



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 14, 2023 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum

A. Prayer

B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

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

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

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

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

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

E. Once the Chair 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. **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 & Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. **MINUTES**

- A. Consider Approval of the Minutes for January 10, 2022

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, a 15.25 acre tract of land being a part or portion of Lot 15, Section 270, Texas-Mexican Railway Company's Survey Subdivision, proposed Oakview Center Subdivision, located at 2300 South Interstate Highway 69C, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Red Rock Real Estate Development Group, LTD
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being 8.555 acres out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 2 Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, being 10.00 acres out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 1 Subdivision, located at 1200 North Depot Road, as requested Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way width for RICDEZ Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin St), as requested by Sames Engineering, on behalf of Ricardo Resendez.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Staff Review for Gem Estates Subdivision, being a 26.35-acre tract out of Lot 3, Block 276, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas located at 3100 W. Schunior Road as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Staff Review for Ebony Winds Subdivision, being a 66.30-acre tract out of Share "C" Plat of the original Share No. 5, Las Mestenas Grant Subdivision, out of J.M. De La Vinus Heirs, Hidalgo County, Texas located at 8501 East Mile 22 ½ Road as requested by Rio Delta Engineering, Inc.

- C. Consider the Final Plat approval of Oak Hill At Villanueva Estates Phase I being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.
- D. Consider the Final Plat approval of Monarca Estates Subdivision, being a 37.576 acre tract of land out of Lots 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 6001 East Owassa Road, as requested by Melden & Hunt, Inc.
- E. Consider the Final Plat approval of Sol Alegre Subdivision, being a 24.85 – acre tract of land out of Lots 3, 4, 5, & 6, Santa Cruz Gardens Subdivision Unit #2, located at 1000 East Ramseyer Road as requested by Melden & Hunt, Inc.

10. **OTHER BUSINESS**

- A. Discussion on Upcoming Proposed UDC Revisions

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on Friday February 10, 2023 .



Claudia Mariscal, Administrative Assistant

NOTICE

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



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 10, 2023 - 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

PRESENT:

VICE CHAIRPERSON- JORGE SOTELO

COMMISSION MEMBERS:

JORGE GONZALEZ

RENE OLIVARES

VICTOR DANIEC

RUBY CASAS

ABSENT:

CHAIRPERSON: JOE OCHOA

ELIAS LONGORIA, JR.

MINUTES

1. Call Meeting To Order, Establish Quorum
 - A. Prayer – Prayer was announced by Commission Member Ruby Casas
 - B. Pledge of Allegiance – The Pledge of Allegiance was said.
2. Certification of Public Notice **JAIME AYALA- JANUARY 6, 2022 AT 4:45P.M.**
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

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

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

5. **PUBLIC COMMENTS**

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 & zoning Department at 956-388-8202. All request should include your name, address, and Telephone number. We ask for everyone's cooperation in following this procedure.

6. **MINUTES**

- A. Consider approval of the Minutes for the December 13, 2022 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.09 acres out of Lot 12, Section 239, Texas-Mexican Railway Company's Survey Subdivision, located at 2728 North Jackson Road, as requested by Nehemias Cantú on behalf of Gloria Cantú

COMMISSION MEMBER RENE OLIVAREZ JOINED THE MEETING DURING THE PRESENTATION.

THERE WAS NO ONE PRESENT IN OPPOSITION OR IN FAVOR FOR THIS REZONING REQUEST.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RUBY CASAS AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being 1.42 acres out of Lot 15, Section 276, Texas-Mexican

Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

PROJECT ENGINEER IVAN GARCIA WAS PRESENT AND STATED THAT THE PLAN WAS TO MAKE A PLAZA FOR OFFICE RETAIL.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 7.92 acres out of Lot 15, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 710 South McColl Road, as requested by Ivan Garcia on behalf of GAC-YRC, LTD

THE BOARD STATED THEY WERE CONCERNED WITH CHANGING THE ZONE BECAUSE THE UDC IS NOT UPDATED WITH THE TOWNHOME CATEGORY. PROJECT ENGINEER IVAN GARCIA WAS PRESENT AND EXPLAINED THAT THEIR SCHEDULE WOULD NOT BE AFFECTED IF THE BOARD MADE THE DECISION TO HOLD ON UNTIL THE TOWNHOME CATEGORY WAS UPDATED IN THE UDC. DIRECTOR OF PLANNING AND ZONING JAIME ACEVEDO STATED THAT IT MIGHT BE BEST TO TAKE NO ACTION ON THE ITEM TO GIVE AN OPPORTUNITY TO THE APPLICANT TO COME BACK WHEN THE UPDATE WAS MADE.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO TAKE NO ACTION, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

8. **SUBDIVISION (VARIANCES)**

- A. Consider Variance to the City's Unified Development Code, Section 5.210-1 Water Supply Standards for GTO Subdivision, being a 6.939 acres tract of land out of the east half of Lot 1, Block 62, Alamo Land and Sugar Company Subdivision, located at 7760 East Texas Road, as requested by Pablo Soto, Jr. P.E. on behalf of Sergio Garcia Padilla.

DIRECTOR OF PLANNING AND ZONING EXPLAINED THAT THERE WAS NO LONGER A NEED FOR A VARIANCE FOR THIS ITEM.

AFTER THE DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RUBY CASSAS TO TAKE NO ACTION. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

- B. Consider Variance Request to the City's Unified Development Code, Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way Width for Ricdez Subdivision,

being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering, on behalf of Ricardo Resendez.

MR. RICARDO RESENDEZ WAS PRESENT AND ADDRESSED THE BOARD. THERE WAS DISCUSSION REGARDING SIDEWALKS.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RUBY CASAS AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO DENY THE VARIANCE REQUEST. MOTION WAS CARRIED WITH A VOTE OF 4-1.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of RBR Subdivision No. 5 Subdivision, being a 50.00 acre tract of land out of Lot 4, Block 61, Alamo Land & Sugar Company's Subdivision, located at 7300 East Texas Road, as requested by S2 Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- B. Consider the Preliminary Plat approval of Oasis Subdivision, being a 3.498 acre tract of land out of Lot 1, Block 2, Steele & Perishing Subdivision, located at 2610 West Canton Road, as requested by HLG Plan Review Services

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- C. Consider the Preliminary Plat approval of Oakview Center Subdivision, being a 28.35 acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey's Subdivision, located at 2300 South I-69C, as requested by Quintanilla, Headley & Associates, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- D. Consider the Preliminary Plat approval of Ice House Subdivision, being an 8.73 acre tract of land out of Lot F, Santa Cruz Ranch Subdivision, located at 707 West Monte Cristo Road, as requested by SAMES Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- E. Consider the Preliminary Plat approval of Santa Cruz Section I, Phase V Subdivision, being a 4.906 acre tract of land out of Lot 1, La Sienna Development Subdivision, located at 1891 Burns Boulevard, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- F. Consider the Final Plat approval of Woodlands Estates Subdivision, being a 31.12 acre tract of land out of Lot 14, Section 237 Texas-Mexican Railway Company Survey Subdivision, located at 1001 North McColl Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- G. Consider the Final Plat approval of S.H. Mount Estates Subdivision, being an 8.740 acres tract of land out of Lot 18 Kelly-Pharr Subdivision, located at 817 East Wisconsin Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- H. Consider the Final Plat approval of Russell Village Subdivision, being a 16.475 acre tract of land out of Lot 16, Section 239, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- I. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 1, being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- J. Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase 2, being a 13.56 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc.

THIS ITEM WAS REMOVED FROM THE AGENDA, NO ACTION WAS TAKEN.

- K. Consider the Final Plat approval of Highland Heights Subdivision, being a 26.80 acre tract of land out of Lot 14, Block 1, John Closner et al Subdivision, located at 4700 Raul Longoria Road, as requested by SAMES Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- L. Consider the Final Plat approval of University Village on 10th Subdivision, being a 34.56 acre tract of land out of Lots 1, 2, & 3, Lomas Y Lagos Subdivision, located at 420 South Street Highway 336 (North 10th Street), as requested by Rio Delta Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

- M. Consider the Final Plat of Ricdez Estates Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin Street), as requested by SAMES Engineering.

