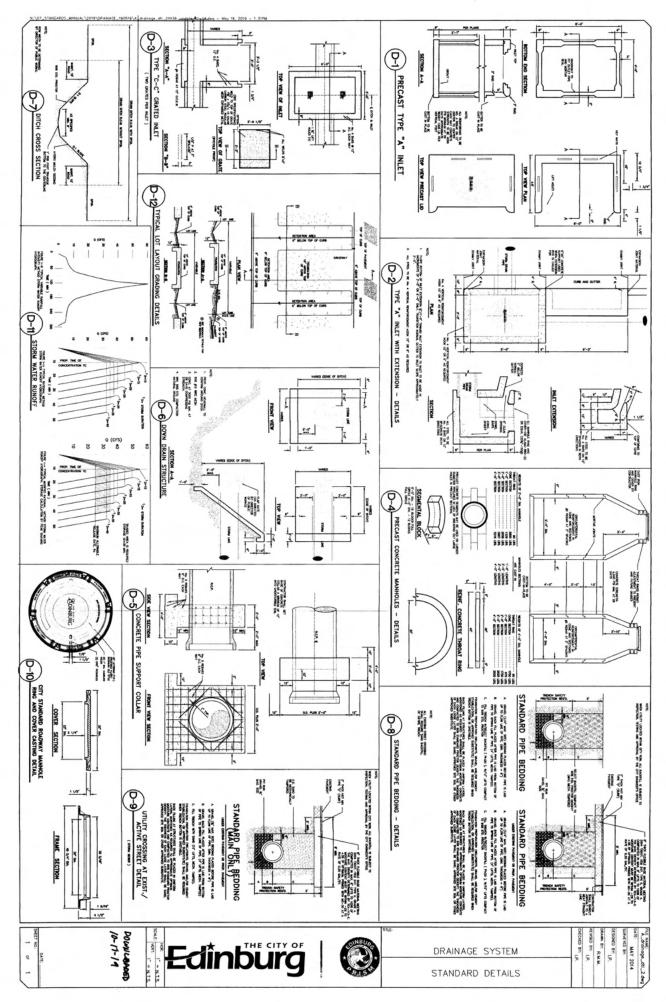


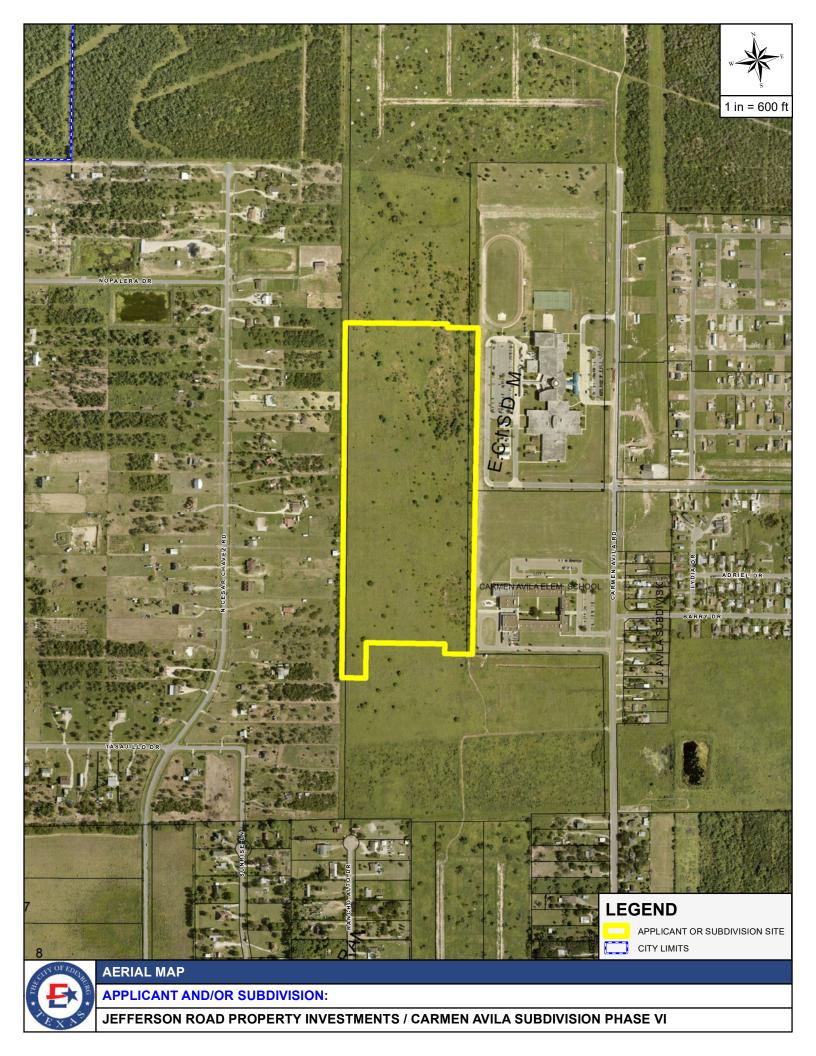


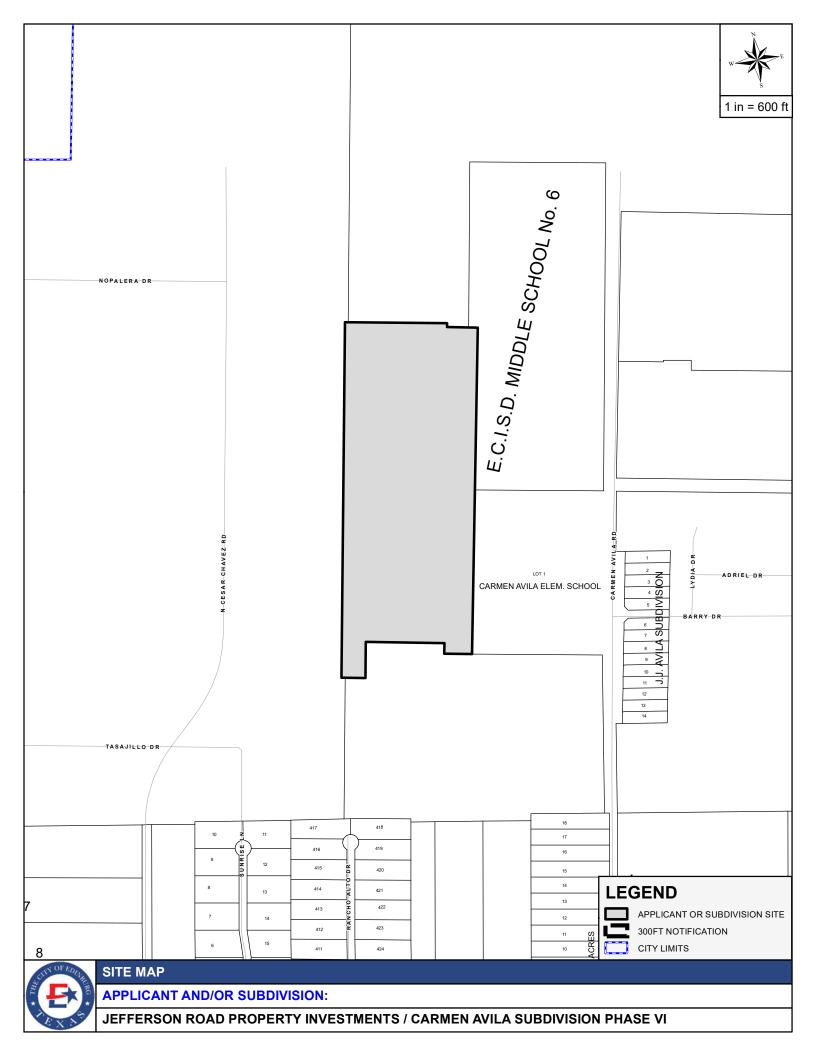


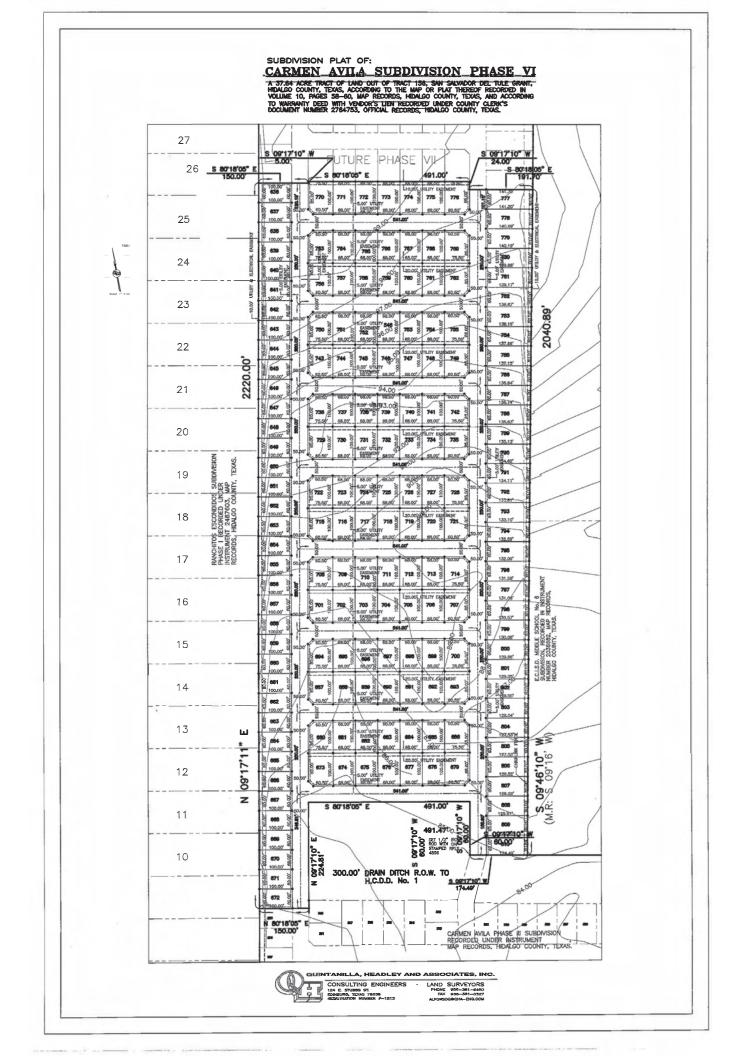












OF EDINOU	Case #	Faining & Zoning Department 415 W. University Drive Edinburg, Texas 78539					
	Subdivision A	(056) 200 8202					
PANING & ZONING.CO	Date: 12-10-21	Request Type: Preliminary Plat					
1. Developer:	on Road Property Investments	2. Owner/Contact Name: Victor Daniec					
3. Owner/Contact Pho	one: <u>(956) 821-7108</u>	4. Owner/Contact Email: <u>victordaniec@hotmail.com</u>					
5. Owner Address: P	O Box 2604 Edinburg, TX 78540						
6. Exact Name of Subo	livision: Carmen Avila Subdivision	n Phase VI 7. Property ID: 158353					
8. Current Zoning: Required Zoning:							
		del Tule Grant, Hidalgo County, Texas					
12. Primary Consulting 14. Consulting Firm Ac	g Firm: <u>Quintanilla, Headley & As</u> Idress: <u>124 E. Stubbs Edinburg, T</u>						
15. Consulting Firm En	nail(s): <u>alfonsoq@qha-e</u>	ng.com					
16. Desired Land Use (Option:						
17. Number of Lots: 5	Single Family <u>139</u> Multi-Fa	mily Commercial Industrial					
18. Proposed Wastewa	ater Treatment: 🛛 🖌 Sanitary :	Sewer OSSF (On-Site Sewage Facility)					
19. Electric Power and	Light Company to Serve the Prop	osed Subdivision: Magic Valley Electric Co-op					
20. Irrigation District:		Potable-water Retailer: North Alamo Water Supply Corp.					
	ith application. All such owners are listed	division. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of immediately below. Owner Mailing Address & Zip Code					
Victor Daniec		PO Box 2604 Edinburg, TX 78540					
Owner Phone Number (956) 821-7108	er	Owner Email DEC 2 3 2021 victordaniec@hotmail.com					
	rs designated agents to submit an	d revise this plat application on their behalf Name:					
Yes No The undersigned owner(s) standards as specified in the Planning & Zoning Commi application and attachmen deed restrictions or restrict	(If "Yes" attached duly notarized docu of record (or their authorized agents) he City of Edinburg Unified Developmen ssion and the City Commission approvi ts (including all construction plans) are tive covenants. Furthermore, I understa	umentation to that effect, signed by each such owner.) hereby agree to make all improvements and meet all requirements and t Code and Ordinances. The undersigned hereby request that the Edinburg e the attached subdivision plat. I certify that all items contained in this true and correct to the best of my knowledge and not in conflict with any and that any omittance or incorrect information may result in approval or st be completed, signed, and submitted with the application form. <u>Date</u> 12-10-21					



PLANNING & ZONING DEPARTMENT

PLANNIN	G & ZONING DEPARTMENT (956		RDIAI20			LIMITS (ROCESS	CHECK LIST	Date :	RELIMINARY Jan	STAGE uary 5, 2022
Date Filed:	December 23, 2021	P&Z Preliminary:	Feb	ruary 8,	2022	P&Z Final:			City Council:	
Reviewed By:				uary 20, uary 27,		1st Ex	tension : 0	Days Days Days	Expires : Expires 1: Expires 2:	
Utility Depa Dircetor of Director of	Public Works Engineering	Kimberly A. Mendoz Gerardo Carmona, F Vincent Romero Mardoqueo Hinojosa Road Property	Р.Е.	PM	Email : Email : Email :	gcarm layala(mhino	loza@cityofedink ona@cityofedinburg. @cityofedinburg. josa@cityofedink	ourg.com com ourg.com	City Office #: City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211
	Owner: Jefferson CARMEN AVILA SUBD		: \/I	P. U. B(DX 2004 [Ŷ.	TX 78540			, Project Engineer
	DESCRIPTION		Provided	Need to Provide	Not Applicable				IMENTS	55, 1110.
Subdivisi	on Process:									
	n Plat Submittal		V							
Warranty D			v							
Topograph			٧							
	Report Submittal (As Per City Drain	nage Policy)	V				Approved by H.C.D	.D.#1	Date:	Pending Approval
	ity Limits - Commercial General	• • • •	V							•
Flood Zone	•		V				Zone "X" (Un-Shad	led)		
Prelimina	ry Submittals:						· ·	·		
Existing & Proposed Water Distribution Layout			٧				North Alamo Water	Supply Corpor	ration - Distribut	tion System
Water Dist	ribution System Provider:		٧				North Alamo Water	Supply Corpor	ration - Distribut	ion System
Existing &	Proposed Sewer Collection Layou	t		٧			City of Edinburg Sa	nitary Sewer C	Collection Syste	m
Sanitary Se	ewer Collection System Provider:			٧			City of Edinburg Sa	nitary Sewer C	Collection Syste	m
Existing an	nd Proposed Drainage Layout Sys	tem:	٧				Private Drainage S	ystem onto H.C	C.D.D. #1	
MPO Colle	ector / Arterial Right-of-way Dedica	tion	V				Proposed Private Streets			
Minor / Maj	jor Collector Street Pavement Sec	tion	٧				In Accordance to Standard Street Policy			
Variances	Appeals Request: (Date)		٧				Planning & Zon	ing Meeting	Results	City Council Meeting
Street Wide	ening Improvements				٧					
Street 5-ft	Sidewalk Improvements				V					
	Improvements		V							
· · · · · · · · · · · · · · · · · · ·	tion Plans Review Submittals:	(See Se	ection 4		uction I	Plans Si	ubmittals Policy, 2	2014 STAND	ARD POLICY	MANUAL)
Cover She				٧						
	y Sheet (Utilities, Bench Marks)	(O')		<u>۷</u>						
	ewer Improvements: On-Site & Of	r-Site		V			City of Edinburg Sa			
Sanitary Sewer Detail Sheets				۷ ۷			See Section 3 Utilit			
Water Distribution Improvements: On-Site & Off-Site				V			North Alamo Water			Manual
Water Distribution Detail Sheet (Fire Hydrant Assembly) Drainage Improvements:				√ √			See Section 3 Utilit	y FUIICY, 2014	Stanuaru Policy	i wanual
	•			v v			See Section 1 Drain	nage Policy 20)14 Standard P	olicy Manual
Drainage Detail Sheets Minor/Major Collector Streets Improvements:				v			See Section 2 Stree	• •		•
Street Sign	· · ·			v						ey manaan
Street Deta				V			See Section 2 Stree	ets Policy, 2014	4 Standard Poli	cv Manual
	iting Sheet:			v						
Traffic Con				<u>ا</u>						
Erosion Co				۷						
-	ontrol Plan Detail Sheet			V		1	See Storm Water M	lanagement, 2	014 Standard P	olicy Manual
	AVILA VI SUBDIVISION		•		•			U		Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise			CON	IMENTS		
Pre-Construction Meeting:												
Notice To Proceed				V			Dated:					
Roadway Open-Cut or Bore Permit Application	n			V			Dated:					
TX-Dot Water UIR Permit				-	v		Dutou.					
TX-Dot Sewer UIR Permit					v							
N.O.I. Submittal				V			Dated:					
SWPP Booklet Submittal				v			Dated:					
RFI #1 Request				V			Dated:					
Change Orders				V			Dated:					
Final Walk Though				V			Dated:					
Punch List				V			Dated:					
Punch List (Completed and Approved)				v v			Dated:					
Letter of Acceptance				V			Dated:					
1-year Warranty (Water/Sewer/Paving/Draina	ige)			V			Dated:					
Backfill Testing Results				V			Dated:					
As-Builts (Revised Original Submittal)				٧			Dated:					
Recording Process:				1	1	I				- ·		
Public Improvements with (Letter of Credit)				٧			Dated:			Expires:		
Recording Fees	\$	106.00		٧					unty Clerks offi			
Copy of H.C.D.D. #1 of invoice	1.			V			· · · ·		id prior to Final	¥		
Street Light Escrow	\$	-		V				quired:	0	EA. @	\$	-
Street Escrow (Road)	\$	-			V			quired:	0	EA. @	\$	-
Sidewalk Escrow (Road)	\$	-			V		Rec	quired:	0	LF @	\$	25.00
TOTAL OF ESCROWS:	\$	-										
Total Developer's Construction Cost: (Letter		t)					Date :			Lender :		
Laboratory Testing Fee: 3%	\$	•		٧			\$		-	Estimated C		Cost
Inspection Fee: 2%	\$	-		V			\$		-	Final Constr		
Park Land Fees: Park Zone # 4	\$	41,700.00			V		139	Lots @		Full rate with		
0 Residential \$ 300.00		•		V			50%	Developm		50%	Building S	-
0 Multi-Family \$ -	\$	-			V		0%	Developm		0%	Building S	
Water Rights: NAWSC - CCN		-			V			7.640	Acres		\$	2,896.81
Water 30-year Letter (Residential)	\$	695.00			V		139	Lots @	\$ 5.00	TRANSFER	NAWSC W	ATER-CCN
Water 30-year Letter (Multi-Family)	\$	-			V		0	Lots @	\$-			
Sewer 30-year Letter COE - CCN	\$	12,510.00			V		139	Lots @	\$ 90.00		COE SE	NER-CCN
TOTAL OF FEES:	\$	54,905.00										
Reimbursements:				1		1						
Developer Sewer Improvements	\$	-			V			e System:	0.000	AC	\$	-
Developer Water Improvements	\$	-			V		Off-Site	e System	0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	•										
Buyouts:	^			1			. ·	10 1	0.00	10	•	
North Alamo Water Supply Corporation	\$	-	٧					ed Buyout	0.00	AC.	\$	-
Sharyland Water Supply Corporation					٧		Not App	olicable				
Tax Certificates							1					
County of Hidalgo / School District				۷				A				
Water District	_			٧			Hidalgo	County Irri	gation District #	ŧ1		
	Total of Escrows, Fees, Reimbursements and Buyouts:											
Escrows \$ -									Road (Not Req	•		
Inspections other Fees	\$	54	,905.00						nent/Water Righ	nts		
Reimbursements	\$		-					of Subdivi				
City of Edinburg	\$		-	15%					Administrative F			
To the Developer of Record	\$		-	85%					Owner / Devel	-		
Buyouts	\$		-						proval rate from			
TOTAL	\$	54	,905.00	Develop	per Total	Cost of F	ees, Esc	rows, Reim	bursements &	Buyouts		



STAFF REPORT: LA RESERVA PHASE I-C SUBDIVISION

Date Prepared:	January 28, 2022
Planning and Zoning Meeting:	February 8, 2022
Agenda Item: 9B	Preliminary Plat

Subject:	Consider the Preliminary Plat of LA RESERVA PHASE I-C SUBDIVISION, being 4.048 acre out of Lots 6 & 11, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23501 Uresti Street as requested by HALFF Associates, Inc.
Location:	The property is located on the west side of Uresti Street at Benito A. Ramirez Road and is within the City of Edinburg's Extra Territorial Jurisdiction (ETJ), approximately 3.4 miles from the closest (northeast) boundary line.
Zoning:	Setbacks established prior to final plat as per Hidalgo County requirements.
Analysis:	The Preliminary Plat proposes single-family residential development with a total of six (6) lots averaging approximately 24,716 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System are within North Alamo Water Supply Corporation - CCN. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

<u>City of Edinburg Planning & Zoning Department:</u>

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

<u>City of Edinburg Engineering / Utilites Department:</u>

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



<u>City of Edinburg Fire Department:</u>

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

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

City of Edinburg Storm Water:

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

- 1. SW3P (Stormwater Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. Large Construction Notice (Per TCEQ Inventory)
- 4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. Detailed Post Construction BMP's Plan (70% Vegetation or Silt Fence back of curb)
- 6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
- 7. NOT (Notice of Termination, Per TCEQ) will now be required before the final walk through.
- 8. Comments:
 - SW3P Plat note has been revised. Please see the note for your reference.
 - NOT will need to be submitted before the final walk through.
 - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
 - Silt Fence around the entire project.
 - Large Construction Notice needs to be submitted with contractors contact information.
 - All items must be submitted before the NTP is issued.
 - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Single Family Residential Development within the City of Edinburg - ETJ.