ITEMS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, AND 9M WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/CASAS 5-0

11. **OTHER BUSINESS**

12. **INFORMATION ONLY**

A. Attendance Roster

13. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, at 5:00 P.M. on Friday, January 6, 2022.

Claudia Mariscal

Claudia Mariscal, Planning Assistant
Planning & Zoning Department

NOTICE

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



City of Edinburg
PLANNING & ZONING COMMISSION
February 14, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, a 15.25 acre tract of land being a part or portion of Lot 15, Section 270, Texas-Mexican Railway Company's Survey Subdivision, proposed Oakview Center Subdivision, located at 2300 South Interstate Highway 69C, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Red Rock Real Estate Development Group, LTD

DESCRIPTION / SCOPE:

The property is located approximately 300 ft. east of the South Interstate Highway 69C Frontage Road, approximately 400 ft. south of East Iowa Road. The total area proposed for rezoning is 15.25 acres and is currently vacant. The requested zoning designation is the highest density residential district and allows for single-and multifamily uses on the subject property. The proposed use is for a multifamily development at this location.

The property is currently zoned Commercial, General (CG) District. Adjacent zoning is Commercial, General (CG) and Residential, Multifamily and Urban (RM) Districts to the north, Commercial, General (CG) and Residential, Primary (RP) Districts to the south, Residential, Multifamily and Urban (RM) District to the east, and Commercial, General (CG) District 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 December 12, 2022. The applicant indicated that the reason for the zone change is for a proposed multifamily subdivision.

Staff mailed a notice of the public hearing to 58 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District based on adjacent zoning and land use.

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

JUSTIFICATION:

Staff recommendation is based on adjacent land uses. Multifamily zoning and land uses exist adjacent to the subject property. The location is in a transitional zone between commercial and residential uses. The commercial zone along the Interstate Highway 69C frontage road will act as a buffer between the proposed residential uses and the high-speed expressway traffic.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Jaime Acevedo, MPA
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 2/14/2023
CITY COUNCIL –3/07/2023
DATE PREPARED – 2/06/2023

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District

APPLICANT: Red Rock Real Estate Development Group, LTD

AGENT: Quintanilla, Headley & Associates

LEGAL: A 15.25 acre tract of land being a part or portion of Lot 15, Section 270, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 2300 South Interstate Highway 69C

LOT/TRACT SIZE: 15.25 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily Residential

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Commercial, General (CG) and Residential, Multifamily and Urban (RM)
South – Commercial, General (CG) and Residential, Primary (RP)
East – Residential, Multifamily and Urban (RM)
West – Commercial, General (CG)

LAND USE PLAN: Industrial

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District.

REZONING REQUEST

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD

EVALUATION

The following is staff's evaluation of the request.

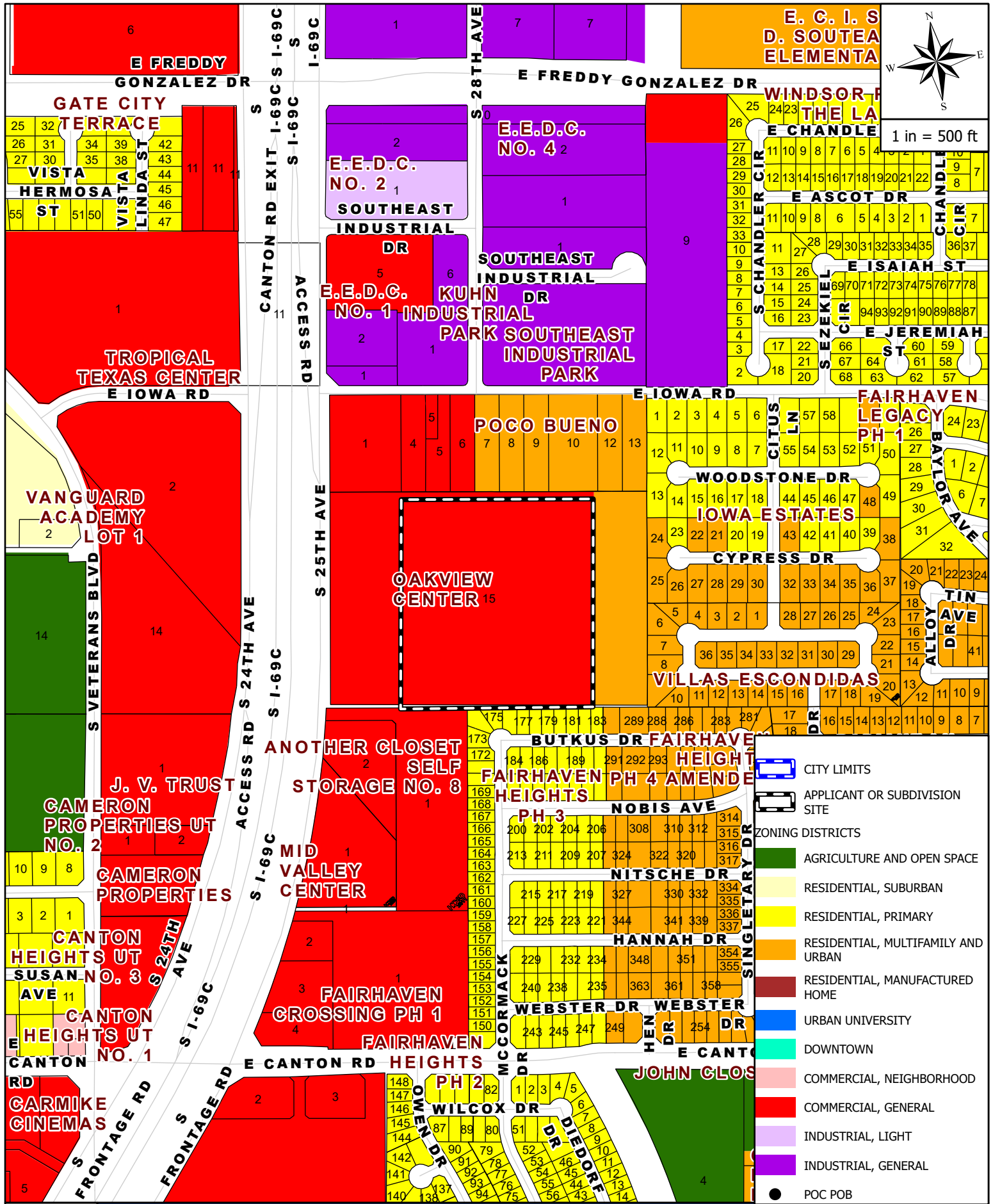
1. The land use pattern for this area of the community is mixed, with light industrial, commercial, multifamily, and single-family uses adjacent.
2. The proposed multifamily use is generally compatible with the adjacent uses.
3. Similar multifamily developments exist to the north and east of the project location.
4. A commercial zone of approximately 300 ft. will remain between the proposed multifamily use and the I-69C Frontage Road.
5. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District based on adjacent land uses and zoning to this location. The proposed use should not present a conflict with existing and expected future uses. Multifamily residential is appropriate for a transitional zone between uses such as this one.

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

Staff mailed a notice of the public hearing to 58 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

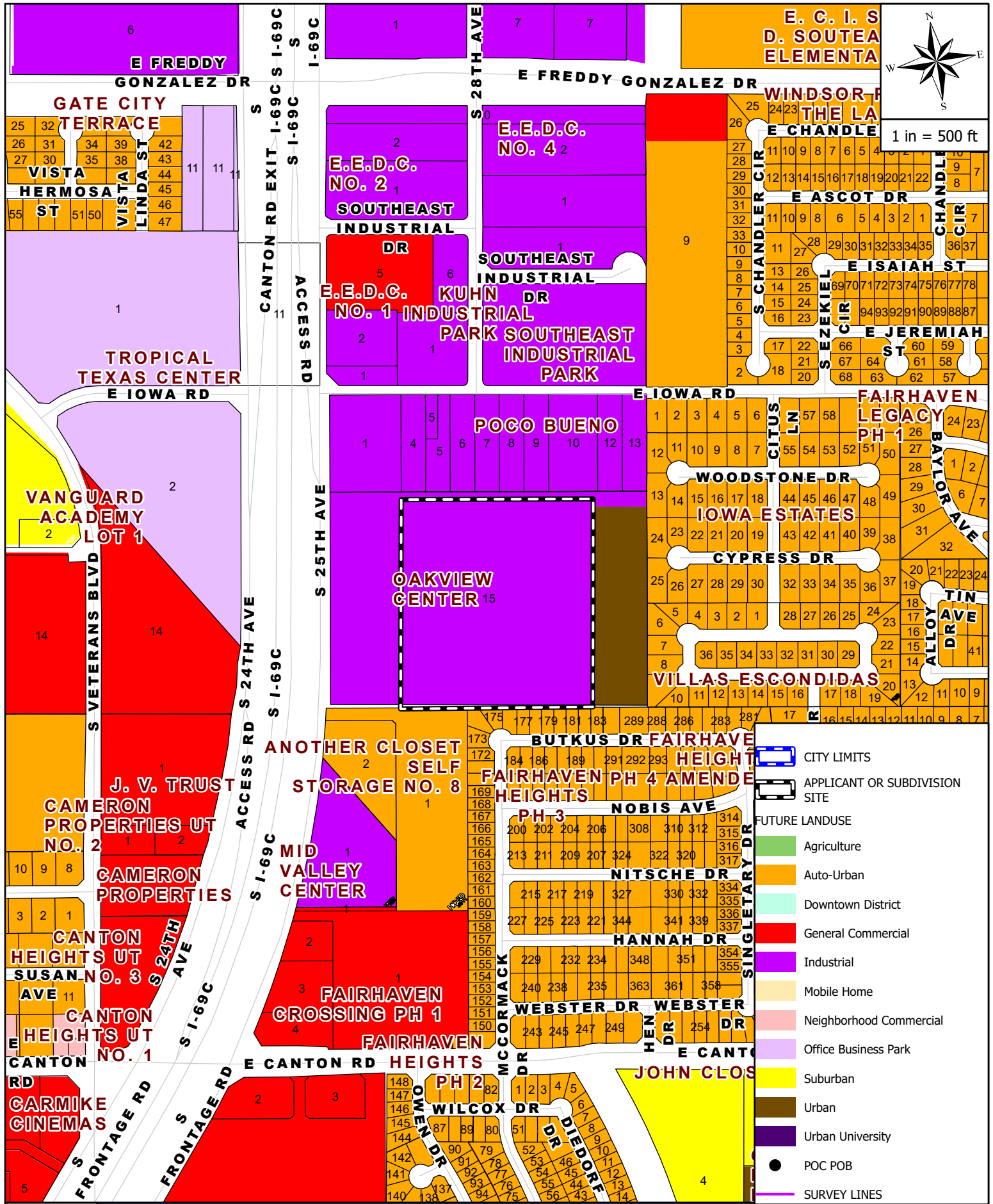
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of Site
Exhibits

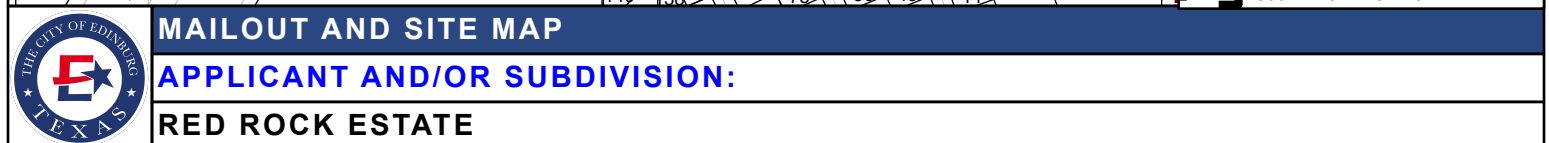


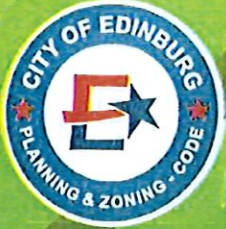
ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RED ROCK ESTATE







Case # **RZNE-2022-0103**

Edinburg

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

Zone Change Application

1. Name: Red Rock Real Estate Development Group, LTD. Phone No. (956) 800-1333
2. Mailing Address: 2912 S. Jackson Road
3. City: McAllen State: Texas Zip: 78503
4. Email Address: riocantu@yahoo.com Cell No. (956) 821-8180
5. Agent: Quintanilla, Headley & Associates, Inc. Phone No. (956) 381-6480
6. Agent's Mailing Address: 124 E. Stubbs Street
7. City: Edinburg State: Texas Zip: 78539
8. Email Address: alfonsoq@qha-eng.com
9. Address/Location being Rezoned: S. Expressway 281 and E. Iowa Road
10. Legal Description of Property: Property ID: ~~262191~~ 297057
A ~~19.50~~ acre tract of land being a part or portion of Lot 15, Section 270, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

11. Zone Change: From: CG - Commerical General

Residential Multifamily + urban (RM)
To: UR - Urban Residential

12. Existing Land Use: Open land

13. Reason for Zone Change: Proposed multi-family subdivision

RECEIVED

DEC 12 2022

(Please Print Name)

Signature

Name: _____

AMOUNT PAID \$ 400.00 RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) - 4:00 PM: January 11 2023

PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 PM: February 1st 2023

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

against
2109 taxco
2106 taxco



Rezoning Request Site Photos

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD

2300 South Interstate Highway 69C





City of Edinburg
PLANNING & ZONING COMMISSION
February 14, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being 8.555 acres out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 2 Subdivision, located at 1201 North Hoehn Road, as requested by Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC

DESCRIPTION / SCOPE:

The property is located on the west side of North Hoehn Road, approximately 800 ft. south of West Chapin Street. The property has an irregular shape with a total area of 8.555. Site preparation for development (utilities, paving, etc) is currently being conducted at this location. The requested zoning designation is the primary single-family residential district, intended to create residential neighborhoods. The applicant is proposing a single family residential development at this location.

The property is currently zoned Agriculture and Open Space (AO) District. Adjacent zonings are Agriculture and Open Space (AO) District to the north and south, and Agriculture and Open Space (AO) and Residential, Suburban (RS) Districts to the west. Lands to the east of the subject property are outside the City Limits. The future land use designation is for Suburban Uses at this location.

Staff received a Zone Change Application for the subject property on December 23, 2022. The applicant indicated that the reason for the zone change is to "subdivide the property for residential use."

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on adjacent land uses and nearby developments.

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

JUSTIFICATION:

Land uses in this area consist of low-density residential, agriculture, and vacant land. The proposed single-family subdivision should not present a conflict with these uses and is similar to existing subdivisions south of this location.

Prepared by:
D. Austin Colina
Planner I

Reviewed by:
Jaime Acevedo, MPA
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 2/14/2023
CITY COUNCIL –3/07/2023
DATE PREPARED – 2/06/2023

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: Villanueva Properties & Investments, LLC

AGENT: Melden & Hunt, Inc.

LEGAL: 8.555 acres out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 1201 North Hoehn Road

LOT/TRACT SIZE: 8.555 acres

CURRENT USE: Agriculture

PROPOSED USE: Single-family Residential

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Agriculture and Open Space (AO) District
East – ETJ
West – Agriculture and Open Space (AO) and Residential, Suburban (RS) Districts

LAND USE PLAN: Suburban

PUBLIC SERVICES: Sharyland Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District.

REZONING REQUEST

VILLANUEVA PROPERTIES & INVESTMENTS, LLC

EVALUATION

The following is staff's evaluation of the request.

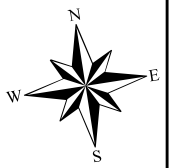
1. The land use pattern for this area of the community consists of low-density residential, agriculture, and vacant land.
2. The proposed single-family use is generally compatible with the adjacent uses.
3. Similar single-family developments exist approximately .25 miles to the south of the project location.
4. Increased housing supply is needed in the community.
5. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on adjacent land uses. The proposed use should not present a conflict with existing and expected future uses.