ENGINEERING DEPARTMENT

Preliminary Staff Review

February 4, 2022

Raul Garcia, P.E.

Halff and Associates 5000 W. Military STE 100 McAllen, TX, 78503 (956) 664-0286

RE: LA RESERVA PHASE I-C – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for La Reserva Phase I-C Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida Date: 2022.02.04 11:47:30 -06'00

Peter Hermida E.I.T. Email: <u>phermida@cityofedinburg.com</u> 415 W. University Drive Edinburg, Texas 78539

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

REFERENCES:

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

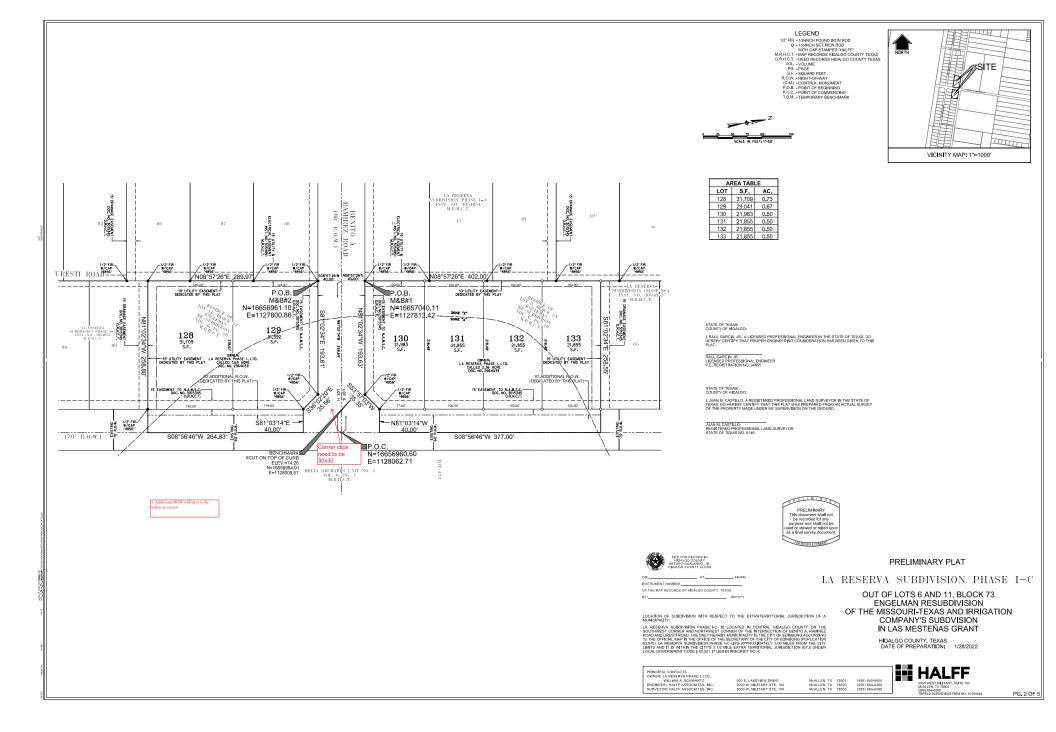
		METES AND BOUNDS DESCRIPTION: No 2		I, THE UNDERSIGNED, MATUR OF THE GITT OF		
	WETES AND BOUNDED SESCHPTION:No 1 BENICA 2 505 mer (1025 H at L, bind of land out Lot 6, Block 71 of the ENGELMAN BESUBDINGTWO F THE MISSIONETEXES AND BRICKTION COMPANYS SUBDINGTWO are pre-late of neutral histories Page 24 of the Man PRoceed Indiago Conv. 71 mos. NEURACTL, same the base of that Calle 2-36 are finded converged to L Resters Phase 1, LD as recorded in Doument Munther 264036 of the Didiagi Restor of Indiago Conv.71, same (2014 Call, 2 said 223 data cont being more principal destination at lower:	BEING a 1.692 acre (73,715 sq. ft.) tract of I THE MISSOURI-TEXAS AND IRRIGATION plat of record in Volume 6, Page 28, of the M of that called 1.69 acre tract conveyed to	nd part Lot 11, Block 71, at the EVOCLIMAN RECUED/MONO.OC DUPMANY'S SUBJORISHON IN LAS METALSKA GRAVIT as per pa Records Heidep Courny, Texas, IMA-H-LC-TJ, uame being put In Revener Phese J. (T.D. as excorded no Document Number County, Texas (OR-H-C.T.); seld 1.692 acre tract being more	L THE UNDERSIGNED, MAYOR OF THE CITY OF SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS OF THIS CITY WHEREIN MY APPR	REQUIREMENTS OF THE SUBDIVISION OVALIS REQUIRED.	VICINITY MAP: 1"=1000'
	tract conveyed to La Reserva Phase 1, LTD, as recorded in Document Number 2584039 of the Official Records of Hiddigo County, Texas (O.R.H.C.T.); said 2,356 acret tract being more particularly described as follows:	2964039 of the Official Records of Hidalgo particularly described as follows:	County, Texas (O.R.H.C.T.); seld 1.692 acre tract being more	MAYOR'S SIGNATURE	DATE	
	COMMENCING at the common corner of Lots 6 and sald Lot 11 of sald Subdivision, same being at the Intersection of the center line of Used Road (60' right of way) and Benko Raminez Road (60' right of way);	COMMENCING at the common corner of intersection of the center line of Uresti Road	.ots 6 and said Lot 11 of said Subdivision, same being at the 50 right of way) and Benito Raminoz Road (80 right of way);	ATTEST: CITY SECRETARY	0.175	STATE OF TEXAS
	THENCE, North 81° 02° 34° West, along the common line of said Lots 6 and 11, same being the center line of said Benito Raminez Road, a distance of 288.09 feet to a primit.	common line of said Lots 6 and 11, same being the center line of 39 feet to a point; and an annual the same to and a same line of Panis Demains Demains	GIT SECRETART	DATE	COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION WE, WILLIAM A* SCHWARZ LA RESERVA PHASE * LTD, AS OWNER OF THE 62.51 ACRES	
	THENCE, North 01* 57 26" East, across and prependicular to said conter time of Bentio Ramitres Rook and a distance of 40.00 feet to 13.42-bit from of 44 to the satismed 1456" (Shourd at the submetance of 10.04 ef at LARSERVA SUBDIVIDENT PARAMER, Na par plat of reconflictance the Subdevised MARLET, same base of the submetance of the su	distance of 40.00 feet to a 1/2-inch incr not w of LA RESERVA SUBDIVISION PHASE IA being in the southerly right of way line of sa the performance of the horse depend	nd perpendicular to said center line of Benito Ramirez Road, a th cap stamped *4856*found at the northeastedy comer of Lot 88 as per plat of record Instrument NN sci 94685 M kR.4F.c. 1, same Benito Ramiroz Road, marking the PCINT OF BEGINNING, for difract;	Report OF YWY ADDERING T HOW ALL AND THESE PRESENTS, that he up plat high the scoresce, assign, and transformed point of the scoresce, assign, and transformed point or the score of the score of the score of the score of the score of the score of the score of the statistical of thereing the location of the score of the initial and thereing up which all the score of the and score of the score of the score of the score of the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of the score of the score of the the score of the score of	ndersigned, owners of the property shown on this	TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE HC, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET. PARK, AND EASEMENTS SHOWN HEREIN.
30		THENCE, South 81'02' 34" East, along said of 133 61 feet to a 1'02' inch iron mod with card	scutherly right of way line of Benito A. Raminez Road, a distance samped "4856" found, for an angle comer of the herein described	persons are named, in consideration of one dollar (paid by North Alamo Water Supply Corporation.	(hereinafter called 'Grantee'). The receipt and	I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
Serono Serono	THENCE, Knoth (6): 97 24" East, keywing add northerly right of way line of Benito A. Paminez Road and with the easterly line of add Lock and the easterly line of Lock of Phrongol Lock of add Lock Editor A. SUBDATISHO PAKSE IA SUBDATISHO a distance of 402,200 ket to a 12Ach then root atte harmed "Half" set at Add Lock and Lock and Lock and Lock and Lock and Lock and Add Lock and Lock a	eact;		sufficiency of which is hereby acknowledged, does h said Grantee, its successors, and assigns, a perpe- install and thereafter use, operate, inspect, repair ma	ereby grant, bargain. Sell, transfer, and convey to tual easement with the right to erect, construct, ntain, replace, and remove water distribution lines	(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET. OR WILL MEET. THE MINIMUM STATE STANDARDS:
	THENCE, South 81° 02' 34° East, with the southerly line of said Lot 65 and the northerly line of said 2.36 acre		long sala southerly right of way line of Bonto A. Ramitriz Road, a th cap stamped "4856" found in extaing westerly right of way line herein desortbed tract;	and appurtenances over and across the lands shown egress over Grantor's adjacent lands of the purpose. The easement hereby granted shall not exceed 10	on this plat, together with the right of ingress and for which the above mentioned rights are granted.	(8) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET. OR WILL MEET. THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
	tract, at a distance of 218,45 pass a 1/2-inch iron rod with stamped "Half" set at the west right of way line of said Benin Raminez Road, continuing for a total distance of 258,55 feet, for the northeasterly corner of the herein described tract;	THENCE, South 81* 03' 14* East, along the point in the east line of said Lot 11, same bei the herein described tract:	northenly line of said 1.89 acre tract, a distance of 40,00 feet to a ig the center line said Uresti Road, for the northeasterly corner of	designate the course of the easement herein conve the easement herein granted shall be limited to a stri the cluding installed	yed except that when the pipeline(s) is installed. of land 15' in width, the center line thereof being	(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET. OR WILL MEET. THE MINIMUM STATE STANDARDS; AND
	THENCE, South 08' 56' 46' West, along the easterty line of the aforementioned Lot 6 and along the center line of said Urest Road, a distance of 377.00 feet, for the southeasterty corner of the herein described tract;	THENCE, South 08" 56" 46" West, along the Urest Road, a distance of 264.83 feet to a po	common line of said east line of Lot 11 and the center line said nt, for the southeasterly corner of the herein described tract;	In the event the easement hereby granted abuts on a widens or relocates the public road so as to requ	public road and the city, county or state hereafter re the relocation of this water line as installed.	(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET. THE MINIMUM STATE STANDARDS.
	THEINCE_North 811 031 141 West, along the southerly line of said of said 2.36 acre tract and acrose said Uresi Road, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped 14656" found, for an interior corner of the herein described tract;		I common lines and along the south line of said 1.69 accounts rad, at a developely gird or wow line of said iterations at all additions of ad '4856' found at the inortheasterly commer of Lot 89 of the PHASE Lis, continuing along the inorthead line of lot 86, same for the scuthwarester commer of the hard in described that; the common section of the same the indescribed that; the same section of the same the scuthead line scuthead that; the same section of the scuthwarester is the scuthwarester line scuthwarester is same section of the scuthware the scuthware scuthware the s	In the event the releastment hereby granted abust on a widens sort releastatis the yeable mast as as to require Granter further grants to Grantee an additional ease for the purpose of laterally relocate said water improvements, which easement hereby granted shall has thereof barg the plocine as indextade.	ment over and across the land shown on this plat line as may be necessary to clear the road be limited to a strip of land 15' in width, the center	I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
	THENCE, South 53' 57' 03' West, along the northerty right of way line of sald Benito Ramikaz Road and the southerty. Ine of sald 2,36 acre trad, a distance of 35,35 feet to a 1/2-inch trond with cap stamped '4856' found at an engle correr of said Lot 130, for the most southerty southeast correr of the herein described tract	aforementioned LA RESERVA SUBDIVISIO total distance of 258.80 feet to a 1/2-inch in being the northwesterly corner of said Lot 89	I PHASE IA, continuing along the northenly line of said Lot 89, for a in rod stamped "4856" found in the eastenly line of Lot 86, same for the southwesterly corner of the herein described tract;	The consideration rectiled herein set rescared. The consideration rectiled herein shall constitute pay by reason of the installation, maintenance, recair, rec	ment in full for all damages sustained by Grantor	LA RESERVA PHASE I, LTD. Date BY, WILLIAM A, SCHWARZ, MEMBER
	THENCE, North 81° 02° 34° West, along the northerly right of way line of Benito A. Ramirez Road, a distance of 193.63 feet to the POINT OF BEGINNING and containing an area of 2.356 acre (102,641 sq.ft.), more or less.	THENCE, North 08" 57' 26" East, along the ex said 1.69 acree tract, at a distance of 71.87 fe	sterly line said Lot 66, Lot 67 and said Lot 88 and the weeterly line et pass the common comer of said Lot 66 and Lot 67, continuing 30 feet pass the common comer of said Lot 67 and said Lot 88, of 88 and said westerly line of said 1.168 area text, for a total	to herein. Thus agreement together with other provis the benefit of the above described lands and that s and liens except the following:	ons of this grant shall constitute an easement for ald lands are free and clear of all encumbrances	ADDRESS 300 E LAKEVIEW DRIVE MCALLEN, TX 78501
		continuing and eaterly line of said load of said continuing along said easterly line of said distance of 289.97 feet to the POINT OF B more or less.	of 88 and said westerly line of said 1.09 acre tract, for a lotal IGBINING and containing an area of 1.692 acre (73,715 sq. ft.).	The easement conveyed hereIn was obtained or Im essement is subject to the provisions of Title VI of issued pursuant therefor for so long as the easeme purpose for which financial assistance was extended is longer.	proved through Federal financial assistance. This the Chill Rights Act of 1964 and the regulations int continues to be used for the same or similar or for so long as the Grantee owns it, whichever	STATE OF TEXAS
				IN WITNESS WHEREOF the said Grantor executed 20	this instrument this day of	COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared WILLIAM A. SCHWARZ, and a processing of the second
				20 <u></u>		LA RESERVA PHASE I, LTD provid to me through their Taxes Department of Puble Safety Driver Ucense to be the person whose name is subscribed to the foregoing instrument, who baing two me first duly sworn, declared that the statements threnh are true and correct and acknowledged thit she executed the some for the purposed and consideration threative expressed.
				LA RESERVA PHASE I, LTD. BY: WILLIAM A. SCHWARTZ	Date	Given under my hand and seal of office this day of, 20
				HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL		NOTARY PUBLIC
la ophri	nclude the workign as per			I THE UNDERSIGNED CERTIFY THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE HIDALG	OF LA RESERVA SUBDIVISION PHASE HC O COUNTY HEALTH DEPARTMENT ON	HIDALGO COUNTY
floodma	ps. include revision LOMR formation			,20		HIDALGO COUNTY Date Date LOCAL GOVERNMENT CODE §232.028(a)
	een stablish for the lots in vrovide FEMA approval			ENVIRONMENTAL HEALTH DIVISION MANAGER	Date	WE THE UNDERSIGNED CERTIFY that this plat of LA RESERVA SUBDIVISION PHASE HC was reviewed and approved by the Hidalgo County Commissioners Court on
mentation	might want to change the easements that are 10-ft wide			APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	FRERY CERTIFIES THAT THE ORAINAGE	
	and change it to match the			HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 PLANS FOR THIS SUBMISSION COMPLY WITH TH ADOPTED LUNGER THE TEXAS WATER CODE 44 AND DOES NOT CERTIFY THAT THE DRA APPROPHILTE FOR THE SPECIFIC SUBDISS ENGINEERING CONTENT, IT IS THE RESPON ENGINEER TO MARE THER DETERMINATIONS.	E MINIMUM STANDARDS OF THE DISTRICT 211(C). THE DISTRICT HAS NOT REVIEWED	Hidalgo County Judge Date
	GENERAL PLAT NOTES AND RESTRICTIONS	IT ON CLIDE ON MODITH SIDE OF RENITO & DAMIDEZ PD. 58 ET		APPROPRIATE FOR THE SPECIFIC SUBDIVIS ENGINEERING CRITERIA, IT IS THE RESPONDENCE THE RESPONDE	ON BASED ON GENERALLY ACCEPTED SIBILITY OF THE DEVELOPER AND HIS	ATTEST: Date
	JUNE 6, 2000, THE SUBJECT PROPERTY IS IN ZONE "X" AND ZONE "X" IS DEFINED 8 ALL PUBLIC UTILITIES F	UT ON CURB ON NORTH SIDE OF BENITO A. RAMIREZ RD. 59 FT. ST OF CENTER OF URESTI RD. ELEV=74-26 (NAVD68) ASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH.	16. THE PURCHASER OF EACH LOT ALONG URESTI ROAD SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.			
		THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN IZE REQUIRED BY EACH UTLITY PROVIDER OCCUPYING AN	UNMELER ANU 24 FEEL IN LERVIN. 17. A. FIVE (5.0) FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERIK DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED A BUILDING PERMIT STANDE BY LOT OWNER.	with #15		PLANNING & ZONING COMMISSION CERTIFICATION
	PUBLISHED FLOOD MAP. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET		DEPARTMENT STANDARDS OF AS APPROVED BY THE CITE ENGINEER IS REQUIRED A BUILDING PERMIT STAGE BY LOT OWNER.	GENERAL MANAGER	Date	*I, the undersigned, Chairperson of the Planning and Zoring Commission of the City of Edinburg, hereby certify that this auditrision plat known as LA RESERVA SUBDIVISION PHASE FC conforms to all requirements of the Subdivision Regulations this CP wheren my approval is required and has
10 Kol nije	AGENCY MAPS FOR HIDALGO COUNTY TEXAS AND THE LOCAL FLOOD PLAIN LISE SHALL RECURE P	NGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH ULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER ANNING DEPARTMENT. DEFLCE OF ENVIRONMENTAL COMPLIANCE	COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLANCI SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIPAMILY USE A THE THE OF ADDR (FATTMER OR CONFIGURATION DEPUTATION OF THE DEPUTATI	STATE OF TEXAS: COUNTY OF HIDALGO:		all requirements of the Suborhiston Kegulations this City wherein my approval is required and has been approved for recording on the day of, 20*
0/0004	THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. HEALTH DEPARTMEN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS SHALL BE ALLOWED ON	F AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR EQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE ALL INTERNAL LOTS.	18. AN OFF-STEET PARKING LOT SITE FLAM & DRAINGE PLAM APPROVED BY THE HOLD COUNTY PANDING DEPARTMENT AND THE OFFECT OF ENVIRONMENTAL COMMUNICS SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL, & MULTIFAMILY USE A THE TIME OF APPLICATION ROL CONSTRUCTION BRONG TO THE SUBMACE OF A BUILDING CONSTRUCTION BRONG TO THE SUBMACE OF A BUILDING USE AND ADD SIDE PLAM ARE APPROVED AND PROPOSEI UNRYOUTHWING A RECORDING THE AND COSP PLAM ARE APPROVED AND PROPOSEI UNRYOUTHWING ARE CONSTRUCTED IN A COCOMMONCE THAN AND COSP PLAM ARE APPROVED AND PROPOSEI UNRYOUTHWING ARE CONSTRUCTED IN A COCOMMON THE APPROVED AND PROPOSEI UNRYOUTHY AND STATISTICED IN A COCOMMON THE APPROVED AND PROPOSEI UNRYOUTHY AND ADD ADD ADD ADD ADD ADD ADD ADD ADD	I. RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIC PLAT.	THE STATE OF TEXAS, DO N HAS BEEN GIVEN TO THIS	CHAIRPERSON PLANNING & ZONING COMMISSION
Concession of the local diversion of the loca	4001THR0UGH4127) IN THIS SUBDIVISION SI	TRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER. NO GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.	STANDARDS.	RAUL GARCIA, JR. LICENSED PROFESSIONAL ENGINEER P.E. REGISTRATION NO. 94855	PREI MINARY	APEA TABLE
Change to	24" 2 MINIMUM FINISH FLOOR NOTE: 11. ON-SITE SEWAGE FACIL MINIMUM FINISH FLOOR FLEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 11. ON-SITE SEWAGE FACIL	TIES (OSSF) NOTE:			his document shall not be recorded for any	LOT 5.5, AC. 128 31,00 4031 129 23,041 0,671 130 21,945 0,50 131 21,945 0,50 131 21,945 0,50 HIDALGO COUNTY CLERK
levation ertificate	s will FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND RESPONSIBLE FOR PRO	L USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOEO / REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS VIDING AN OSSF ON ALL LOTS.		use	rpose and shall not be f or viewed or relied upon a final survey document.	13 21.653 0.50 132 21.653 0.50 133 21.653 0.50 133 21.653 0.50 134 0.00: AT AM/PM
ee requi	red. REQUIRED FOR ALL LOSS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.	G DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A LL BE SUBMITTED FOR COMMERCIAL USE.			THE NEWS COMMENT	INSTRUMENT NUMBER
	3. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS B. EACH LOT ON THIS PL SUBDIVISION. WITH POTABLE WATER	AT COMPUES WITH THE MINIMUM 21.780 SQUARE FEET LOT APEA SUPPLY.		STATE OF TEXAS: COUNTY OF HIDALGO:		OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY
	FRONT: 25.00 FEET AUTHORIZED DEPARTM			I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND S TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARE OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE (DRVEYOR IN THE STATE OF D FROM AN ACTUAL SURVEY BROUND.	PRELIMINARY PLAT
LT-NK	NEW: 15.00 FEET D. SOIL ANALYSIS NAVE BE SIDE: 6.00 FEET DEPARTMENT AND EXC CONNER SIDE: 10.00 FEET SUBDIVISION AS SUBMI GARAGE: 18.00 FEET SUBDIVISION AS SUBMI	EN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY RPT MAY BE ALSO SEEN ON THE UTLITY LAYOUT FOR THIS TED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SCIL NED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK			EL IN INC	SERVA SUBDIVISION PHASE I-
		FIELD SYSTEM.		REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6500	rpose and shall not be	OUT OF LOTS 6 AND 11, BLOCK 73
8	CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCRESS MATURE HEART, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTERANCE OF THE REASEMENT.	RMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT RIDR TO OCCUPYING A LOT. A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE IOR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE		USB	rrpose and shall not be I or viewed or relied upon a final survey document.	ENGELMAN RESUBDIVISION
`	IN ACCORDANCE WITH THE CITY OF EDINBURG AND HIDALGO COUNTY REQUIREMENTS. DRAINAGE. THIS IS	IOR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE A ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES			DESTRIEVA COMES	HIDALGO COUNTY, TEXAS DATE OF PREPARATION: 1/28/2022
197.0	SUBDIVISION AS PERLA RESERVA PLAT PHASES I A AND I B, HAVE ALREADY ACCOUNTED 13, 100% OF PARKLAND FE	(\$300.00) PER LOT HAS BEEN PAID BY DEVELOPER.		PRINCIPAL CONTACTS	and a state	
1940		ROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION (P) REQUIREMENTS.		OWNER: LA RESERVA PHASE I, LTD. WILLIAM A. SCHWARTZ 900 E. LAKEVIEW DP ENGINER: HALF ASSOCIATES, INC. 5000 W. MILITARY S'	IVE McALLEN, TX 78501 (956) FE. 100 McALLEN, TX 78503 (956)	
	15. A 5.0' SIDEWALK IS RE CONSTRUCTION STAN RULL DIAC DEDUT STAT	QUIRED ON ALL INTERIOR STREETS AS PER CITY OF EDINBURG ARDS MANUAL LATEST EDITION OR AS PER CITY ENGINEER AT E.		ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY S SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY S	TE. 100 McALLEN, TX 78503 (956) TE. 100 McALLEN, TX 78503 (956)	664-0286 McALLEN, TX 78503
	BULLINGPERMITSING					TBPELS SURVEYING FRM NO. 10194444 PG. 1 C

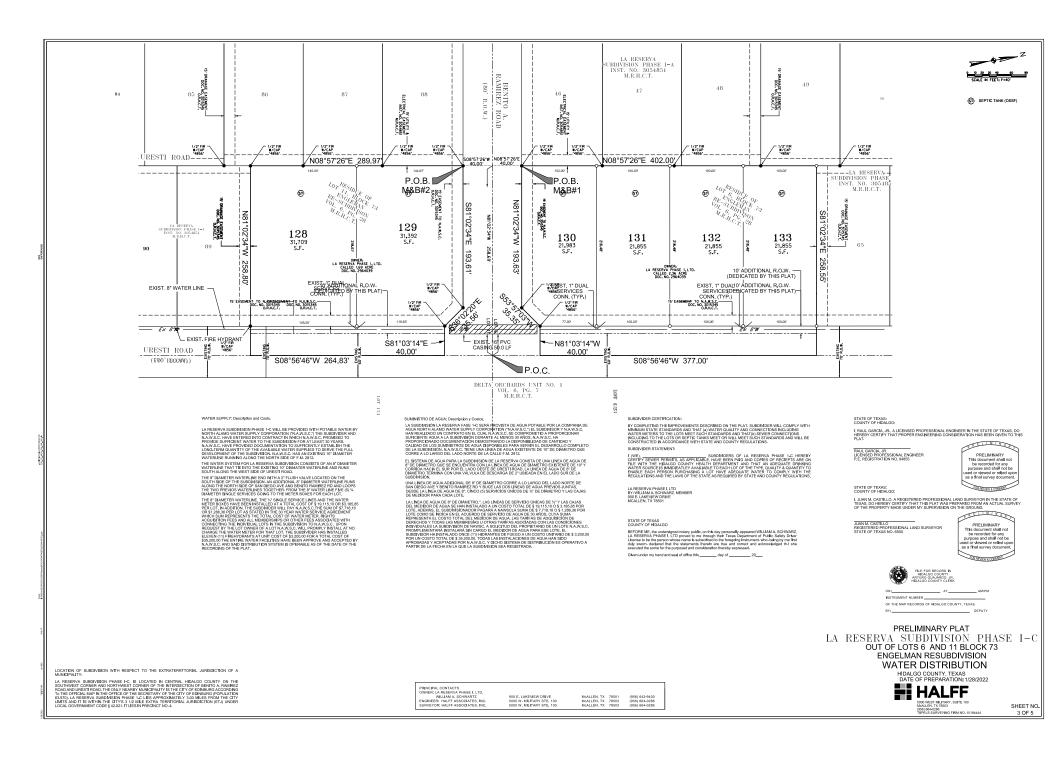
MAYOR'S CERTIFICATION

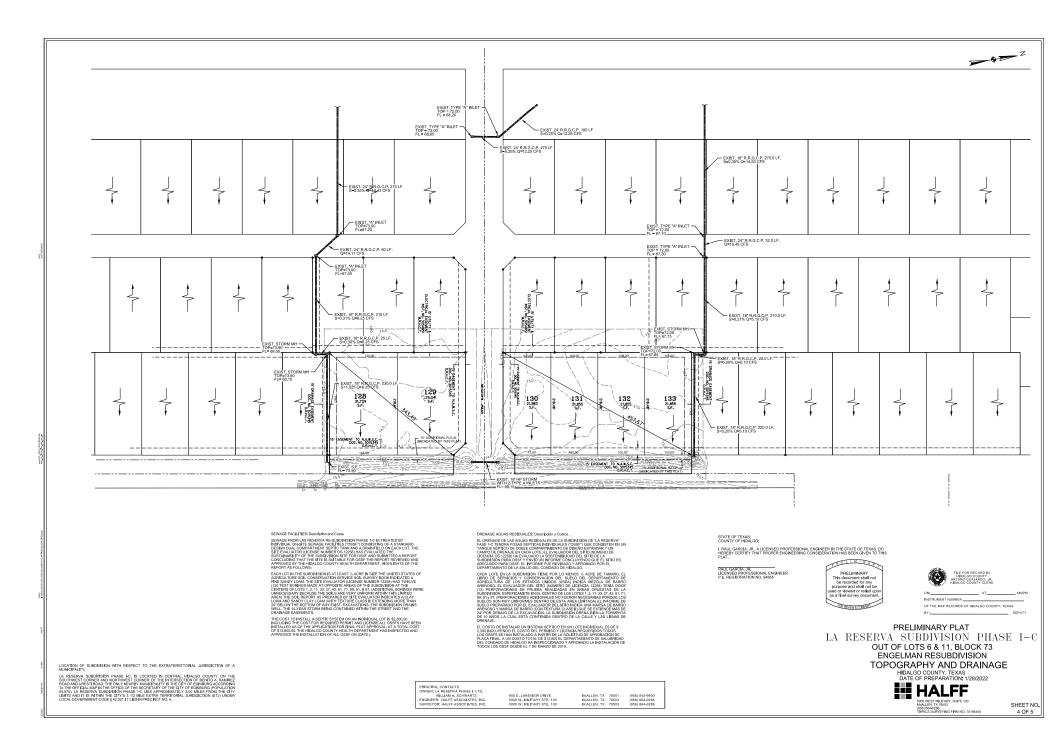
ANNEPRITY: A RESERVA SUBOVISION PHASE LC, IS LOCATED IN CENTRAL HEALOD COUNTY ON HE RECARD AD URBITINGAD, THE CON Y HEAVEN MAINEPAILTY IS THE CITY OF EDNELING ACCOREDNA TO THE OFFICAL WAS IN THE OFFICE OF THE SECTOR AT OF THE TY OF EDNELING ACCOREDNA TO THE OFFICAL WAS IN THE OFFICE OF THE SECTOR AT OF THE TY OF EDNELING ACCOREDNA TO THE OFFICAL WAS IN THE OFFICE OF THE SECTOR AT OF THE OFFICAL WAS ACCOUNTED. LIMITS AND THE WITHIN THE CITY'S IS TO MEE DITAL TERMINORM, JURISDICTION (ET) UNDER LOCA COVENING CODE § 202, THE IS INFREMENT TO A

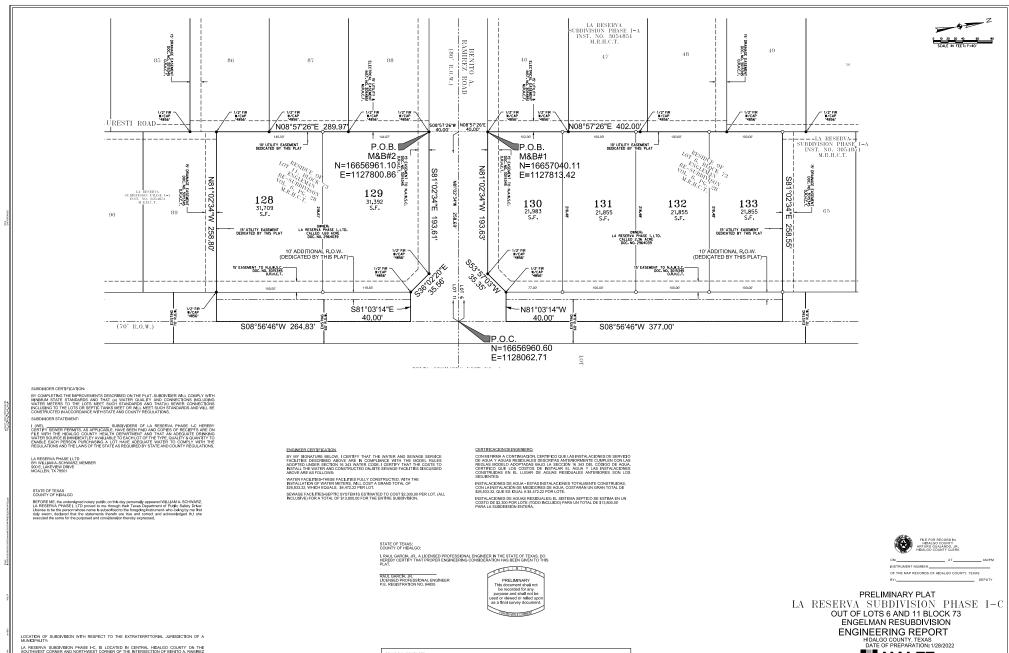
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:







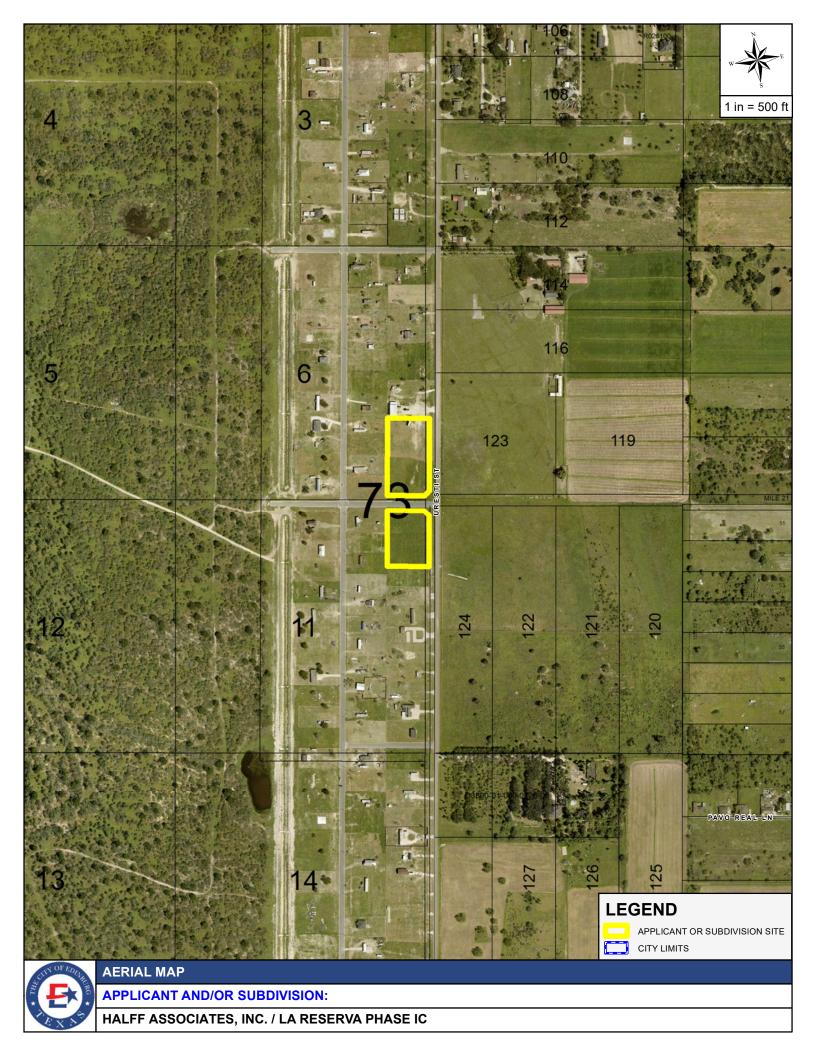


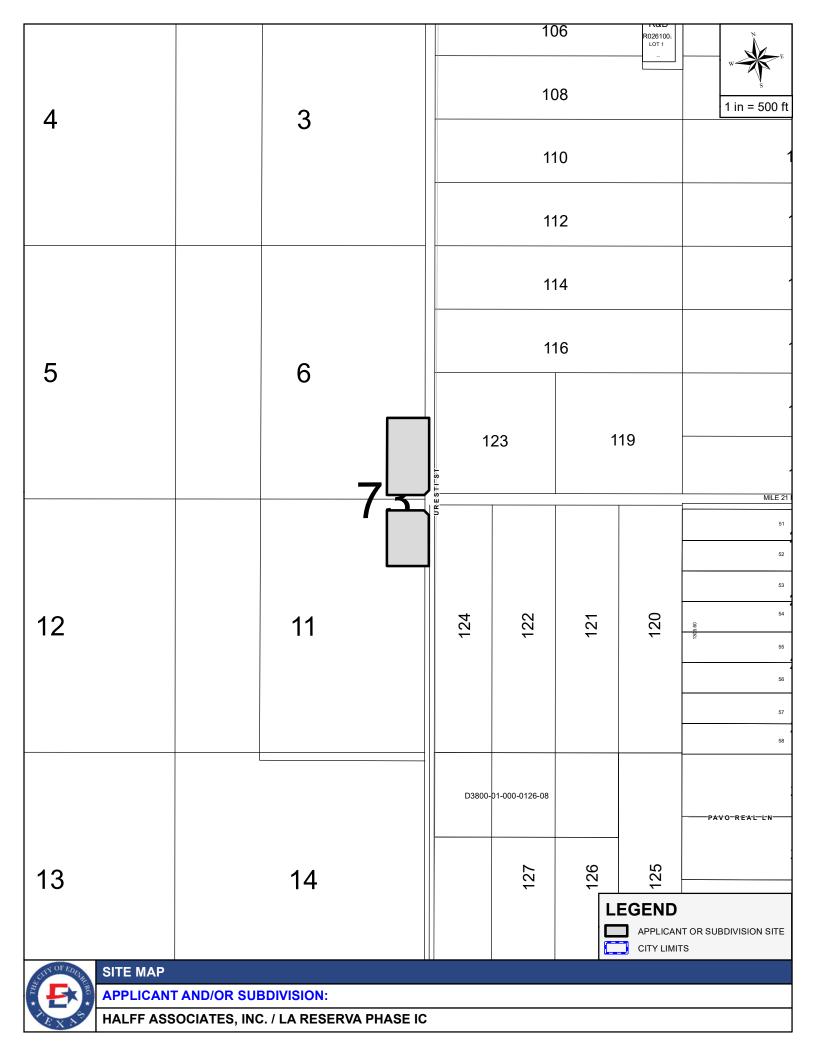


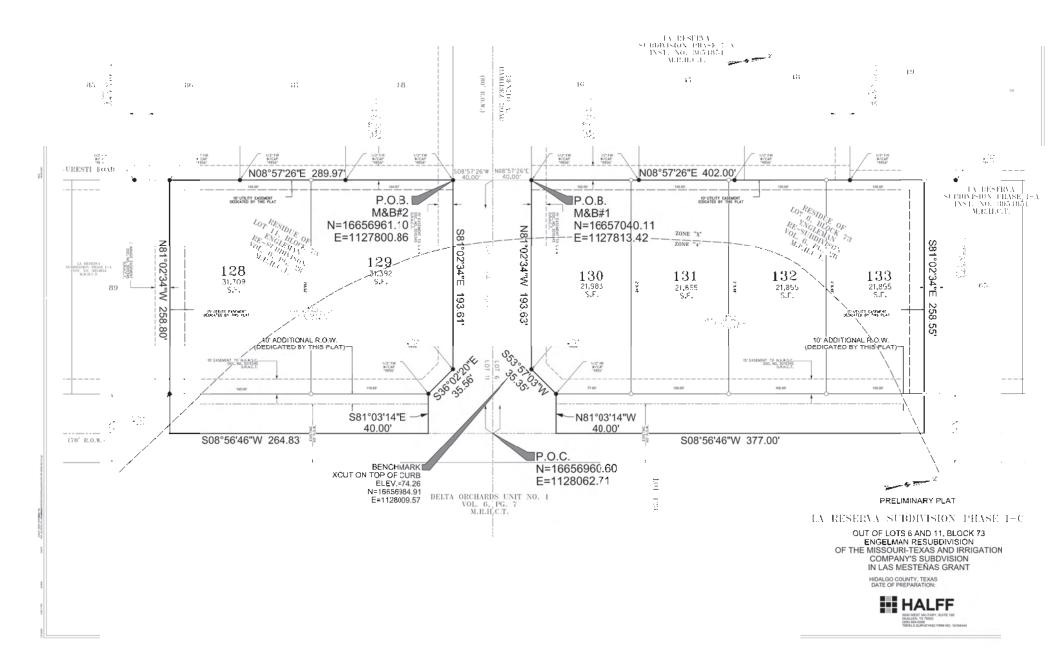
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ENGINEERING REPORT HIDALGO COUNTY TEXAS DATE OF PREPARATION: 1/28/2022 HIDE DEPERTMENT OF THE STATE OF MALE AND THE STATE MALE AND THE STATE OF MALE AND THE STATE OF MALE AND THE STATE OF STATE OF THE STATE OF STATE OF THE STATE OF THE STATE OF THE STATE STATE OF THE STATE OF T