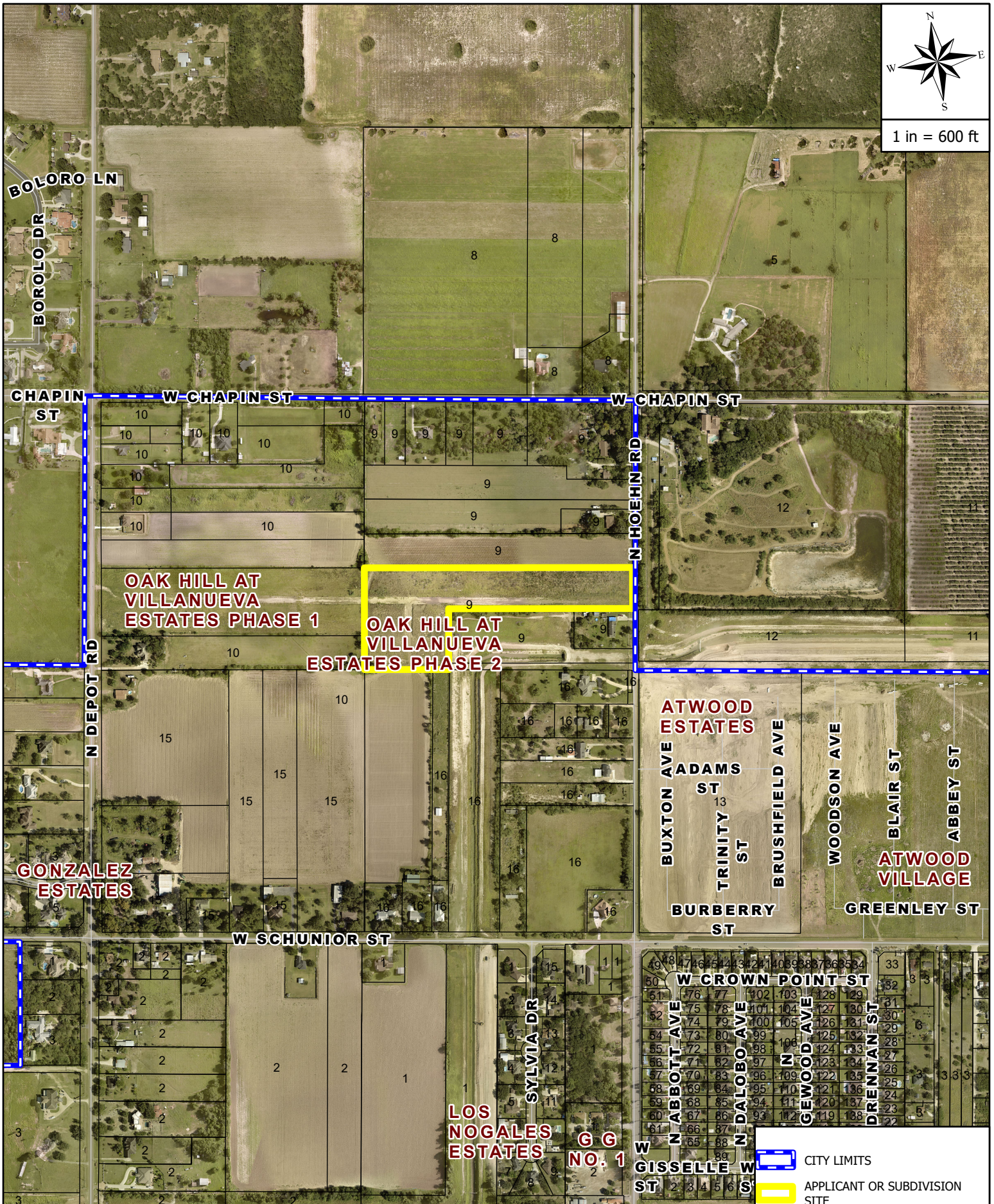
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

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



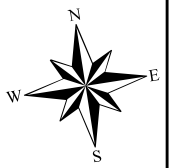
1 in = 600 ft



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES / OAK HILL AT VILLANUEVA PH II



1 in = 600 ft

BOLORO LN

BOROLO DR

CHAPIN ST

W CHAPIN ST

W CHAPIN ST

N HOEHNER RD

N DEPOT RD

GONZALEZ ESTATES

OAK HILL AT VILLANUEVA ESTATES PHASE 1

OAK HILL AT VILLANUEVA ESTATES PHASE 2

ATWOOD ESTATES

ADAMS ST

TRINITY ST

BURBER ST

W SCHUNIOR ST

LOS NOGALES ESTATES

G G NO. 1

W CROW ST

N ABBOTT AVE

N DALO AVE

GISSELLE W ST

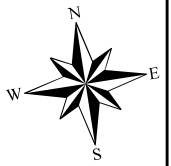
- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE
- ZONING DISTRICTS**
- AGRICULTURE AND OPEN SPACE
- RESIDENTIAL, SUBURBAN
- RESIDENTIAL, PRIMARY
- RESIDENTIAL, MULTIFAMILY AND URBAN
- RESIDENTIAL, MANUFACTURED HOME
- URBAN UNIVERSITY
- DOWNTOWN
- COMMERCIAL, NEIGHBORHOOD
- COMMERCIAL, GENERAL
- INDUSTRIAL, LIGHT
- INDUSTRIAL, GENERAL



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES / OAK HILL AT VILLANUEVA PH II



1 in = 600 ft

BOLORO LN

BOROLO DR

CHAPIN ST

W CHAPIN ST

W CHAPIN ST

N HOEHNER RD

N DEPOT RD

OAK HILL AT VILLANUEVA ESTATES PHASE 1

OAK HILL AT VILLANUEVA ESTATES PHASE 2

GONZALEZ ESTATES

ATWOOD ESTATES

ADAMS ST

TRINITY ST

BURBER ST

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LOS NOGALES ESTATES

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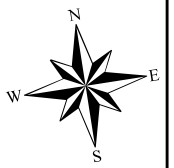


FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES / OAK HILL AT VILLANUEVA PH II

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



1 in = 600 ft

BOLORO LN

BOROLO DR

CHAPIN ST

W CHAPIN ST

N HOEHN RD

W CHAPIN ST

N DEPOT RD

OAK HILL AT VILLANUEVA ESTATES PHASE 1

OAK HILL AT VILLANUEVA ESTATES PHASE 2

GONZALEZ ESTATES

ATWOOD ESTATES

ADAMS ST

TRINITY ST

BRUSHFIELD AVE

BURBERRY ST

WOODSON AVE

BLAIR ST

ABBAY ST

ATWOOD VILLAGE

GREENLEY ST

W SCHUNIOR ST

LOS NOGALES ESTATES

G G NO. 1

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CITY LIMITS



APPLICANT OR SUBDIVISION SITE



300FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES / OAK HILL AT VILLANUEVA PH II

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2022-0104

Date: December 27, 2022

1. Property Owner (required): Villanueva Properties & Investr 2. Phone: (956) 381-0981

3. Mailing Address: 3528 Buddy Owens Boulevard

4. City: McAllen State: Texas Zip: 78504

5. Owner's Email: martin@villanuevahomes.com 6. Cell No. _____

7. Agent (not owner): Melden & Hunt Inc. 8. Agent's Phone: (956) 381-0981

9. Agent's Mailing Address: 115 West McIntyre Street

10. City: Edinburg State: Texas Zip: 78541

11. Agent's Email: mario@meldenandhunt.com / drobles@meldenandhunt.com

12. Address/Location being Rezoned: West side of Hoehn Road, approx 826 feet south of Cha

13. Legal Description of Property: 14. Property ID(s): 294 738
Being an 8.555 acre tract of land, out of Lot 9, Section 233, Texas Mexican Railway
Company Survey, according to the plat thereof recorded in Volume 1, Page 12,
Hidalgo County Map Records.

15. Zone Change: From: AO - Agriculture/Open Space

To: RP - Residential, Suburban Primary 1-26-23

16. Existing Land Use: vacant

17. Reason for Zone Change: To subdivide the property for residential use

Mario A. Reyna, P.E.