C STOF EDINBLE	Case # 23501	Ectinology Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539
	Subdivision Ap	
WHNG & ZONING'S	Date: February 1, 2022	equest Type: Preliminary Plat
1. Developer: Schwar	rz Company 2	. Owner/Contact Name:William Schwarz
3. Owner/Contact Pho	one: (956) 682-4128 4	Owner/Contact Email: theveronicacano@gmail.com
5. Owner Address: _90	0 E. Lakeview Dr, McAllen, TX 7850	1
6. Exact Name of Subc	livision: La Reserva Phase I-C	7. Property ID:
8. Current Zoning:		Required Zoning: UR - Urban Residential
10. Legal Description: Tracts of land out of L company's, as per plat	ots 3,6,11 and 14, Block73, Engelman	Re-subdivision of the Missouri-Texas Land and Irrigation p record Hidalgo County Texas (M.R.H.C.T.)
11. Inside City Limits?	No If "No," is in the	Comprehensive Development Area Rural Development Area
12. Primary Consulting	Firm: Halff Associates	13. Phone: (956) 445-5262
	dress: 5000 West Military Highway,	
15. Consulting Firm Em	ail(s);aneira@halff.com, rgarcia@	halff.com
16. Desired Land Use C	ption: Single Family	
17. Number of Lots: S	ingle Family <u>6</u> Multi-Fami	y Commercial Industrial
18. Proposed Wastewa	ter Treatment: Sanitary Sev	ver 🛛 🗹 OSSF (On-Site Sewage Facility)
19. Electric Power and	Light Company to Serve the Propose	d Subdivision: AEP (Central Power & Light)
20. Irrigation District:	Other: Po	table-water Retailer: North Alamo Water Supply Corp.
Owner of record, holding titl Trust) shall be submitted wit Owner Name(s) (Print	n application. All such owners are listed imp	
William Schwarz	оттуреј	Owner Mailing Address & Zip Code 900 E. Lakeview Dr, McAllen, TX 78501
Owner Phone Number	-	Owner Email
(956) 682-4128		theveronicacano@gmail.com
Have any of said owner	s designated agents to submit and r	evise this plat application on their behalf?
Yes No The undersigned owner(s) of standards as specified in the Planning & Zoning Commiss application and attachments deed restrictions or restricti	(If "Yes" attached duly notarized docume of record (or their authorized agents) her e City of Edinburg Unified Development Co sion and the City Commission approve th i (including all construction plans) are true ve covenants. Furthermore, Lunderstand	ntation to that effect, signed by each such owner.) eby agree to make all improvements and meet all requirements and de and Ordinances. The undersigned hereby request that the Edinburg e attached subdivision plat. I certify that all items contained in this and correct to the best of my knowledge and not in conflict with any that any omittance or incorrect information may result in approval or completed, signed, and submitted with the application form.
Signature William	Digitally signed by billiam Schwarz Company. Di crackallian Schwarz containers SCHWAY 20 crackallian Schwarz containers enable Die remotionacinoligunal Lom contention of the schwarz company.	Date February 1, 2022

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PLANNING & ZONING DEPARTMENT

ENGINEER	RING DEPARTMENT (BDIVISIC			LIMITS C		ST F Date Prepared :		RY STAGE bruary 2, 2022
Application Filed:	January 10, 202	P&Z 22 Preliminary:	Feb	ruary 8, 2	2022	P&Z Final:		March 1, 2022	City Council:	
Reviewed By: al	Abel Beltran, Subd. beltran@cityofedi	·		uary 20, 2 uary 27, 2		1st Ex	me Line : tension : tension :		Expires : Expires 1: Expires 2:	January 10, 2023
Director of L Dircetor of F Director of E	Public Works Engineering	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa Iliam A. Schwarz, Member	, P.E., CP		Email : Email : Email :	<u>amarti</u> layala@ mhino	nez@cit @cityofe josa@ci	tyofedinburg.com tyofedinburg.com edinburg.com tyofedinburg.com	City Office : City Office : City Office :	(956) 388-8212 (956) 388-8210
		SUBDIVISION PHASE I		Lakesi				sultant : HALFF As		
	DESCRI		Provided	Need to Provide	Not Applicable	Need to Revise			MMENTS	-
	on Process:		1	•	I		1			
	Plat Submittal		V				Date :	May 4, 2021		
Warranty De			V							
Topography		n City Drainage Dalies	V				A		Deter	
	· · ·	r City Drainage Policy)	 				Approve	d by H.C.D.D.#1	Date:	
Flood Zone	y Limits - Residential		v v				Zono "Y	(" (Shaded)		
	y Submittals:		V				ZUNE /			
	Proposed Water Distrib	ution Lavout	V	1		1	North Al	amo Water Supply Cor	noration Dist	ribution System
	bution System Provide	•	V					amo Water Supply Cor amo Water Supply Cor		
-	Proposed Sewer Collect		V					dinburg Sanitary Sewe		
-	wer Collection System				v			amburg cumury cowe		Jotom
	Proposed Drainage L		v				Hidalgo	County Drainage Distri	ct # 1	
	ctor / Arterial Right-of-w		V					Way Dedication as per		menets (0-Feet)
	or Collector Street pave		V					ection of 0-ft Back-Bac		
	Appeals Request:						Plann	ing & Zoning Meeting	Results	City Council Meeting
	<u></u>				V					
					٧					
					V					
Constructi	ion Plans Review Sub	omittals: (Se	e Sectio	n 4 Con	structio	n Plans	Submitt	als Policy, 2014 STA	ANDARD PO	LICY MANUAL)
Cover Shee			V							
	Sheet (Utilities, Bencl	·	V							
	wer Improvements: Or	n-Site & Off-Site	V					of Hidalgo Offsite Septi		· ·
	wer Detail Sheets	0.00.0000	V					of Hidalgo Offsite Septi		
Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet			V					amo Water Supply Cor		
			V				North Al	amo Water Supply Cor	poration Stand	bard Policys
	provements:				v v		See Sec	tion 1 Drainage Policy,	2014 Standa	rd Policy Manual
Drainage Detail Sheets Minor/Major Collector Streets Improvements:		+		v v			tion 2 Streets Policy, 2			
Street Sign		ovononio.			V					
Street Detai					v		See Sec	tion 2 Streets Policy, 2	014 Standard	Policy Manual
Street Lighti			V					, , -		,
Traffic Cont	-		V							
Erosion Cor	ntrol Plan		V							
Erosion Cor	ntrol Plan Detail Sheet		٧					rm Water Management	, 2014 Standa	rd Policy Manual

LA RESERVA I-C SUBDIVISION

DESCRIPTION			Need to Provide	Not Applicable	Need to Revise	COMMENTS				
Pre-Construction Meeting:										
Notice To Proceed		V				Dated:				
Roadway Open-Cut or Bore Permit Applicati	on	v				Dated:				
TX-Dot Water UIR Permit	•			v		Dated:				
TX-Dot Sewer UIR Permit				v		Dated:				
N.O.I. Submittal		v		-		Dated:				
SWPP Booklet Submittal		v				Dated:				
RFI #1 Request		v				Dated:				
Change Orders		v				Dated:				
Final Walk Though		v				Dated:				
Punch List		v				Dated:				
		-								
Punch List (Completed and Approved)		V				Dated:				
Letter of Acceptance		V				Dated:				
1-year Warranty (Water/Sewer/Paving/Drain	age)	V				Dated:				
Backfill Testing Results		V				Dated:				
As-Builts (Revised Original Submittal)		٧				Dated:				
Recording Process:		1				- · ·				
Public Improvements with (Letter of Credit)				V		Dated: Expires:				
Recording Fees (Copy of Receipt)	\$ 106.00		V			As required by County Clerks office				
Copy of H.C.D.D. #1 of PAID invoice	\$ 250.00		۷			Required to be paid prior to Final Stages				
Street Light Escrow	\$ -		۷			Required: 0 EA. @ \$ -				
Fire Hydrant Escrow	\$ -		٧			Required: 0 EA. @ \$ -				
S/W Escrow (Uresti & Mile 20 Road)	\$ 37,875.00		۷			Required: 1515 LF @ \$ 25.00				
TOTAL OF ESCROWS:	\$ 37,875.00									
Total Developer's Construction Cost: (Letter	r of Credit)			V		Date : Lender :				
Laboratory Testing Fee: 3%	\$-			V		Estimated Construction Cost				
Inspection Fee: 2%	\$-			V		\$ - Final Construction Cost				
Park Land Fees: Within City ETJ	\$-			V		0 Lots @ \$ -				
6 Residential \$ 300.00	\$ 1,800.00		V			50% Development 50% Building Stage				
0 Multi-Family \$ -	\$-			V		0% Development 0% Building Stage				
Total Water Rights Fees : NAWSC - CCN	\$-			v		6.39 Acre(s) RGRWA 2020 Fees : \$ 2,896.81				
Water 30-year Letter NAWSC - CCN	\$-		V			12 Lots @ \$ - NAWSC WATER-CCN				
Sewer 30-year Letter COE - CCN	\$-		V			12 Lots @ \$ - OSSF SEPTIC SYSTEM				
TOTAL OF FEES:	\$ 1,800.00									
Reimbursements:				-						
Developer Sewer Improvements	\$-			V		Off-Site System: 0.00 AC \$ -				
Developer Water Improvements	\$-			V		Off-Site System 0.00 AC \$ -				
Developer Drainage Improvements	\$ -			V		Off-Site System 0.00 TOTAL \$ -				
TOTAL OF REINBURSEMENTS:	\$-									
Buyouts:		1								
North Alamo Water Supply Corporation				V		Not Applicable				
Sharyland Water Supply Corporation				V		Not Applicable				
Tax Certificates										
County of Hidalgo / School District			۷							
Water District			۷			Hidalgo County Irrigation District # 2				
Total of Escrows, Fees, Reimbursements										
Escrows \$ 37,						ovements for Russell Road				
Inspections other Fees		1,800.00				Sewer 30-year Agreement/Water Rights				
Reimbursements	\$	-	Riembu			Developer of Subdivision				
City of Edinburg	\$	-	0%	Payabl	e to the C	City of Edinburg for Administrative Fee				
To the Developer of Record	\$	-	0%	Payabl	e to the D	Developer of Record Owner / Developer				
Buyouts	\$	-								
TOTAL : \$ 39,6			Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts							

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE



STAFF REPORT: LA RESERVA PHASE I-D SUBDIVISION

Date Prepared:	January 28, 2022
Planning and Zoning Meeting:	February 8, 2022
Agenda Item: 9C	Preliminary Plat

Subject:	Consider the Preliminary Plat of LA RESERVA PHASE I-D SUBDIVISION , being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by HALFF Associates, Inc.
Location:	The property is located on the south side of FM 2812 Road and the north side of Mile 20 North Road. The property is approximately 3,100 ft. east of Brushline Road and is within the City of Edinburg's Extra Territorial Jurisdiction (ETJ), approximately 3.4 miles from the closest (northeast) boundary line.
Zoning:	Setbacks will be determined by Hidalgo County.
Analysis:	The Preliminary Plat proposes single-family residential development with a total of six (6) lots averaging approximately 25,383 square feet.
Utilities:	Water Distribution System and Sanitary Sewer Collection System are within North Alamo Water Supply Corporation - CCN. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

<u>City of Edinburg Engineering / Utilites Department:</u>

Preliminary Phase Submittal comments for this subivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the



project engineer.

<u>City of Edinburg Fire Department:</u>

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

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

<u>City of Edinburg Storm Water:</u>

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

- 1. SW3P (Stormwater Pollution Prevention Plan)
- 2. **NOI** (Notice of Intent, Per TCEQ)
- 3. Large Construction Notice (Per TCEQ Inventory)
- 4. **Detailed Erosion Control Plan** (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)
- 5. Detailed Post Construction BMP's Plan (70% Vegetation or Silt Fence back of curb)
- 6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
- 7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
- 8. Comments:
 - SW3P Plat note has been revised. Please see the note for your reference.
 - NOT will need to be submitted before the final walk through.
 - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
 - Silt Fence around the entire project.
 - Large Construction Notice needs to be submitted with contractors contact information.
 - All items must be submitted before the NTP is issued.
 - Please email pending items to rvalenzuela@cityofedinburg.com

<u>City of Edinburg Solid Waste:</u>



Single Family Residential Development within the City of Edinburg - ETJ.



ENGINEERING DEPARTMENT

Preliminary Staff Review

February 4, 2022

Raul Garcia, P.E.

Halff and Associates 5000 W. Military STE 100 McAllen, TX, 78503 (956) 664-0286

RE: LA RESERVA PHASE I-D – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for La Reserva Phase I-D Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Peter Hermida E.I.T. Email: <u>phermida@cityofedinburg.com</u> 415 W. University Drive Edinburg, Texas 78539

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

REFERENCES:

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

		THENCE, South 08° 57° 39° West, continuing along said westerly rig to a 1/2-inch iron rod with cap stamped "Half" set at the existing no Mile 20 North Road, continuing along said westerly right of way II aforementioned south line of Lot 14, for the southeasterly comer of 1	Ine, for a total distance of 60.00 feet to the THENCE.	4396° found at southeasterly comer of sard Lot 109, for an interior comer of the herein described North 68° 58° 30° West, along the easterly line of sald Lot 109 and along the westerly line of sald 3.36 a distance of 79.30 feet to a 1.12 run in ror of wink cap stamped "H855" found at southwesterk romer	purpose for which fin is longer.	reto for so long as the easement continues to be used for the same or simi nancial assistance was extended or for so long as the Grantee owns it, whichew	VMF STATE OF TEXAS COUNTY OF HIDALGO
		THENCE, North 81" 02" 21" West, along the common line of said Lot Road, a distance of 177.06 feet to the POINT OF BEGINNING and o ft.), more or less.	t 14 and the center line of said Mile 20 North of Lot 126 containing an area of 1.296 acre (56,448 sq. herein des THENCE	is ublance of its 20 view to a fact fact in the room which plantipue volume industry outware volume in the volume of the or black LARESERVEX SUBDIVISION PHASE 1-B, for the most northering northering orthwesterly comer of the orthed tract; South 81' 22' 11' East, along the common line of said LA126 and said 3.36 acre tract, at a distance feet, pass a 11' 21' and thom not with a pastamped "4855" found at westerly failt of way line of said	IN WITNESS WHEP 20	REOF the said Grantor executed this instrument this day of	BEFORE ME, the understanded have public, on this day personally appeared WILLIMA A. SCHWARZ, LA RESERVA PHASE IT DD proved to methough that "Davas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duty second, dockard that the statements therein are true and correct and actionaledged th she
			Urest Roa west right	d, continuing along the northerty. Ine of said 3.36 acre tract, at a distance of 228.94 feet pass existing of way line of said Urest Road, and continuing along the northerty line of said 3.36 acre tract, for a ce of 256.94 feet to a point. In easistly line of said Loi 14, for the northeasterty corner of the herein	LA RESERVA PHAS BY: WILLIAM A. SCI		executed the score for the purposed and consideration thereby expressed. Given under my hand and seal of office this day of 20
ide the v	workign as per		THENCE. 356.16 fee	2010 08' 57' 27' West, along the common line of said Lot 14 and said Urest Road, a distance of t to the POINT OF BEGINNING and containing an area of 3.358 acre (146,203 sq. ft.), more or less.	HIDALGO COUNTY CERTIFICATE OF PL I THE UNDERSIGN	AT APPROVAL ED CERTIFY THAT THIS PLAT OF LA RESERVA SUBDIVISION PHASE H	NOTARY PUBLIC
	revision LOMR				WAS REVIEWED AN	D APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON	HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
	for the lots in IA approval	might want to change the easements that are 10-ft wide			ENVIRONMENTAL H	IEALTH DIVISION MANAGER Date	WE THE UNDERSIGNED CERTIFY that this plat of UA RESERVA SUBDIVISION PHASE IO was reviewed and approved by the Hidalgo County Commitsioners Court on
		and change it to match the other subdivisions			APPROVED BY DRA	INAGE DISTRICT:	
					PLANS FOR THIS SU ADOPTED UNDER T AND DOES NOT	DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGI UBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT HE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARI	rT Hidalgo County Judge Date D
$\langle \cdot \rangle$	GENERAL PLAT NOTES AND RES	STRICTIONS TRACT ONTO THE FEDERAL EMERGENCY MANAGEMENT	7. BENCHMARK NOTE: COTTON PICKER SPINDLE LOCATED AT SOUTHEAST INTERSECTION	OF	ENGINEERING CRI	R THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED TERNA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HE THEIR DETERMINATIONS.	D ATTEST. IS Hidalgo County Clerk Date
\	AGENCY (FEMA) FLOOD INSUR JUNE 6. 2000. THE SUBJECT PRO	RANCE RATE MAP (FIRM) NO. 4803340325 D, REVISED DATE OPERTY IS IN ZONE "X" AND ZONE "A". ZONE "X" IS DEFINED	MILE 20 ROAD AND URESTI ROAD ELEVATION=75.64 (NAVD88) 8. ALL PUBLIC UTLITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WI OF 15.00 FEET AS PER THE HDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGN		INSTALL	DRAINAGE DISTRICT NO. 1	
	DEFINED BY "NO BASE FLOOD	BE OUTSIDE THE 500-YEARFLOODPLAIN" AND ZONE "A" IS D ELEVATIONS DETERMINED" THE SURVEYOR MAKES NO VCCURACY OF SAID FIRM OR THAT IT IS THE MOST CURRENT	THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHO COMPLY MITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING EASEMENT.	WN DIAMETER AND 24 FEET IN LENGTH.	RED AF With #15 SESIN, P.E., C		PLANNING & ZONING COMMISSION CERTIFICATION "U the undersigned, Chairperson of the Planning and Zoring Commission of the City of Edinburg,
	RIGHT-OF-WAY ARE WITHIN 4803340325-D EFFECTIVE DATE:	RAINAGE EASEMENTS AND THE PROPOSED STREET THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT GO COUNTY-TEXAS AND THE LOCAL FLOOD PLAIN	 GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON E LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OT USE SHALL REQUIRE PLANNING DEPARTMENT. OFFICE DE FUNCTOMENTAL DURING STALL REQUIRE PLANNING DEPARTMENT. 	ICH 18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE H ER COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMP CE, SHALL BE REQUIRED FOR SCHOOLS COMMERCIAL INDUSTRIAL & MULTIFAMILY	PUANCE STATE OF TEXAS USE AT COUNTY OF HIDALGO:	R	c the diversity that this subvision of the Patient g and Zohng Continuability of e Cartog continuability of e Cartog and the control of the Subvision plat harves as LA ReSERVA SUBCIVISION PHASE HD conforms to all requirements of the Subvision Regulators the City wherein my approval is required and has been approved for executing on theday of202020202020
	ADMINISTRATOR HAVE IDENTIF THE PROPOSED SUBDIVISION T	ED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN O BE WITHIN THE 100-YEAR FLOOD PLAIN.	HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL), APPLICATIONS I CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT, NO COMMERCIAL SHALL BE ALLOWED ON ALL INTERNAL LOTS.	JSE AND/OR DEVELOPMENT PERMIT. NO WATER OR UGHT CLEARANCES SHALL BE UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PRO	ISSUED I, RAUE GARGIA, JR., A LICENSED P POSED HEREBY CERTIFY THAT PROPER E	PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO INGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS	CHAIRPERSON PLANNING & ZONING COMMISSION
	IN THE 100 YEAR FLOOD PLA	AL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR DNAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS	 EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WA' SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISO. 	ER, STANDARDS. N.	RAUL GARCIA, JR.		466 1/48.5 107 1 55.1 Ma
2.	MINIMUM FINISH FLOOR NOTE:	TION SHALL BE 18" ABOVE CENTERLINE OF THE	11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:	add note for lot 137 and 135 shall not have access of mile 20 north road	P.E. REGISTRATION NO. 94855	ER PRELIMINARY This document shall not be recorded for any	134 21.822 0.50 FILE FOR RECORD IN HIDALGO COUNTY
	STREET OR 18" ABOVE NATURA ELEVATION CERTIFICATE MAY E FLOOD ZONE AT THE TIME FO	L GROUND WHICHEVER IS GREATER. BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED IS APPLICATION FOR CONSTRUCTION TO VERIEV PRE AND	THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TI AND HDALGO COUNTY REQUILATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.	18		be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.	122 12241 2420 123 12241 2420 124 1241 2420 125 1241 2420 125 1241 2420 125 1240 1420 125 1240 125 125 125 125 125 12
	POST CONSTRUCTION FINISH F REQUIRED FOR ALL LOTS WI DEVELOPMENT PERMIT APPLIC.	FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE TITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A	A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONL SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.			Contraction of Contraction	139 32,004 0.73 ON:ATAM/PM INSTRUMENT NUMBER
3.		LS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS	B. EACH LOT ON THIS PLAT COMPUES WITH THE MINIMUM 21.780 SQUARE FEET LOT A WITH POTABLE WATER SUPPLY.		STATE OF TEXAS COUNTY OF HIDALGO	- COMPACT AND A COMPACT	OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
4.	SETBACKS: FRONT: 25.00 FEET		C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COU AUTHORIZED DEPARTMENT.	iτγ	TEXAS, DO HEREBY CERTIFY TH	RED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY	
	REAR 15.00 FEET SIDE: 6.00 FEET CORNER SIDE: 10.00 FEET GARAGE: 18.00 FEET		D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTHOR TO ANOT FOR THIS SUBDIVISION AS SUBMITED TO THE HIDALGO COUNTY UTANNING DEPARTMENT. THE SI EVALATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TAN AND ASSORTIVE DRIVINFELD SYSTEM.	ж	JUAN M. CASTILLO		PRELIMINARY PLAT RESERVA SUBDIVISION PHASE I-D
5.	CLEAR OF FENCES, BUILDINGS	MITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT . SHEDS. SHRUBS TREES. AND OTHER PLANTINGS (EXCEPT . TURE HEIGHT. GROUND COVER. GRASS. OR FLOWERS) AND	E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.	то	REGISTERED PROFESSIONAL LA STATE OF TEXAS NO. 6500	AND SURVEYOR This document shall not be recorded for any	OUT OF LOTS 6,11 AND LOT 14, BLOCK 73
	OTHER OBSTRUCTIONS THA MAINTENANCE OF THE EASEME	T WOULD INTERFERE WITH THE OPERATIONS AND	 ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR CF LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POST 	IVE		purpose and shall not be used or viewed or relied upon as a final survey document.	ENGELMAN RESUBDIVISION
6.		Y OF EDINBURG AND HIDALGO COUNTY REQUIREMENTS,	DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RU APPENDIX 3.1.4.	Add;		Diff Review of Pressed	HIDALGO COUNTY, TEXAS
	THIS DEVELOPMENT DOES NOT SUBDIVISION AS PERLA RESER' FOR THIS LOTS.	FREQUIRESTORM SEWER RUNOFF DETENTION FOR THIS VA PLAT PHASES IA AND IB, HAVE ALREADY ACCOUNTED	 100% OF PARKLAND FEE (\$300.00) PER LOT HAS BEEN PAID BY DEVELOPER. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUT 	Sidewalks with ADA ramps will be required along Mile 20 and Uresti Rd during subdivision	PRINCIPAL CONTACTS		DATE OF PREPARATION: 1/28/2022
	r on ma coro.		PREVENTION PLAN (SW3P) REQUIREMENTS.	construction phase	OWNER: LA RESERVA PHASE I, LTD. WILLIAM A, SCHWARTZ	900 E. LAKEVIEW ORIVE MGALLEN, TX 78501	
			15. A 5.0' SDEWALK IS REQUIRED ON ALL INTERIOR STREETS AS PER CITY OF EDINBI CONSTRUCTION STANDARDS MANUAL LATEST EDITION OR AS PER CITY ENGINEER BUILDING PERMIT STAGE.	If road widen will be escrow, this will have to be part of the escrows too.	ENGINEER: HALFF ASSOCIATES, INC. SURVEYOR: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100 MCALLEN, TX 78503 5000 W. MILITARY STE. 100 MCALLEN, TX 78503	(956) 664-0286 5000 WEST MILITARY, SUITE 100 (956) 664-0286 MAULEN, TX 78503
							TBPÉLS SURVEYING FRM NO. 10194444 PG. 1 OF 5