(Please Print Name)

Signature

Application Fee \$400

RECEIPT NUMBER: 201936683

REVIEWED BY: Adan Elizondo

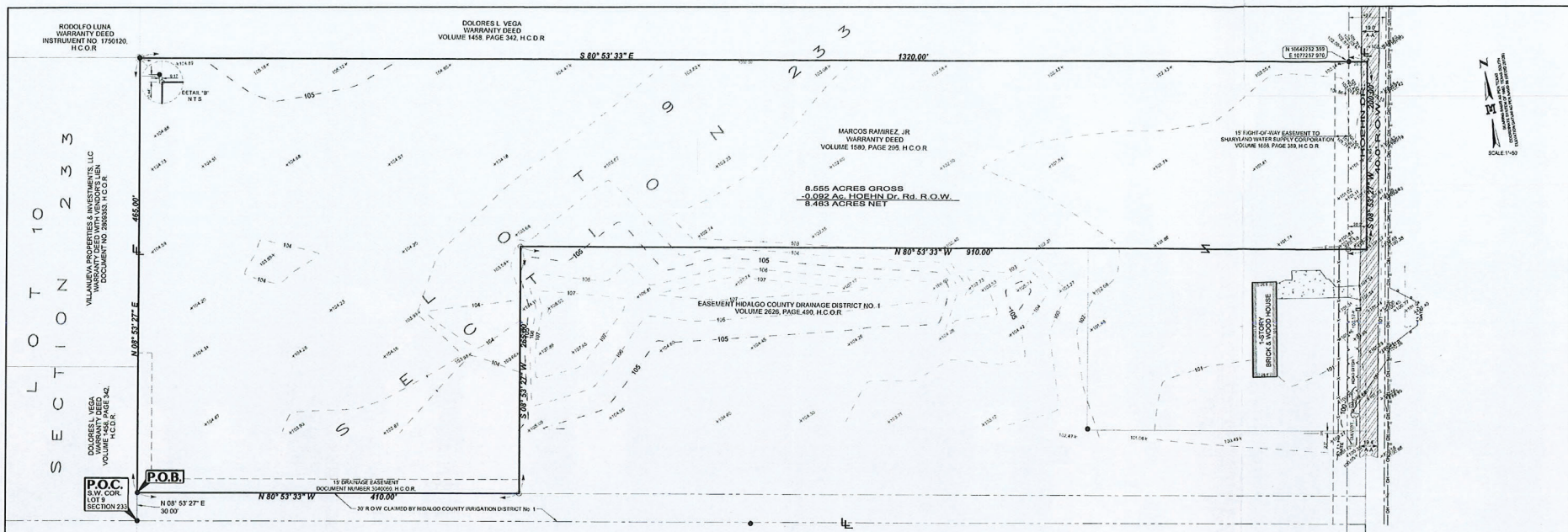
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM: Feb. 14, 2023

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: March 7, 2023

DEC 28 2022

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

Name: _____



PLAT SHOWING
BEING 8.555 ACRES OUT OF
LOT 9, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY,
VOLUME 1, PAGE 12, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

LEGEND

- TECHNOLOGICAL RECORD
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FLOOD ZONE
ZONE "A" (SHADED)
2005 FLOOD ZONE MAP, 1:50,000
CONDUCTED BY: 4/15/05
DATE: 4/15/05

RECEIVED

DEC 28 2022

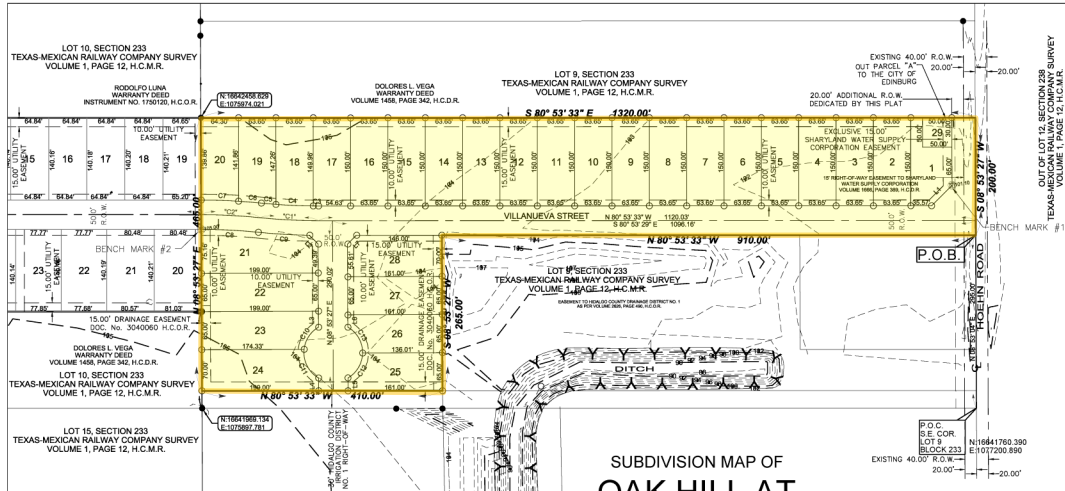
Name: _____

I, FRED L. KURTH, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 8/24/2020 UNDER MY DIRECTION
AND SUPERVISION.



JOB No. 20171.08		DATE BY	
DRAWING DATE: 10/25/2020		DATE BY	
DRAWN BY: C.J.J.V.		DATE BY	
FILE NAME: 20171.08		DATE BY	
T-1107, PG. 57		DATE BY	
PAGE 2 OF 2		DATE BY	
F. CURTH FOR FRED L. KURTH, INC.		DATE BY	
115 W. MONTGOMERY, EDINBURG, TX 78541		DATE BY	
PH: (956) 381-0981 • FAX: (956) 381-1839		DATE BY	
ESTABLISHED 1947 • www.fredlcurth.com		DATE BY	





SUBDIVISION MAP OF
OAK HILL AT
VILLANUEVA ESTATES PHASE 2
BEING 8.555 ACRES
OUT OF LOT 9, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.555 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 8.555-ACRE TRACT WAS CONVEYED TO MARCOS RAMIREZ, JR., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER VOLUME 1589, PAGE 356, HIDALGO COUNTY DEED RECORDS, SAID 8.555 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND IN 1984170.38, E 107200.80, AT THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID SECTION 233.

THENCE, N 0° 53' 27" E ALONG THE WEST LINE OF SAID LOT 9 AND THE EAST LINE OF SAID LOT 10, A DISTANCE OF 30.00 FEET TO NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, N 0° 53' 27" E ALONG THE WEST LINE OF SAID LOT 9 AND THE EAST LINE OF SAID LOT 10, A DISTANCE OF 465.00 FEET TO NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT.

2. THENCE, S 80° 53' 33" E AT A DISTANCE OF 1300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF HOEN ROAD, CONTINUING A TOTAL DISTANCE OF 1300.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT.

3. THENCE, S 0° 53' 27" W ALONG THE EAST LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF HOEN ROAD, A DISTANCE OF 260.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT.

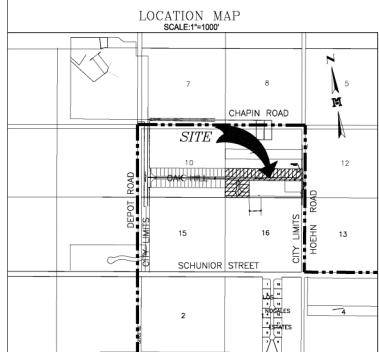
4. THENCE, N 80° 53' 33" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF HOEN ROAD, CONTINUING A TOTAL DISTANCE OF 910.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.