BEGINNING at the common corner of said 1.30 acre tract and that certain called 4.13 acre tract conveyed to Hiddgo County Drainage Edisticit No 1as recorded in Document No. 3043716 O.R.H.C.T., same in the common line of said Lot 14 and the center line of Mile 20 North Road (70.07 right of way), for the southwestedy corner of the herein described tract,

The herein electricities are associated as a second of the original state of the second state of the secon

THENCE, South 81" 02" 21" East, along the common line of saki Lot 108 and said 1.30 acre tract, a distance of 202.05 feet to a 122-inch from rod with cap stamped "4856" found in the vestelyt right of way line of San Miguel Street, (50.07 light of way), for the northwestelyt corner of the herein described tract;

THENCE, South 08" 57' 39' West, continuing along said westerly right of way of San Miguel Street, a distance of 203.33 feet to a 1/2-inch iron rod with cap stamped "Halff" set, for an angle corner of the herein described THENCE, South 53" 57" 39" West, continuing along said westerly of way of San Miguel Street, a distance of 35,36 feet to a 1/2-inch iron rod with cap stamped "Half" set, for an angle corner of the herein described tract;

Modify to only inclu FEMA floodmaps. May 14,2001 inforr Has the BFE been

zone A? if so, prov documentation

Change to 24 Elevation ertificates will bee required.

ME: ES ANU BUUNDS DESCHIPTION NO 3 BEINS a 1236 acc (6):448 as, 1; hard (1 and out Lot 14, Block 73 of the ENGELMAN RESUBDIVISION OF THE MISSOURTEXAS AND IRRIGATION COMPANY'S SUBDIVISION as par plat of record in Volume 6, page 28, of the Macrost Heidage County, Texas, (MA-CT), same helden out of that cartina claight 1:30 acre stract conveyed to La Reserva Phase 1, LTD as recorded H Documen No. 2664039 of the ORDIA RODAR Of Heidage County, Vessai (CRALCT), same helden out of that cartina claight 1:30 acre stract conveyed to La Reserva Phase 1, LTD as recorded H Documen No. 2664039 of the ORDIA RODAR Of Heidage County, Vessai (CRALCT), same helden out of the cartina claight 1:30 acre stract conveyed to La Reserva Phase 1, LTD as recorded H Documen No. 2664039 of the ORDIAR RODAR Of Heidage County, Vessai (CRALCT), same helden out of the cartina claight 1:30 acce stract conveyed to La Reserva Phase 1, LTD as recorded H Documen No. 2664039 of the ORDIAR RODAR Of Heidage County, Vessai (CRALCT), same helden out of the cartina claight 1:30 acce stract conveyed to La Reserva Phase 1, LTD as recorded H Documen No. 2664039 of the ORDIAR RODAR OF HEIDAGE COUNTY COUNTY (STAR), MARCT COUNTY (STAR

METES AND BOUNDS DESCRIPTION No 3

METES AND BOUNDS DESCRIPTION No 4

THENCE, South 81° 02' 21" East, leaving said easterly right of way line of San Miguel Street and along the common line of said Lot 109 and said 3.36 acree tract, a distance of 201.92 feet to a 172-inch iron rod with cap

THE NEW AND ADDRESS AND ADDRESS ADDRES

or in SS2 where to be point, for the solutioness by control of the intertit described uses, HENCE, North 05 (73) 278 East, Revision said south line of L1 41 and along the westedly line of said 3.38 acre tract, at distance of 2000 feet pass a 173 acrit ison on with cap stamped "Half" set at the existing north right of way line of said M120 North Road, controlling along the easierly right of way line of Sain M120 ESI (Stote) (50 right of way), for a tatlat distance of 05.00 feet to a 172-bin from red with cap stamped "Half" set, for an angle control of the herbit line solutions).

THENCE, North 81" 02' 21" West, along the common line of said Lot 14 and said Mile 20 North Road, a distance of 435.90 feet to a point, for the southwesterly corner of the herein described tract;

BEGINNING at a cotton spinole found at the common corner of said Lot 14 and said 3.36 acre tract, also same being at the intersection of the conter line of Mile 20 North Road (70.07 right of way) and Uresti Road (60.07 right of way), for the southeastedy corner of the herein described tract; RIGHT OF WAY EASEMENT RIGHT OF WAY EASEMENT RIGHT and the start of the sector of the sector of the property shown on this right, the successor sample, and transformes (haveholder called 'Granto' whether one or more pade to yourn Alerco Water Supply, Corporative, Inventidance called 'Granto' whether one or not have the sector of the differency of which is heavy darked beginds been heavy grant beginds. Bit the right is explained to the sector of the displayment of the sector of the displayment the sector of the displayment of the sector of the displayment heat of the sector of the displayment heat occurs of the sector of the displayment heat occurs of the sector of th

ATTEST: CITY SECRETARY

MAYOR'S SIGNATURE

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 MAY APPROVALLS REQUIRED.

In the event the essement hereby granted abults on a public read and the dity, county or state hereafter videous or indicates the public read so as to reapie the reducation of this water. The sa it statilized for the purpose of latendin videous and water the as any public hereafter the purpose of latendin videous the data water the as any public hereafter the rest of the here of the purpose of latendin videous and water the as more public hereafter and the public hereafter and the public hereafter and the same thereby granted shall be leftiated to a step of latend 15 to with: the center the hereof lately the public as includents.

The consideration rected herein shall constitute payment in full for all damages sustained by Grantor by reason of the Installation maintenance, repart, replacement and relocation of the structures referred to herein. Thus agreement together each other provides or the spiral shall constitue an essential for the bondit of the above described lands and that said lands are free and clear of all encumbrances and films except the following:

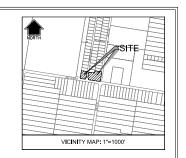
The essement conveyed herein was obtained or improved through Federal financial assistance. This essemant is scheduling the provisions of Title VI of the Civil Births Act of 1964 and the provisions

MAYOR'S CERTIFICATION

DATE

DATE

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



STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

LA RESERVA PHASE J, LTD. BY: WILLIAM A. SCHWARZ, MEMBER ADDRESS: 900 E, LAKEVIEW DRIVE MCALLEN, TX 78501

WE WILLIAM A" SCHWARZ LA RESERVA PHASE" LTD. AS OWNER OF THE 52.51 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE LA HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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;

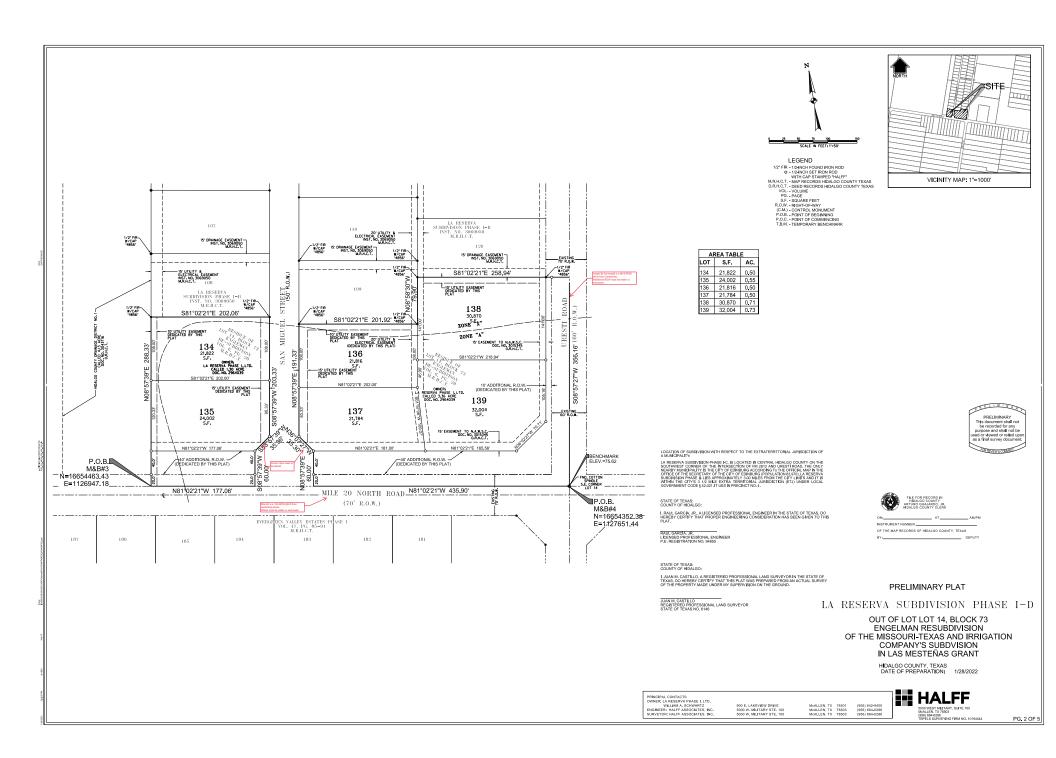
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET. OR WILL MEET. THE MINIMUM REQUIREMENTS OF STATE STANDARDS:

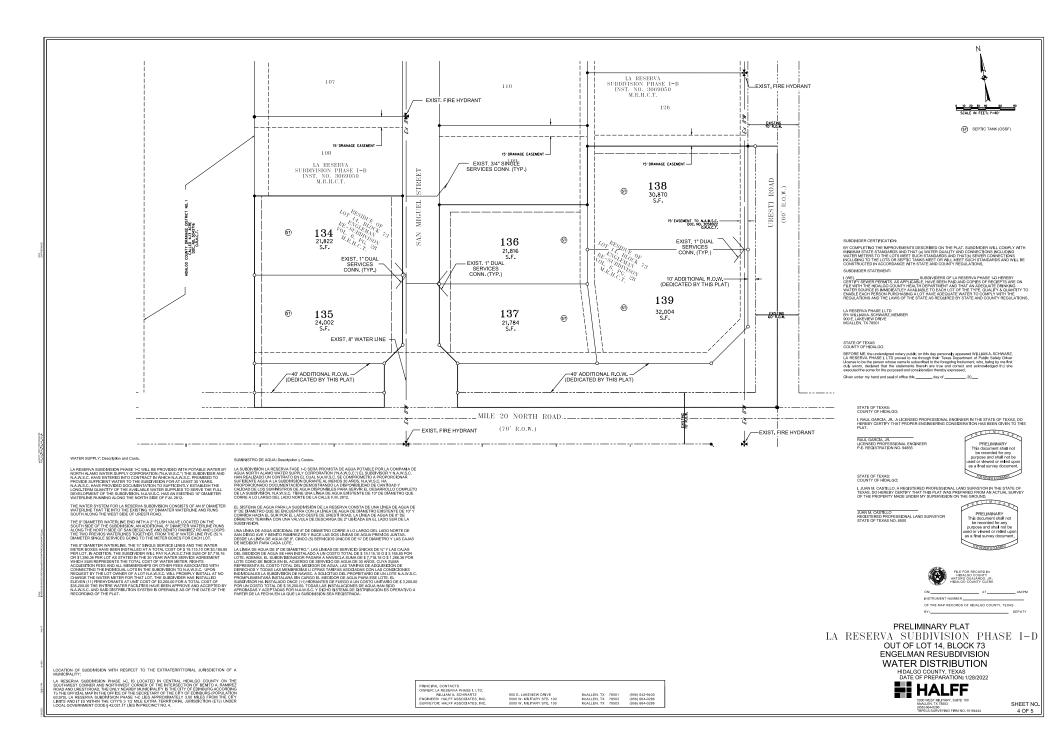
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

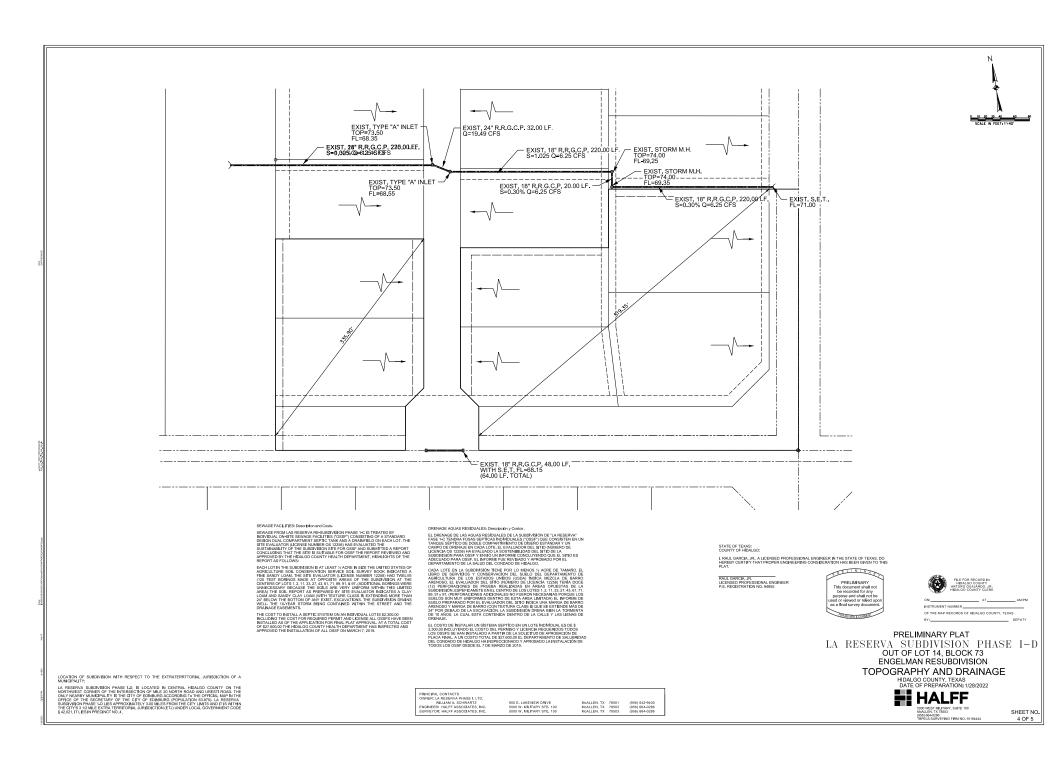
(D) GAS CONNECTIONS. IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. IATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

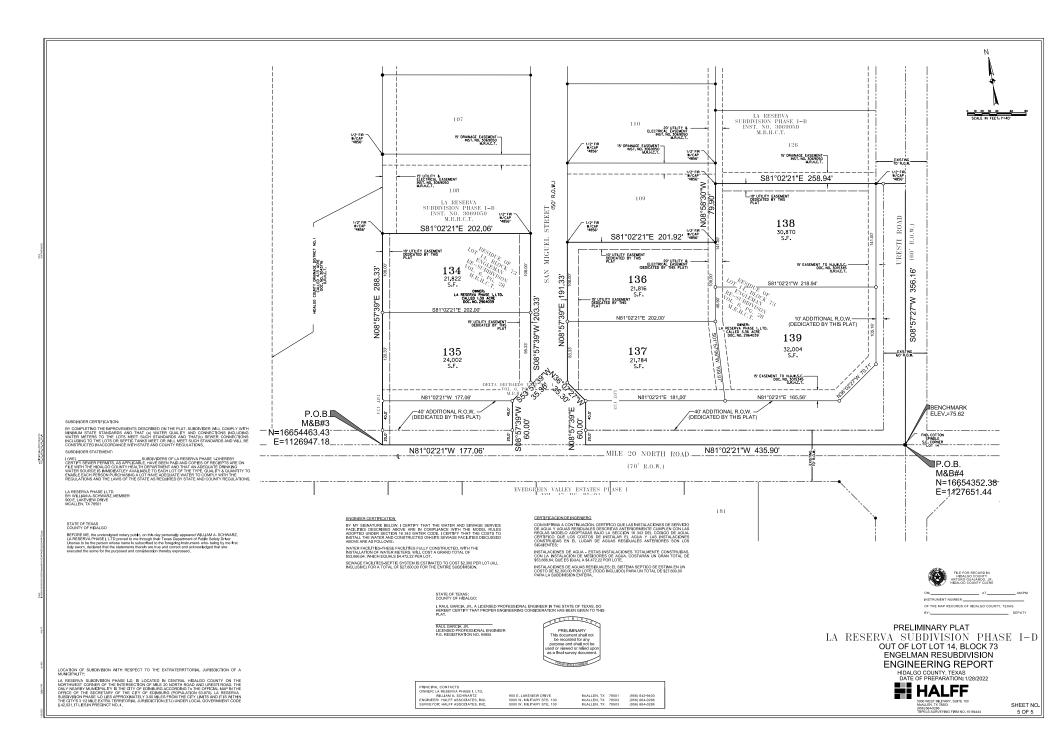
Date

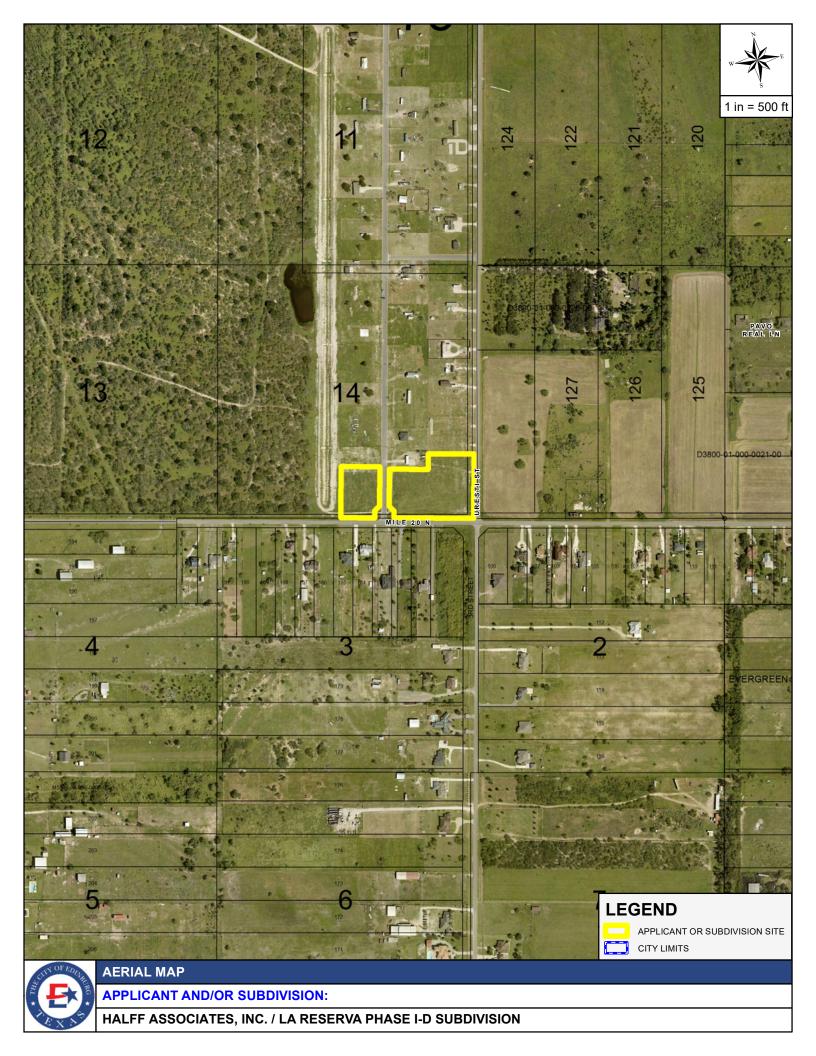
PG. 1 OF 5

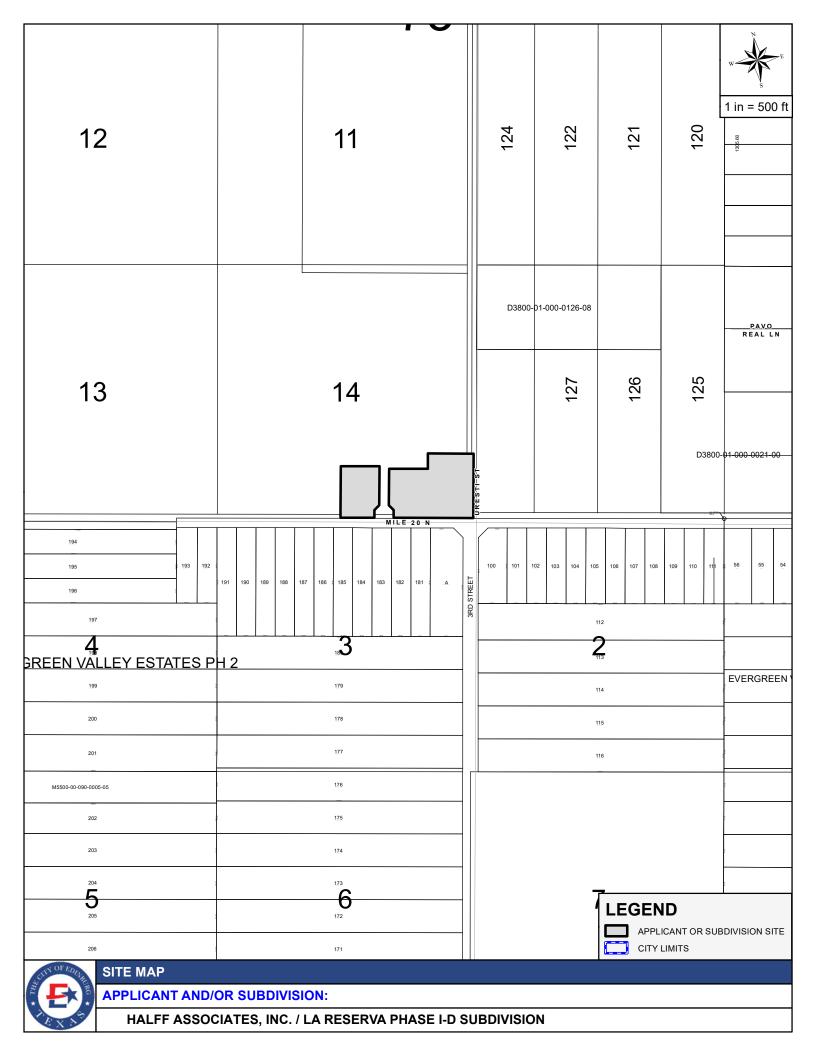


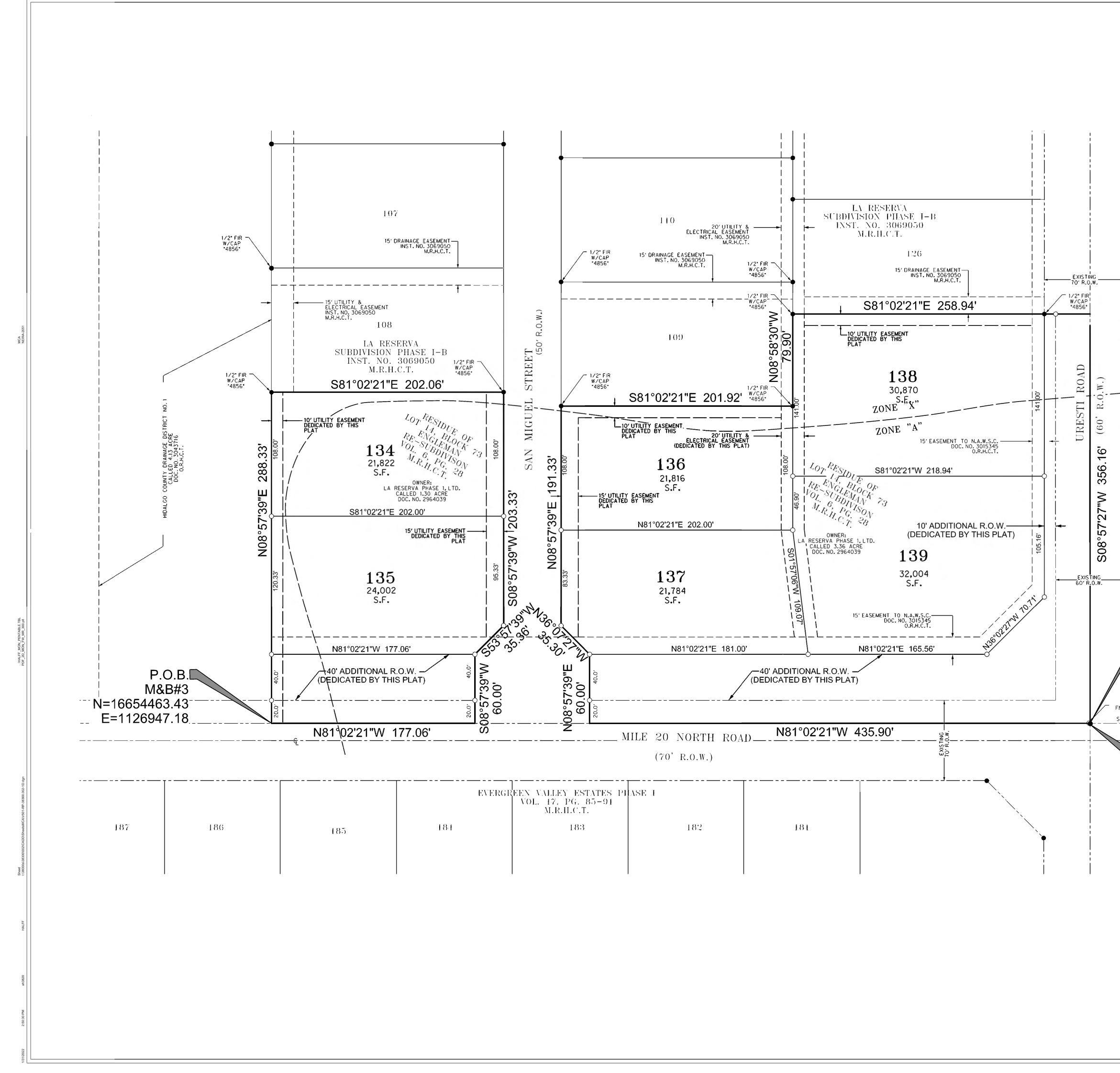


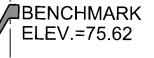












FND. COTTON SPINDLE S.E. CORNER --LOT 14

P.O.B. M&B#4 N=16654352.38-E=1127651.44



PRELIMINARY PLAT

LA RESERVA SUBDIVISION PHASE I-D

OUT OF LOT LOT 14, BLOCK 73 ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS AND IRRIGATION COMPANY'S SUBDVISION IN LAS MESTEÑAS GRANT

> HIDALGO COUNTY, TEXAS DATE OF PREPARATION: 1/31/2022



STOF EDINBURG	Case # 23001	E	dinburg	Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539					
	Subdivision Ap	Application (956) 388-8202							
PLANNING & ZONING .	Date: February 1, 2022	equest Type: Prelimina	ry Plat						
1. Developer: Schwarz	z Company 2	. Owner/Contact Name:	William Schw	arz					
3. Owner/Contact Phore	ne: (956) 682-4128 4	. Owner/Contact Email:	theveronicaca	no@gmail.com					
5. Owner Address: _900	0 E. Lakeview Dr, McAllen, TX 7850	1							
6. Exact Name of Subdi	vision: La Reserva Phase I-D		7. Property ID:						
8. Current Zoning: UR	- Urban Residential	Required Zoning:	R - Urban Reside	ntial					
10. Legal Description:									
Tracts of land out of Lo	ots 3,6,11 and 14, Block73, Engelman recordin Volume 6, Page 28 of the ma	Re-subdivision of the Mis precord Hidalgo County	ssouri-Texas La 7 Texas (M.R.H.	nd and Irrigation C.T.)					
12. Primary Consulting	No If "No," is in the Firm: Halff Associates Iress: 5000 West Military Highway,	13							
15. Consulting Firm Ema	ail(s):aneira@halff.com, rgarcia@	halff.com							
16. Desired Land Use Op	otion: Single Family								
·17. Number of Lots: Sir	ngle Family <u>6</u> Multi-Fami	ly Commerc	cial	Industrial					
	er Treatment: Sanitary Sev								
19. Electric Power and Li	ight Company to Serve the Propose	d Subdivision: AEP (C	entral Power &	Light)					
20. Irrigation District:	Other: Po	table-water Retailer: N	orth Alamo Wa	ter Supply Corp.					
Hase shar be submitted with	to real estate within the proposed subdivision application. All such owners are listed imm	sion. Ownership instrument (i nediately below.	.e. Title Policy, Wa	rranty Deed and Deed of					
Owner Name(s) (Print o William Schwarz	or Type)	Owner Mailing Addre	17.86 No. 1998/06/11						
Owner Phone Number		900 E. Lakeview Dr, N	IcAllen, TX 785	01					
(956) 682-4128		Owner Email	.9						
	designated agents to submit and re	theveronicacano@gm							
Yes 🖌 No	(If "Yes" attached duly notarized documer	tation to that offect sime 1	i on their beha	л.					
Planning & Zoning Commissio application and attachments (deed restrictions or restrictive	Frecord (or their authorized agents) here City of Edinburg Unified Development Co- on and the City Commission approve th (including all construction plans) are true e covenants. Furthermore, I understand t d. Developer's requirement sheet must be	eby agree to make all impro- de and Ordinances. The und- e attached subdivision plat. and correct to the best of n bat any comittance or income	ovements and me ersigned hereby re I certify that all by knowledge and	et all requirements and quest that the Edinburg items contained in this not in conflict with any					
<u>Signature</u> William S	Digitally signed by William Schwarz Di: con William Schwarz, cotts, on Schwarz Company, chworz consistents company, enails thereconicacano@gonail.com	Date February 1							



PLANNING & ZONING DEPARTMENT

ENGINEER	RING DEPARTMENT (956) 388					IMITS C	HECK LI	ST F Date Prepared :		RY STAGE bruary 2, 2022		
Application Filed:	January 10, 2022	P&Z Preliminary:	Feb	ruary 8, 2	2022	P&Z Final:		March 1, 2022	City Council:			
Reviewed By: <u>at</u>	Abel Beltran, Subd. Coor. peltran@cityofedinburg.c	Staff Review : Staff / Engineer : 		uary 20, 2 uary 27, 2		1st Ex	me Line : tension : tension :	0 Days	Expires : Expires 1: Expires 2:	January 10, 2023		
Director of U Dircetor of P Director of E	Public Works Engineering	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, Schwarz, Member		M	Email : Email : Email :	amarti layala@ mhino	nez@ci @cityof josa@ci	ityofedinburg.com tyofedinburg.com edinburg.com ityofedinburg.com	City Office : City Office : City Office :	(956) 388-8212 (956) 388-8210 (956) 388-8211		
Ow	LA RESERVA SUBDI			Lakesi		e, McAllei		nsultant : HALFF A		oject Engineer		
	Provided	Need to Provide	Not Applicable	Need to Revise			OMMENTS					
Subdivisio				1			1					
	Plat Submittal		٧				Date :	May 4, 2021				
Warranty De			٧									
Topography	•		√ ,				A		Data			
	eport Submittal (As Per City Dra	ainage Policy)	V				Approve	ed by H.C.D.D.#1	Date:			
Flood Zone	y Limits - Residential		V V				Zono "	K" (Shaded)				
	v Submittala		V				ZUIIE /					
-	y Submittals: roposed Water Distribution Lay	/out	v				North A	amo Water Supply Cor	noration - Dist	ribution System		
	bution System Provider:	out	v									
-	roposed Sewer Collection Layo	out	v v				North Alamo Water Supply Corporation - Distribution System City of Edinburg Sanitary Sewer Collection System					
	wer Collection System Provider		-		V					, etc		
	Proposed Drainage Layout Sy		٧				Hidalgo	County Drainage Distri	ct # 1			
	tor / Arterial Right-of-way Dedic		٧					-Way Dedication as pe		menets (0-Feet)		
Minor / Majo	or Collector Street pavement Se	ection	٧				Street S	ection of 0-ft Back-Bac	k			
Variances A	Appeals Request:						Plann	ing & Zoning Meeting	Results	City Council Meeting		
					٧							
					٧							
					V							
	on Plans Review Submittals:	(See		n 4 Con	structio	n Plans	Submit	tals Policy, 2014 ST	ANDARD PO	LICY MANUAL)		
Cover Sheet			V									
	Sheet (Utilities, Bench Marks))ff Cito	<u>۷</u>				Court	of Llidolaro Officito Ocol	o Ovotana E-			
	wer Improvements: On-Site & C wer Detail Sheets	JII-SILE	V V					of Hidalgo Offsite Septi				
	bution Improvements: On-Site 8							of Hidalgo Offsite Septi Iamo Water Supply Cor				
-	bution Improvements. On-Site a		√ √					lamo Water Supply Cor				
Drainage Im			-		v							
Drainage De	•				v		See See	ction 1 Drainage Policy	2014 Standa	rd Policy Manual		
	Collector Streets Improvement	s:			V			ction 2 Streets Policy, 2		•		
Street Sign S	Sheet:				٧							
Street Detail	I Sheets				٧		See See	ction 2 Streets Policy, 2	014 Standard	Policy Manual		
Street Lightin	-		٧									
Traffic Contr			٧									
Erosion Con			<u>۷</u>						0044.0			
	trol Plan Detail Sheet							rm Water Management	, 2014 Standa	ra Policy Manual		

LA RESERVA I-D SUBDIVISION

DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS					
Pre-Construction Meeting:											
Notice To Proceed		٧				Dated:					
Roadway Open-Cut or Bore Permit Applicati	on	٧				Dated:					
TX-Dot Water UIR Permit				V		Dated:					
TX-Dot Sewer UIR Permit				V		Dated:					
N.O.I. Submittal		٧				Dated:					
SWPP Booklet Submittal		٧				Dated:					
RFI #1 Request	٧				Dated:						
Change Orders	٧				Dated:						
Final Walk Though	٧				Dated:						
Punch List	٧				Dated:						
Punch List (Completed and Approved)		٧				Dated:					
Letter of Acceptance		٧				Dated:					
1-year Warranty (Water/Sewer/Paving/Drain	٧				Dated:						
Backfill Testing Results	٧				Dated:						
As-Builts (Revised Original Submittal)	٧				Dated:						
Recording Process:											
Public Improvements with (Letter of Credit)				V		Dated: Expires:					
Recording Fees (Copy of Receipt)	\$ 106.00		V			As required by County Clerks office					
Copy of H.C.D.D. #1 of PAID invoice	\$ 250.00		V			Required to be paid prior to Final Stages					
Street Light Escrow	\$-		V			Required: 0 EA. @ \$ -					
Fire Hydrant Escrow	\$-		V			Required: 0 EA. @ \$ -					
S/W Escrow (Uresti & Mile 20 Road)	\$-		V			Required: 0 LF @ \$ 25.00					
TOTAL OF ESCROWS:	\$-										
Total Developer's Construction Cost: (Letter	of Credit)			V		Date : Lender :					
Laboratory Testing Fee: 3%	\$-			٧		Estimated Construction Cost					
Inspection Fee: 2%	\$-			V		\$ - Final Construction Cost					
Park Land Fees: Within City ETJ	\$-			V		0 Lots @ \$ -					
6 Residential \$ 300.00	\$ 1,800.00		V			50% Development 50% Building Stage					
0 Multi-Family \$ -	\$-			v		0% Development 0% Building Stage					
Total Water Rights Fees : NAWSC - CCN	\$-			v		6.39 Acre(s) RGRWA 2020 Fees : \$ 2,896.81					
Water 30-year Letter NAWSC - CCN	\$-		V			12 Lots @ \$ - NAWSC WATER-CCN					
Sewer 30-year Letter COE - CCN	\$-		V			12 Lots @ \$ - OSSF SEPTIC SYSTEM					
TOTAL OF FEES:	\$ 1,800.00										
Reimbursements:		r									
Developer Sewer Improvements	\$-			V		Off-Site System: 0.00 AC \$ -					
Developer Water Improvements	\$ -			V		Off-Site System 0.00 AC \$ -					
Developer Drainage Improvements	<u>\$</u>			V		Off-Site System 0.00 TOTAL \$ -					
TOTAL OF REINBURSEMENTS:	\$-										
Buyouts:						Alet Are Beekle					
North Alamo Water Supply Corporation				√ √		Not Applicable					
Sharyland Water Supply Corporation				V		Not Applicable					
Tax Certificates County of Hidalgo / School District			V]					
Water District			V V			Hidalgo County Irrigation District # 2					
Total of Escrows, Fees, Reimbursements	and Buyoute	I	V	I		ו וועמופט טטעוונץ וווופמוטרו טופנווטנ # 2					
Escrows											
Inspections other Fees		- ,800.00				ewer 30-year Agreement/Water Rights					
Reimbursements	\$,000.00				eveloper of Subdivision					
	\$	-				•					
City of Edinburg To the Developer of Record	<u>ֆ</u> \$	-	0% Payable to the City of Edinburg for Administrative Fee								
	<u> </u>	-	0% Payable to the Developer of Record Owner / Developer								
Buyouts TOTAL :	,	800.00	Devolor	her Total	Cost of E	ees, Escrows, Reimbursements & Buyouts					
	φ 	,000.00									

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE



STAFF REPORT: LOS LAGOS SUBDIVISION PHASE V – "B",

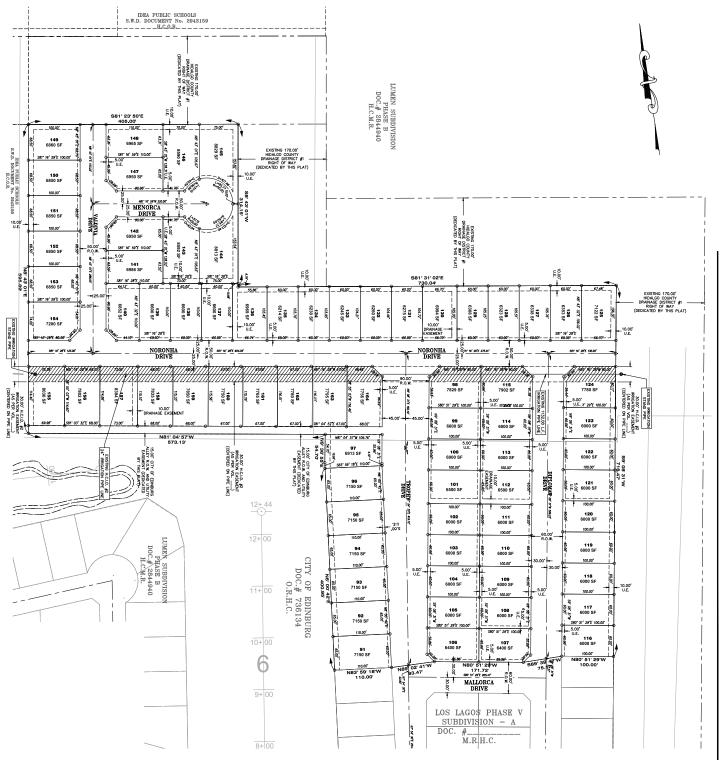
Prepared on:	January 30, 2022
Planning and Zoning Meeting:	February 8, 2022
Agenda Item: 10A	Final Plat

Subject:	Consider the Final Plat for LOS LAGOS SUBDIVISION PHASE V – "B" , being a 15.90 acre tract of land more or less out of Lot 1, Swearengen Tract, located at 3707 East Mallorca Drive, as requested by Rio Delta Engineering
Location:	The property is located 3,720 ft. north of East Canton Road, approximately 4,025 ft. east of South Raul Longoria Road (FM 1426).
Zoning:	This property is located within the City Limits and is zoned Auto Urban Residential with Setbacks of 20-ft Front, 6-ft Side, & 20-ft. Rear, or greater for easements.
Analysis:	The Preliminary Plat was approved by the Planning and Zoning Commission on May 8, 2020 for a single family residential development with 74 lots averaging approximately 6,853 square feet per lot.
Utilities:	Water Distribution System is within North Alamo Water Supply Corporation – CCN and Sanitary Sewer Collection System is served by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, fire hydrants, storm drain inlets, and pavement will be installed by the developer in accordance with the City of Edinburg's Unified Development Code and approved 2014 Standards Manual.