5. THENCE, S 0° 53' 27" W A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.

6. THENCE, N 80° 53' 33" W A DISTANCE OF 1300.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.555 ACRES OF LAND, OF WHICH 0.181 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF HOEN ROAD, LEAVING AN EXISTING NET OF 7.777 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- BUILDING SETBACKS:
A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL SIDES.
B. REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL SIDES.
C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL SIDES.
D. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL SIDES.
- FLOOD ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANS, COMMUNITY PANEL NUMBER 48038 0015 E MAP REVISED: JUNE 6, 2000, REVISION TO REFLECT LOAN MAY 14, 2001.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24 INCHES ABOVE THE TOP OF CURB.
- ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- BENCHMARK NOTES:
BM #1: MAIN DSK SET IN CONCRETE ON THE NORTHERNMOST SOUTHEAST CLIP OF LOT 1 OF THIS SUBDIVISION. N 168412.106, E 107220.080, ELEV. 105.00.
BM #2: MAIN DSK SET IN CONCRETE ON THE NORTHEAST CLIP OF LOT 21 OF THIS SUBDIVISION. N 1684270.676, E 107948.676, ELEV. 101.15.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF 96.20 C.F. (3.97 AC. FT.) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS. THIS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT DETENTION FOR OAK HILL AT VILLANUEVA ESTATES PHASE 2 DETENTION AREA.
- 5 FOOT SIDEWALK WITH ADA RAMPS ALONG THE WEST SIDE OF HOEN ROAD BY DEVELOPER DURING CONSTRUCTION. DEVELOPER SHALL INSTALL SIDEWALK ALONG SOUTH SIDE OF VILLANUEVA STREET FROM HOEN ROAD TO THE EAST LINE OF LOT 28 DURING THE SUBDIVISION CONSTRUCTION.
- DEVELOPER SHALL INSTALL ADA RAMPS AT STREET INTERSECTION DURING SUBDIVISION CONSTRUCTION.
- A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING FRONT STAGE.
- LOTS 1 SHALL HAVE NO ACCESS FROM HOEN ROAD.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPLICABLE CODES.
- LOT 28 SHALL BE DEDICATED TO THE CITY OF EDINBURG.



MELDEN & HUNT, INC.
TEXAS REGISTERED LAND SURVEYORS
M
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTYRE - EDINBURG, TX 78541
PH: (850) 381-0981 • FAX: (850) 381-1639
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: QBD DATE: 11/16/2021
SURVEYED, CHECKED: DATE:

SHARPLAND CONDITIONAL APPROVAL BLOCK FOR PRELIMINARY PLAT:

I, SHIRLEY DALBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE OAK HILL AT VILLANUEVA ESTATES PHASE 2, LOCATED AT EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE APPLICABLE RULES AND REGULATIONS OF SHARPLAND WATER SUPPLY CORPORATION AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHIRLEY DALBERG
GENERAL MANAGER
SHARPLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §48.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RACE, E. SEN, P.E., C.F.M.
GENERAL MANAGER

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAY'S AND/OR EASEMENT.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOEN RIGHT-OF-WAY'S OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDM.

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OAK HILL AT VILLANUEVA ESTATES PHASE 2, SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

MARTIN VILLANUEVA CONSTRUCTION, LLC
GENERAL MANAGER
MARTIN VILLANUEVA
3028 BUDDY OWENS AVENUE
MALLIN, TX 78048

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN VILLANUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 20____

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117398
STATE OF TEXAS
DATE PREPARED: 8/10/20
ENGINEERING JOB # 20171.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 20____

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR NO. 4750
STATE OF TEXAS
DATE SURVEYED: 06/24/2020
11:07 PM '21
SURVEY JOB # 20171.08



I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OAK HILL AT VILLANUEVA ESTATES PHASE 2 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED.

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

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

MAYOR CITY OF EDINBURG _____ DATE _____
ATTEST: SECRETARY OF THE CITY OF EDINBURG _____ DATE _____

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

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

Rezoning Request Site Photos

VILLANUEVA PROPERTIES & INVESTMENTS, LLC

1201 North Hoehn Road





City of Edinburg
PLANNING & ZONING COMMISSION
February 14, 2023

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, being 10.00 acres out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey Subdivision, proposed Oak Hill at Villanueva Estates Phase 1 Subdivision, located at 1200 North Depot Road, as requested Melden & Hunt, Inc. on behalf of Villanueva Properties & Investments, LLC

DESCRIPTION / SCOPE:

The property is located on the east side of North Depot Road, approximately 820 ft. south of West Chapin Street. The property has 329.70 ft. of frontage on North Depot Road and a depth of 1,320.01 ft. of depth for a total lot area of 10.00 acres. Site preparation for development (utilities, paving, etc) is currently being conducted at this location. The requested zoning designation is the primary single-family residential district, intended to create residential neighborhoods. The applicant is proposing a single family residential development at this location.

The property is currently zoned Residential, Suburban (RS) District. Adjacent zoning is Agriculture and Open Space (AO) District to the north, south, and east. Lands to the west of the subject property are outside the City Limits. The future land use designation is for Suburban Uses at this location.

The property was rezoned from Agriculture (AG) District to Suburban Residential (S) District on July 2, 2019. At that time, the subdivision proposed at this location was designed with half-acre lots. During the subdivision process, the plat was redesigned with all lots less than half the size of its original plan. These lots now do not meet the standards for Suburban Residential zoning. This subdivision received final approval at the Planning & Zoning Commission meeting of January 10, 2023; however, rezoning is required for development as approved.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District based on adjacent land uses and nearby developments.

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

JUSTIFICATION:

Land uses in this area consist of low-density residential, agriculture, and vacant land. The proposed

single-family subdivision should not present a conflict with these uses and is similar to existing subdivisions south of this location.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo, MPA

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 2/14/2023
CITY COUNCIL –3/07/2023
DATE PREPARED – 2/06/2023

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District

APPLICANT: Villanueva Properties & Investments, LLC

AGENT: Melden & Hunt, Inc.

LEGAL: 10.00 acres out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 1200 North Depot Road

LOT/TRACT SIZE: 10.00 acres

CURRENT USE: Vacant

PROPOSED USE: Single-family Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – ETJ

LAND USE PLAN: Suburban

PUBLIC SERVICES: Sharyland Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

REZONING REQUEST
VILLANUEVA PROPERTIES & INVESTMENTS, LLC

EVALUATION

The following is staff's evaluation of the request.

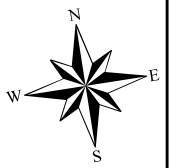
1. The land use pattern for this area of the community consists of low-density residential, agriculture, and vacant land.
2. Redesign of the subdivision resulted in a proposed development that no longer meets current zoning restrictions.
3. The proposed single-family use is generally compatible with the adjacent uses.
4. Similar single-family developments exist approximately .25 miles south of the project location.
5. Increased housing supply is needed in the community.
6. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District based on adjacent land uses. The proposed use should not present a conflict with existing and expected future uses.