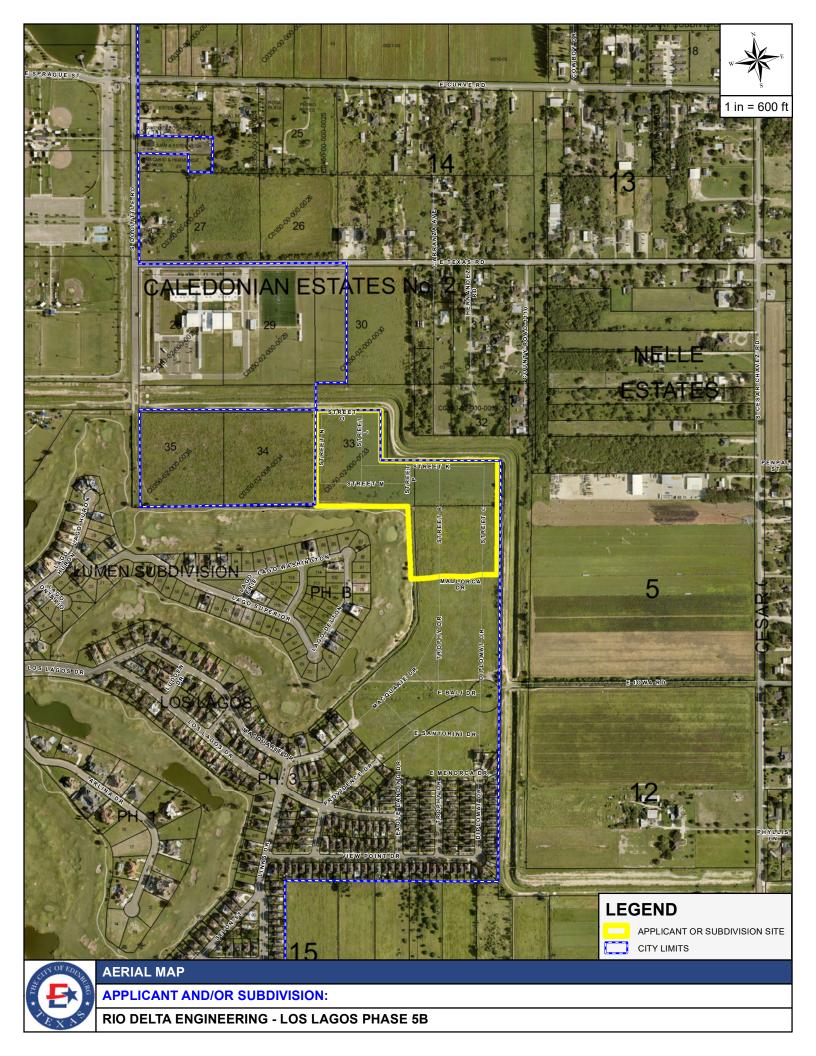
Recommendations:

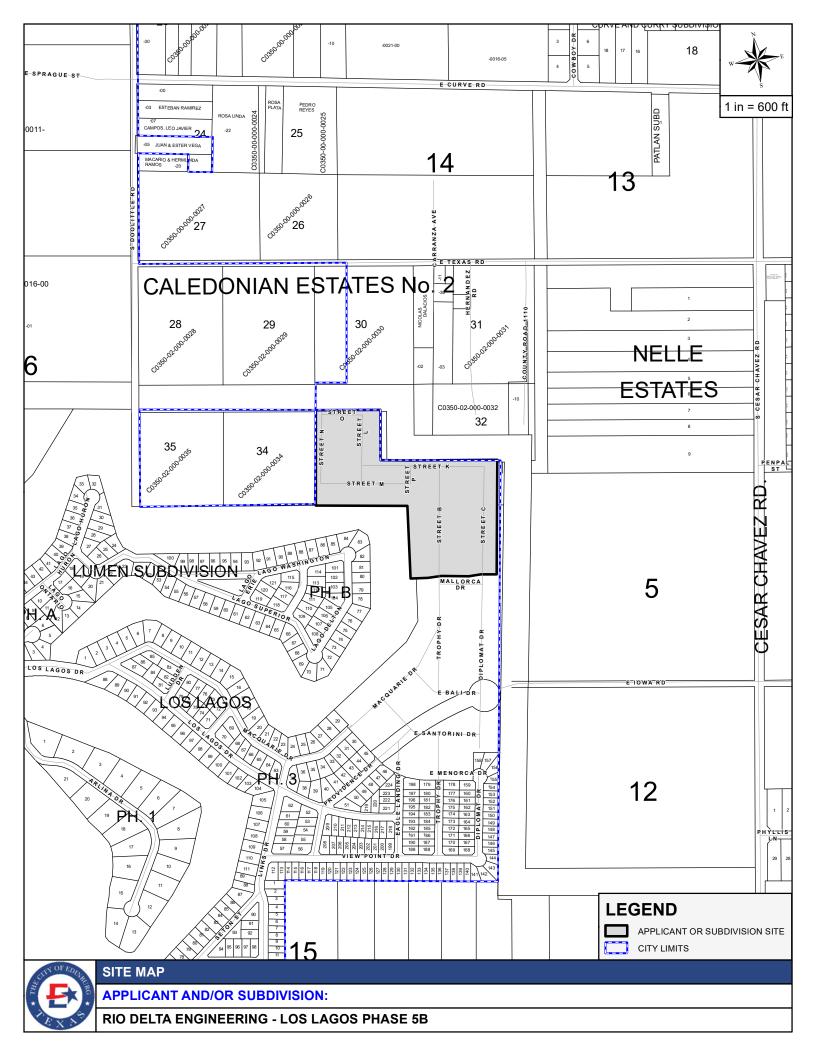
City of Edinburg

Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, accepted cost estimates by the City of Edinburg, and the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat. Financial Guarantee will be released upon completion and acceptance of public improvements.



LOS LAGOS PHASE V SUBDIVISION - "B"







ENGINEERING DEPARTMENT

ENGINEER	ENGINEERING DEPARTMENT (956) 388-8211					SUBDIVISION WITHIN CITY LIMITS CHECK LIST SUBDIVISION PROCESS						FINAL RECORDING STAGE February 2, 2022		
Date			P&Z				P&Z				City			
Filed:	April	6, 2020	Preliminary:	М	lay 12, 20	20	Final:				Council:			
Reviewed By:		n, Subd. Coor.	Staff Review : Staff / Engineer :	A	pril 23, 20 pril 30, 20)20		ne Line : tension :	365 0	Days Days	– Expires : Expires 1:	April 6, 2021		
	abeltran@citv	yofedinburg.cor	<u>n</u>				2nd Ex	tension :	0	Days	Expires 2:			
Director of Pla Director of Uti Dircetor of Pu Director of En	tilities ublic Works	Kimberly A. Mend Gerardo Carmona Vincent Ayala Mardoqueo Hinojo	a, P.E. osa, P.E., CPM		Email : Email : Email :	gcarmo layala(mhino	ona@ci @cityof josa@c	<u>tyofedin</u> tyofedint edinburg ityofedinl	ourg.co .com burg.co	<u>m</u>	City Office #: City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211		
(Owner:		opez, Owner.		911 Lago	Huron, E	dinburg,	Texas 7854				Project Engineer		
	LOS LAGO	S PHASE 5 SU	IBDIVISION (5	B)				Consu	ultant : I	Rio Delta E	Engineering, I	nc.		
DESCRIPTION					Need to Provide	Not Applicable	Need to Revise			C	OMMENTS			
	on Process:				1		1	1						
	Plat Submittal			V				Date :			Recorded			
Warranty De				V										
Topography Survey				V										
		s Per City Drainage	Policy)	√				Approved	by H.C.L	D.D.#1	Date:	Pending Approval		
;	y Limits - Residen	tial		√				7	(Ol	N				
Flood Zone	0			V				Zone "X"	(Snaded)				
	y Submittals: Proposed Water Di	atribution Lavout						City of Edi	inhura M	latar Supply	Corneration D	atribution System		
	bution System Pro			v v					-			stribution System		
	Proposed Sewer C			v				City of Edinburg Water Supply Corporation - Distribution System City of Edinburg Sanitary Sewer Collection System						
	wer Collection Sys			v				City of Edinburg Sanitary Sewer Collection System						
		ge Layout System:		v				Hidalgo County Drainage District # 1						
-		-of-way Dedication		V				-	•	-	r MPO requirem	enets (0-Feet)		
-		pavement Section		V						0-feet) Back-	· · · · · · · · · · · · · · · · · · ·			
Variances A	Appeals Request							Planning	g & Zonii	ng Meeting	Results	City Council Meeting		
	ning Improvement					V			•					
5-ft Sidewall	k Improvements					٧								
Drainage Im						٧								
Constructi	ion Plans Review	Submittals:	(See S	ection 4	Constr	uction F	Plans Su	ubmittals	Policy,	2014 STA	NDARD POLIC	CY MANUAL)		
Cover Sheet				V										
	Sheet (Utilities, B			V										
	1	s: On-Site & Off-Site	9	√ √			ļ		-	•	er Standard Poli	•		
	Sanitary Sewer Detail Sheets										14 Standard Po			
Water Distribution Improvements: On-Site & Off-Site											Standard Policy			
Water Distribution Detail Sheet								See Section	on 3 Utili	ty Policy, 20	14 Standard Po	licy Manual		
Drainage Improvements:								Sec Section	on 1 Dro	inago Doligu	2011 Standard	Policy Manual		
Drainage Detail Sheets				√ √							, 2014 Standard 2014 Standard F	-		
Minor/Major Collector Streets Improvements: Street Sign Sheet:				v v						,oto i Ulity, 2				
Street Detail Sheets				v				See Section	on 2 Stre	ets Policy 2	2014 Standard F	olicy Manual		
Street Lighting Sheet:									_ 5.0			· , · · · · · ·		
Traffic Control Plan:														
Erosion Con				V										
Erosion Con	ntrol Plan Detail Sl	neet		V				See Storm	n Water M	Vanagemen	t, 2014 Standard	Policy Manual		
	D. Cubdivision											Dece 1 of 2		

DE	DESCRIPTION						Need to Revise	COMMENTS						
Pre-Construction Meeting:														
Notice To Proceed				٧				Dated:	PE	NDING				
Roadway Open-Cut or Bore Pe	ermit Application			٧				Dated:						
TX-Dot Water UIR Permit						V		Dated:						
TX-Dot Sewer UIR Permit						v		Dated:						
N.O.I. Submittal								Dated:						
SWPP Booklet Submittal				٧				Dated:						
RFI #1 Request				٧				Dated:						
Change Orders				٧				Dated:						
Final Walk Though				٧				Dated:						
Punch List	n,			<u>۷</u>				Dated:						
Punch List (Completed and Ap	proved)			V				Dated:						
Letter of Acceptance 1-year Warranty (Water/Sewer	(Daving/Drainaga)			V V				Dated: Dated:						
Backfill Testing Results	(Faving/Drainage)			v v				Dated:						
As-Builts (Revised Original Su	hmittal)			v v				Dated:						
Recording Process:	sintarj			v	I									
	ter of Credit)			v				Dated:			Expires:			
Public Improvements with (Letter of Credit) Recording Fees \$ 106.00						v				ounty Clerks of				
Copy of H.C.D. #1 of invoice						v		-		aid prior to Fir				
Street Light Escrow \$ -						v		-	quired:	0	EA. @	\$		-
Fire Hydrant Escrow \$ -						v			uired:	0	EA. @	\$		-
Street/Sidewalk Escrow (McColl Road) \$ -						v		Red	quired:	0	LF @	\$		-
TOTAI	L OF ESCROWS:	\$	-											
Total Developer's Construction	n Cost: (Letter of C	credit)				٧		Date :			Lender :			
Laboratory Testing Fee:	3%	\$	-	٧				\$		-	Estimated C	onstructio	n Cost	
Inspection Fee:	2%	\$		٧				\$		-	Final Constr	uction Co	st	
Park Land Fees: ETJ	\$-	Per Ur	nit O			V								
74 Residential	\$ 300.00	\$	22,200.00		٧			50%	Developm	nent	50%	Building	g Stage	
0 Multi-Family	\$ -	\$	-			V		0%	Developm	nent	0%	Building	g Stage	
Water Rights:(Buyout)	COE - CCN	\$	46,059.28		٧			1	15.9	Acres		\$		896.81
Water 30-year Letter	COE - CCN	\$	24,050.00		٧			74	Lots @	\$ 325.00			WATER-O	
Sewer 30-year Letter	COE - CCN	\$	4,810.00		٧			74	Lots @	\$ 65.00		COE	SEWER-0	CCN
	OTAL OF FEES:	\$	97,119.28											
Reimbursements:	<u> </u>	Ŧ	•••,•••=•											
Developer Sewer Improvemen	ts	\$	-			٧		Off-Sit	e System:	0.00	AC	\$		-
Developer Water Improvement		\$	-			V			e System	0.00	AC	\$		-
Developer Drainage Improvem	nents	\$	-			V			e System	0.00	TOTAL	\$		-
TOTAL OF REI	NBURSEMENTS:	\$	-											
Buyouts:														
North Alamo Water Supply Co	rporation					٧		Not Ap	plicable					
Sharyland Water Supply Corpo	oration					٧		Not Ap	plicable					
Tax Certificates														
County of Hidalgo / School Dis	strict				٧									
Water District					۷			Hidalgo	County Irr	igation Distric	:t # 2			
Total of Escrows, Fees, Rein	mbursements and	d Buyou	its:											
Escrows		\$		-	Street	& Sidewa	lk Improv	vements	for Russell	Road				
Inspections other Fees \$ 97					Parklar	nd Fees,	Water/Se	ewer 30-y	ear Agreer	ment/Water R	ights	_	_	
Reimbursements		\$		-					of Subdivis		-			
City of Edinburg \$					15%						Fee			
	To the Developer of Record \$					15% Payable to the City of Edinburg for Administrative Fee 85% Payable to the Developer of Record Owner / Developer								
Buyouts		\$		-										
	TOTAL :		07	,119.28	Develor	per Total	Cost of F	PPC For	rows Rain	nbursements	& Buvoute			
L		Ψ	31	, 1 1 3 . 2 0	I Develop		0001 01 1				a Dayoulo			



City of Edinburg

PLANNING & ZONING COMMISSION Regular Meeting: 02/08/2022

- SUBDIVISION VARIANCE -

Agenda Item No: 11A LOS CORTIJOS SUBDIVISION

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width, proposed Los Cortijos Subdivision, being 60.00 acres out of the East 1/2 of Lot 13, Block 57, all of Lot 16, Block 58, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc. on behalf of Frank Villanueva and Abigail Villanueva Sandoval.

Description/Scope: Los Cortijos Subdivision is located on the north side of East Trenton Road, approximately 2,000 ft. east of South Tower Road and is within the City of Edinburg's extra territorial jurisdiction (ETJ), approximately 2.8 miles from the easternmost City Limit. The 60.00 acre tract is currently vacant and is proposed for a single-family residential development consisting of 262 lots. The plat received preliminary approval by the Planning and Zoning Commission on December 14, 2021. Mr. Mario Reyna, P.E., on behalf of the development requesting a variance to the City's Unified Development Code (UDC) for this development.

Variance Request: Section 8.204 Street Standards, Paving Width

This variance is to the required paving width for East Trenton Road.

According to UDC Section 8.204, Street Standards, a principal arterial street is required to have 60 ft. of right-of-way (ROW) from centerline (for a total street ROW of 120 ft.) with a pavement section of 81 ft. back-to-back. The developer is proposing to comply with the ROW dedication, but to have the pavement section reduced to 46 ft. The existing road has 22 ft. back-to-back pavement; the additional width required to meet UDC standards is 29.5 feet. The developer proposes to widen only 12 feet, which is 17.5 feet (59.32%) less than required. The proposed street pavement section does not conform to the requirements of the UDC for a principal arterial street development. If approved, the developer will still provide sidewalks along East Trenton Road.

2. <u>Staff's Recommendation</u>: Staff recommends compliance with the minimum arterial street standards of 120 ft. ROW and a pavement section of 81 ft. back to back paving. Should the developer not provide the required street widening, the appropriate fee in lieu should be paid, in accordance with the UDC Section 7.502.C Streets and Rights of Way; Perimeter Streets; Pavement or Fee in Lieu Required.

If the developer receives variance, it would cost the City approximately \$290,854 to pave the remaining required width in the future (40.5 ft. from centerline, 17.5 ft. of additional pavement only) based on current unit price.

3. Reason for Request:

The developer has indicated that the basis for the request is due to safety concerns.

Prepared by: Adan Elizondo, MPA Planner I Approved by: **Kimberly Mendoza, MPA** Director of Planning and Zoning

Attachments:

Unified Development Code 8.204 Street Standards Unified Development Code 7.502.C Streets and Rights of Way; Perimeter Streets; Pavement or Fee in Lieu Required Aerial Photo Site Map Reduced Plat

Sec. 8.204 Street Standards

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

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

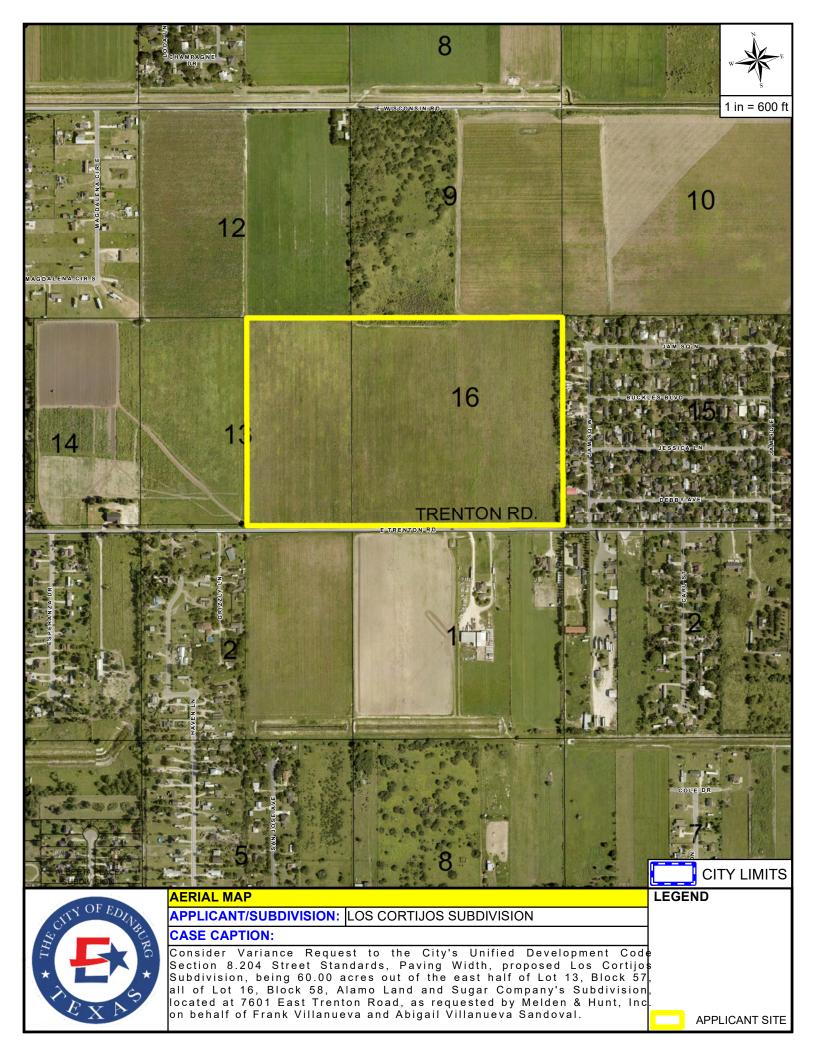
- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way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

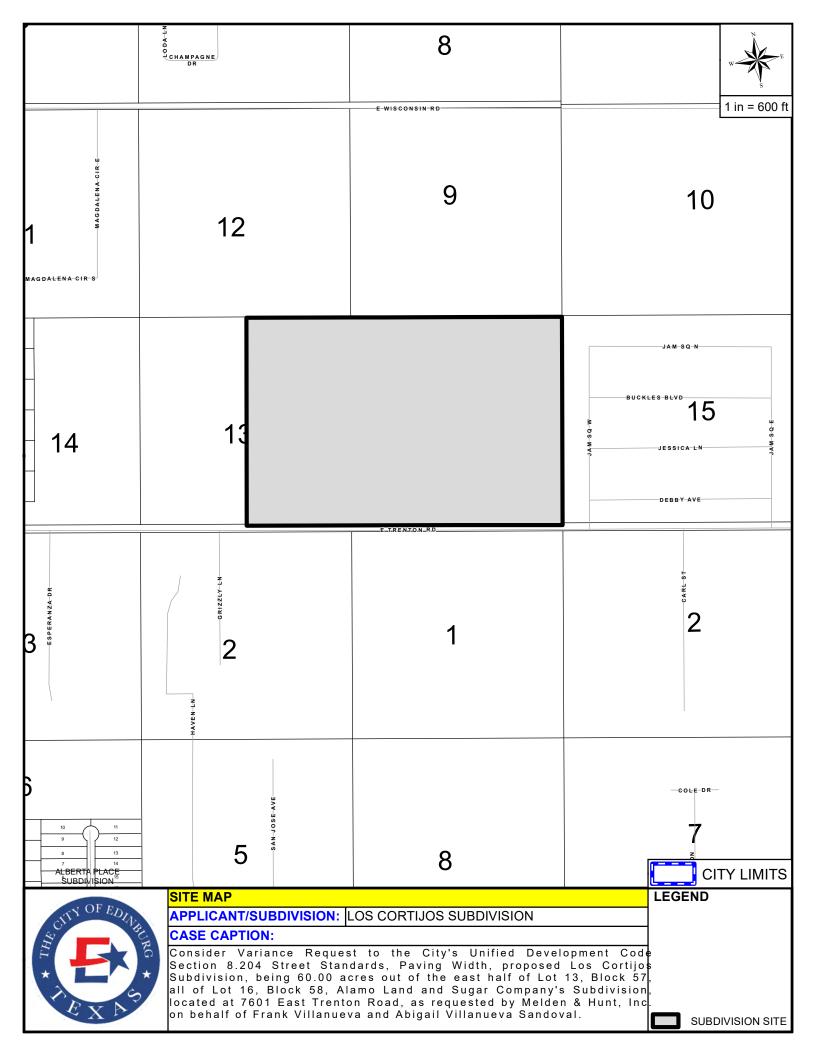
ARTICLE 7 PLAT AND SITE PLAN DESIGN

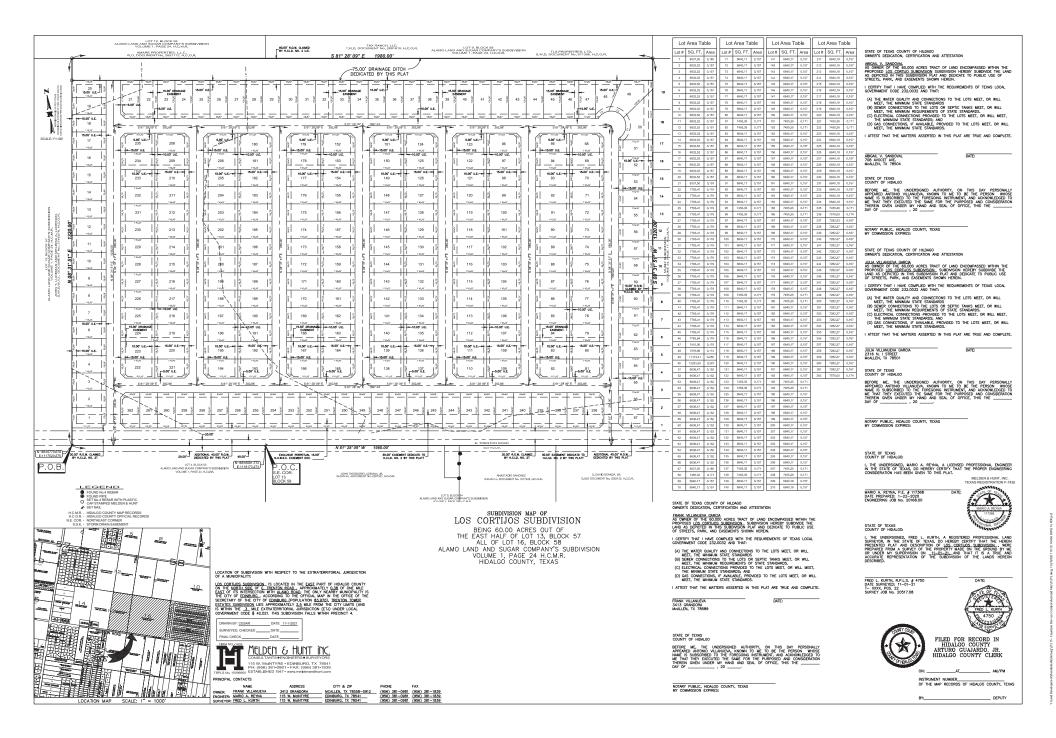
DIVISION 7.500 DEDICATION OF LAND AND IMPROVEMENTS; FEES IN LIEU

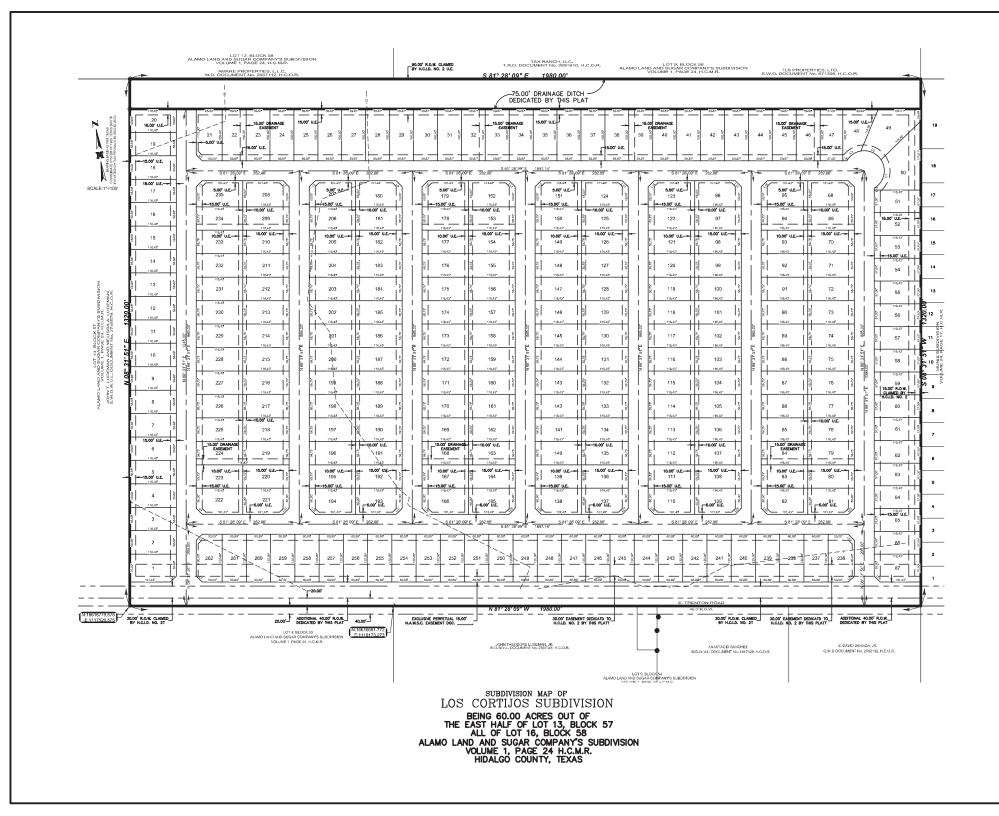
Sec. 7.502 Streets and Rights of Way

- A. **Within Proposed Development.** Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
- B. **Perimeter Streets; Dedication.** Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of <u>Division 8.200</u>, *Streets, Sidewalks, and Trails*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform to such Division.
- C. Perimeter Streets; Pavement or Fee in Lieu Required.
 - 1. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with <u>Division 8.200</u>, *Streets, Sidewalks, and Trails*, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
 - 2. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by C1 above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section <u>7.506</u>.C.1. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission and City Council for review and action on the request.









Case #



Edinburg

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

Subdivision Appeals / Variance Application

Submittal Date: January 10, 2022

Legal Description:

Being 60.00 acres out of the East half of Lot 13, Block 57 all of Lot 13, Blk. 57 All of Lot 16, Blk. 58 Alamo Land and Sugar Company's Subdivision

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

Article 8 - Streets, Utilities and Drainage; Section 8.204 - Street Standards: Reduce the street widening requirement along Trenton Road to 12 feet

Reason for Request:

There is an exist 40 row & exist. 20' pavement. We are proposing to dedicated 40 additional feet making the total 80 feet. Proposing to install 12' road expansion. Anything wider would pose a safety concern.

Frank Villanueva, Abigail Villanueva Sando

Property Owner (Print legibly or type)

3413 Grandora Dr.

Address

San Juan, Texas 78589

City, State, Zip

(956) 381-0981

Telephone

c/o mario@meldenandhunt.com

Email address

Signature

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

Applicant / Agent (Print legibly or type)

115 W. McIntyre Street

Address

Edinburg, Texas 78541

City, State, Zip

(956) 381-0981

Telephone

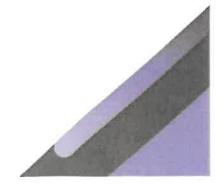
mario@meldenandhunt.com

Email address

- or

DigitaTy signed by Mano A. Reyne DRI CN = Mano A. Reyne ensi: - munic@melifenandown Com C + USO = Madee and Hunt Inc CU + PE Oate 2022.01 to 16 29:05 0000

Signature



\$450 Application Fee:

Received By: _____



Ms. Kimberley A. Mendoza, MPA **CITY OF EDINBURG PLANNING DEPT.** 415 W. University Drive Edinburg, TX 78541

RE: LOS CORTIJOS – VARIANCE REQUEST ON WIDENING

Dear Ms. Mendoza -

On behalf of the developer, Cayetano Development, LLC and in reference to the above referenced development, we respectfully request the following variance from your UDC:

1. Reduce the street widening requirement along Trenton Road to 12 ft.

Please consider this request and advise us as soon as possible on your decision. If you have any guestions or comments, please contact our office. Thank you.

Sincerely, MELDEN & HUNT, INC.

Mario A. Reyna, P.E. President

Cc: Cayetano Development, LLC, Developer

PAGE :

CERTIFICATE OF PROJECT PRELIMINARY ESTIMATE, containing

Engineering Preliminary Estimated Quantities for Funding Purposes.

ESTIMATE CHECK NUMBER :

HECK NUMBER : 1 PROJECT NO. : **M&H ENG. 2021**

Α	В	C	D	E	F
ITEM NO.	DESCRIPTION OF WORK Date: February 4, 2022 By : Abel Beltran, Subdivision Coordinator	ESTIMATED QUANTITY	SCHEDULED UNIT	ESTIMATED COST	ESTIMATED TOTAL (C*E)
	LOS CORTRIJOS SUBDIVISION - STREETS IMPR	OVEMENTS	: Estimate	of Escrow	
TRENT	ON ROAD IMPROVEMENTS: 29.5 WIDTH 1980 LF				
1	10" Subgrade Preparation	6,490	SY	\$ 4.50	\$ 29,205.00
2	12" Flexible Caliche Base Material	6,490	SY	\$ 15.50	\$ 100,595.00
3	2" Hot Mix Asphalt Material	6,490	SY	\$ 12.00	\$ 77,880.00
4	24-inch Concrete Curb & Gutter	1,836	LF	\$ 19.00	\$ 34,884.00
5	RC-3 TAC COAT	6,490	SY	\$ 2.00	\$ 12,980.00
6	5-foot Concrete Sidewalk	1,836	LF	\$ 25.00	\$ 45,900.00
7	6-foot Conc. Valley Gutter	104	LF	\$ 30.00	\$ 3,120.00
1	U-1001 OUID. Valley Outlet	104	LI	φ 30.00	φ 3,120.00
8	5-foot ADA Ramps	4	EA	\$ 850.00	\$ 3,400.00
8	30" RCP Storm Line	1,680	LF	\$ 64.00	\$ 107,520.00
9	TY-A Storm Inlets	3	EA	\$ 3,500.00	\$ 11,550.00
	TRENTON ROAD ESCROW ESTIMATE :				\$ 427,034.00
DEVEL	OPER PROPOSED IMPROVEMENTS: 12 WIDTH				
1	10" Subgrade Preparation	2,640	SY	\$ 4.50	\$ 11,880.00
2	12" Flexible Caliche Base Material	2,640	SY	\$ 15.50	\$ 40,920.00
3	2" Hot Mix Asphalt Material	2,640	SY	\$ 12.00	\$ 31,680.00
4	24-inch Concrete Curb & Gutter	1,836	LF	\$ 19.00	\$ 34,884.00
5	5-foot Concrete Sidewalk	1,836	LF	\$ 25.00	\$ 45,900.00
6	6-foot Conc. Valley Gutter	104	LF	\$ 30.00	\$ 3,120.00
7	5-foot ADA Ramps	4	EA	\$ 850.00	\$ 3,400.00
8	30" RCP Storm Line	1,680	LF	\$ 64.00	\$ 107,520.00
9	TY-A Storm Inlets	3	EA	\$ 3,500.00	\$ 11,550.00
	TRENTON ROAD DEVELOPERS PORTION :				\$ 290,854.00
	DIFFERENCE IN ESCROW TO DEVELOPER'S PORTION :				\$ 136,180.00



COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District and Neighborhood Conservation Manufactured Home (NC-MH) District to Commercial General (CG) District, being a 10.36 acre tract, more or less, out of a part of Lot 11, Section 246, Texas-Mexican Railway Company's Survey, located at 1300 North Interstate 69C, as requested by Aaron Rivera

- Planning & Zoning Commission recommended approval on December 14, 2021
- City Council *approved* on January 18, 2022

REZONING:

Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Commercial Neighborhood (CN) District, a 0.76 acre tract of land being a portion of Lot 5, Section 273, Texas-Mexican Railway Company's Survey, located at 402 North Jackson Road, as requested by Erica Perez

- Planning & Zoning Commission recommended approval on December 14, 2021
- City Council *approved* on January 18, 2022

Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District, a 1.00 acre tract of land, being a portion of the North 5.00 acres of Lot 10, Section 244, Texas-Mexican Railway Company's Survey, located at 424 East Rogers Road, as requested by Berta A. Salazar

- Planning & Zoning Commission recommended approval on December 14, 2021
- City Council *approved* on January 18, 2022

VARIANCE:

Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Blocks and Block Length and 2) Section 8.204 Street Standards, proposed Citrus Gardens Subdivision, Lot 13, Block 3, Santa Cruz Gardens Unit No. 2, located at 2705 East Davis Road, as requested by RO Engineering, PLLC

- Planning & Zoning Commission recommended approval of Variance Request #1 and recommended disapproval of Variance Request #2 on December 14, 2021
- City Council *approved* on January 18, 2022 per Planning & Zoning recommendation

Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Blocks and Block Length, 2) Section 8.204 Street Standards, and 3) Section 11.504A (1) Existing Stubs, proposed Cole Crossing Subdivision, being an 18.00 acre tract of land out of Lots 12 & 13, Block 35, Santa Cruz Gardens Unit No. 2, located at 2201 East Ramseyer Road, as requested by SDI Engineering, LLC

- Planning & Zoning Commission recommended approval of Variance Request #1, disapproval of Variance Request #2, and approval of Variance Request #3 on December 14, 2021
- City Council *approved* on January 18, 2022 per Planning & Zoning recommendation

Consider Variance Request to the City's Unified Development Code: Section 8.204, Street Standards, proposed Azaleas Estates Subdivision, being a 30.0 acre tract of land consisting of all of Lots 20, 21, and 22, Caledonian Estates Subdivision, located at 3701 East Curve Road, as requested by Salinas Engineering & Associates

- Planning & Zoning Commission recommended approval on December 14, 2021
- City Council *approved* on January 18, 2022

ANNEXATION:

Consider the Petition providing for the Voluntary Annexation of a 29.87 acre tract of land consisting of 26.80 acres out of Lot 14, Block 1, John Closner Et. Al. Subdivision, and a strip of land 80 ft. wide, being all of the existing road right-of-way of South Raul Longoria Road, located at 4700 South Raul Longoria Road, as requested by Ramon & Berta Estevis

• City Council *approved* on January 18, 2022

DEVELOPMENT AGREEMENT:

Consider authorizing the City Manager to execute a Development Agreement between the City of Edinburg and Ramon & Berta Estevis, pursuant to Section 212.172 of the Texas Local Government Code, for a 26.80 acre tract of land out of Lot 14, Block 1, John Closner Et. Al. Subdivision, located at 4700 South Raul Longoria Road, as requested by Ramon & Berta Estevis.

• City Council *approved* on January 18, 2022



COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 4.349 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4513 South Veterans Boulevard, as requested by Melden & Hunt, Inc.

- Planning & Zoning Commission recommended approval on January 17, 2022
- City Council *approved* on February 1, 2022

REZONING:

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being a 1.00 acre tract of land out of Lot 71, Kelly-Pharr Subdivision, located at 1415 West Owassa Road, as requested by Jaime Cantu

- Planning & Zoning Commission recommended approval on January 17, 2022
- City Council *approved* on February 1, 2022

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, being a 12.605 acre tract of land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4, located at 4801 South Veterans Boulevard, as requested by Melden & Hunt, Inc.

- Planning & Zoning Commission recommended approval on January 17, 2022
- City Council *approved* on February 1, 2022

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC7.1) District to Urban Residential (UR) District, Lot 5, Block 287, Original Edinburg Townsite Subdivision, located at 1120 East Mahl Street, as requested by Gustavo Montemayor

- Planning & Zoning Commission recommended approval on January 17, 2022
- City Council approved on February 1, 2022

VARIANCE:

Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Block Length, 2) Section 8.204A Street Standards, Paving Width and 3) Section 8.213 Sidewalks, proposed La Reserva Subdivision Phase II, being an 81.74 acre tract of land out of Lots 3, 4, 5, 6, 11, & 12, Block 73, Engelman Resubdivision or the Missouri-Texas Land and Irrigation Company's Subdivision in Las Mestenas Grant, located at 8200 East Farm to Market 2812, as requested by Quintanilla, Headley & Associates, Inc.

- Planning & Zoning Commission recommended approval of Variance Requests #1 and #2, and disapproval of Variance Request #3 on January 17, 2022
- City Council *approved* on February 1, 2022 per Planning & Zoning recommendation

Consider Variance Requests to the City's Unified Development Code: 1) Section 3.303 Multi-Family Lot and Building Standards, Lot Width, 2) Section 7.404B Block Length, and 3) Section 8.204 Street Standards, Right-of-Way Width, Paving Width, proposed North McColl Estates Subdivision, being 29.13 acres out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 501 North McColl Road, as requested by Melden & Hunt, Inc.

- Planning & Zoning Commission recommended approval of Variance Requests #1, #2 and #3 on January 17, 2022
- City Council *approved* on February 1, 2022 per Planning & Zoning recommendation

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	Р											
Hiren	Govind	Vice-Chair	Р											
Jorge	Sotelo	Commissioner	Р											
Ruby	Casas	Commissioner	Р											
Jorge	Gonzalez	Commissioner	Р											
Victor	Daniec	Commissioner	Р											
Rene	Olivarez	Commissioner	Р											

2022