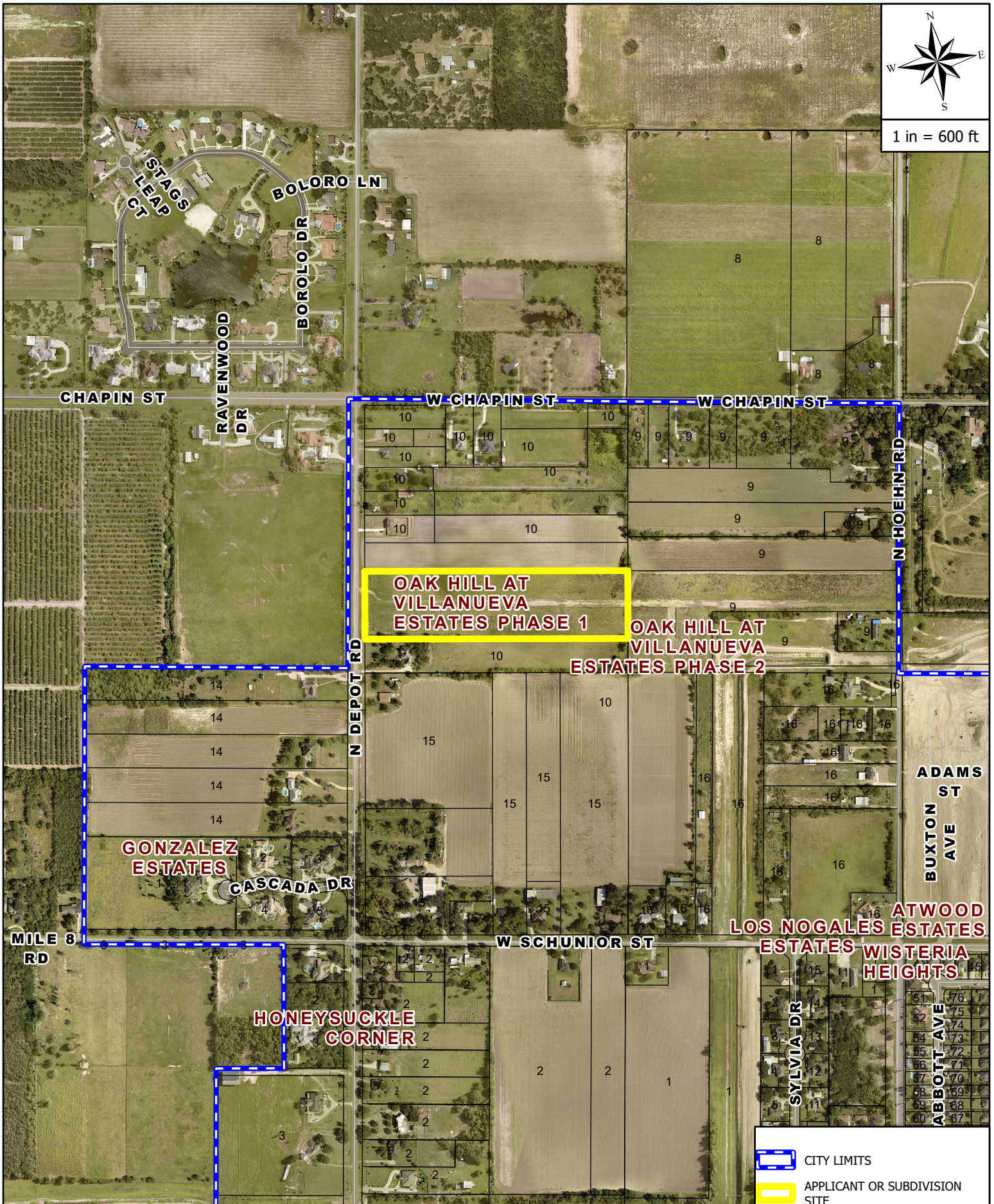
If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, February 3, 2023, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 15, 2023.

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



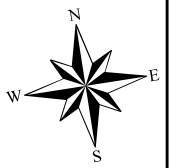
1 in = 600 ft



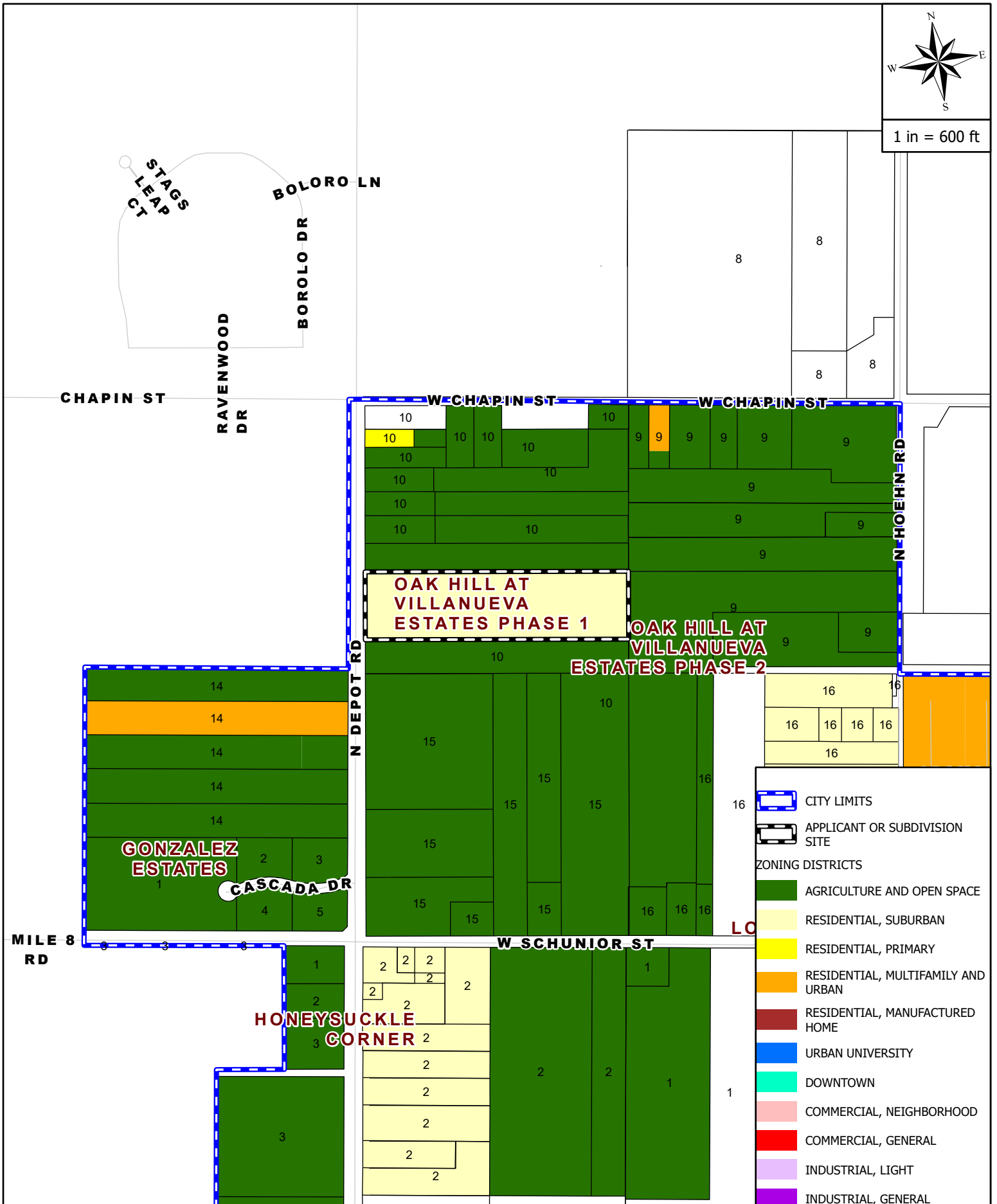
AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES & INVESTMENTS, LLC



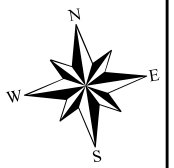
1 in = 600 ft



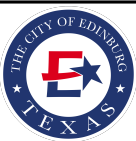
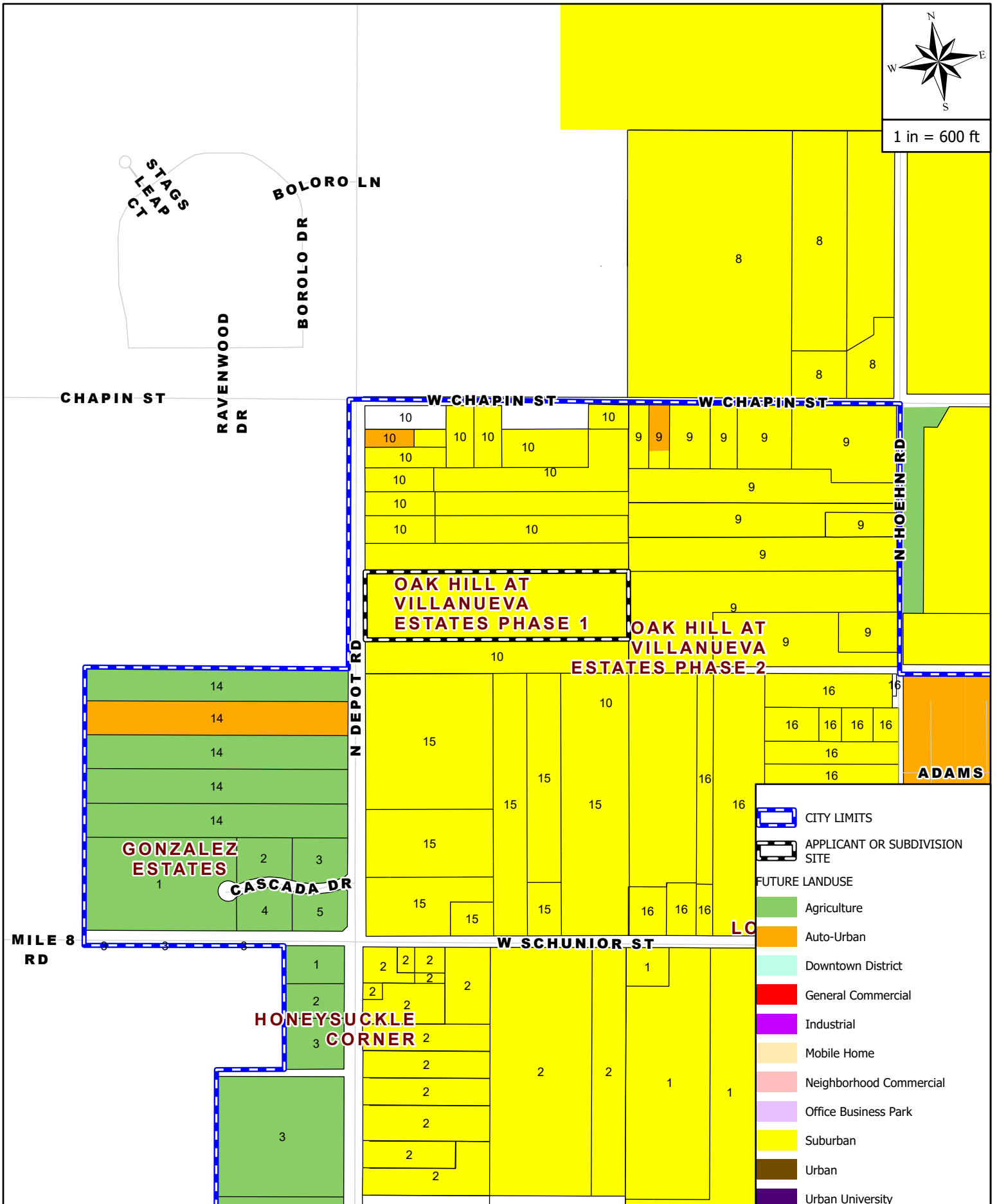
ZONING MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES & INVESTMENTS, LLC



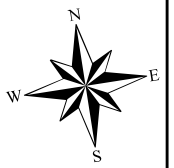
1 in = 600 ft



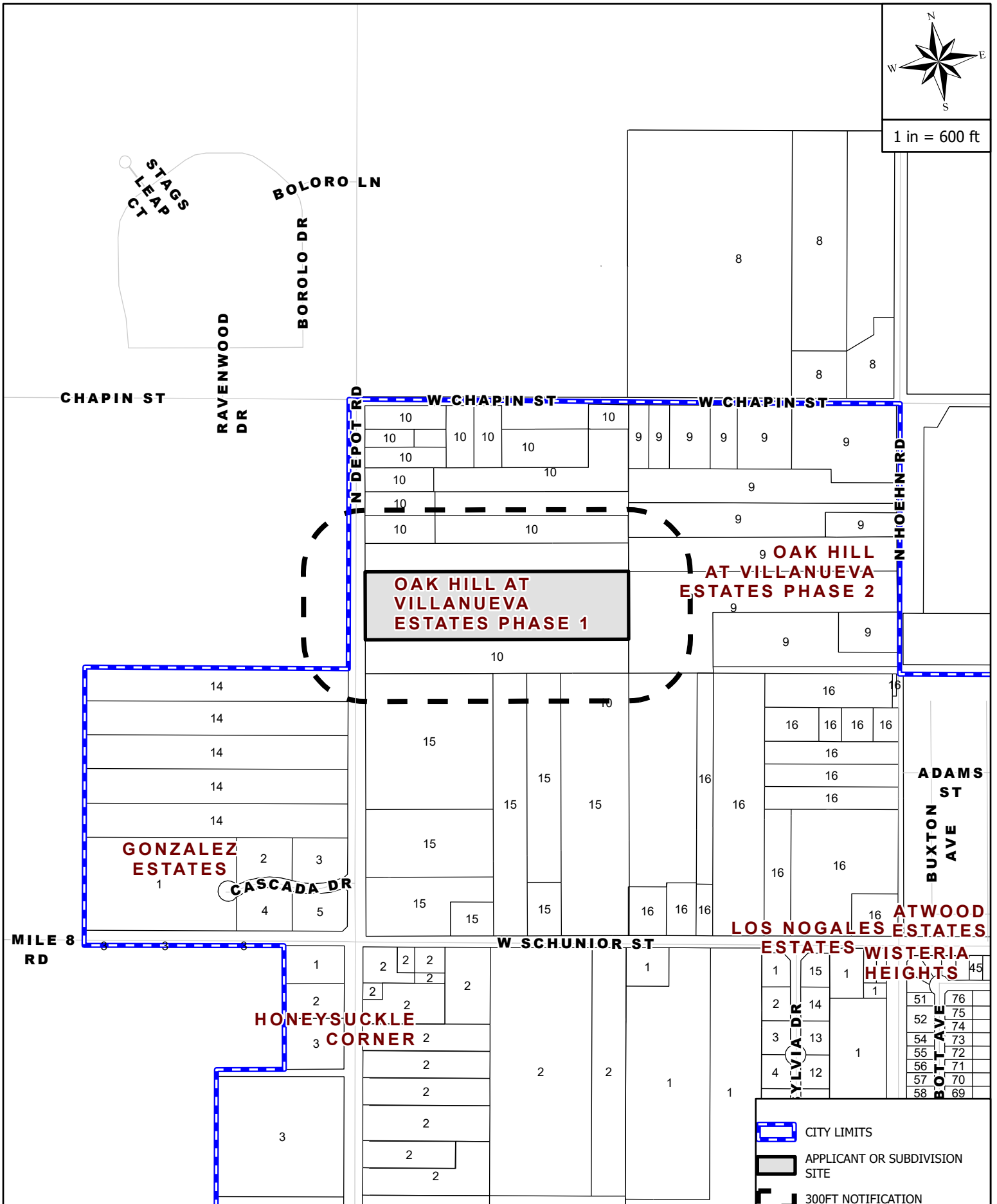
FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES & INVESTMENTS, LLC



1 in = 600 ft



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VILLANUEVA PROPERTIES & INVESTMENTS, LLC

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE #

R2NE-2023-0109

Date: February 3, 2023

1. Property Owner (required): VILLANUEVA PROPERTIES 2. Phone: (956) 287-4584

3. Mailing Address: 3528 BUDDY OWENS BLVD

4. City: MCALLEN State: TX Zip: 78504

5. Owner's Email: c/o mario@meldenandhunt.com 6. Cell No. (956) 500-2734

7. Agent (not owner): MELDEN & HUNT, INC. 8. Agent's Phone: (956) 381-0981

9. Agent's Mailing Address: 115 W MCINTYRE ST

10. City: EDINBURG State: TX Zip: 78541

11. Agent's Email: mario@meldenandhunt.com

12. Address/Location being Rezoned: 1200 N DEPOT RD

13. Legal Description of Property: 14. Property ID(s): 294746

TEX-MEX SURVEY N330'-S495'- LOT 10 SEC 233 10.0AC GR 9.77AC NET

15. Zone Change: From: RS - Residential, Suburban To: RP - Residential, Primary

16. Existing Land Use: VACANT

17. Reason for Zone Change: TO ACCOMMODATE PROPOSED OAK HILL AT VILLANUEVA

ESTATES PH 1 SUBDIVISION

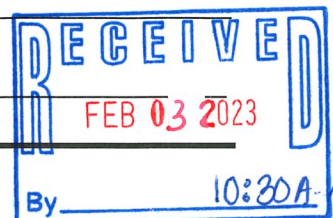
JAIME ACEVEDO, DIRECTOR

(Please Print Name)

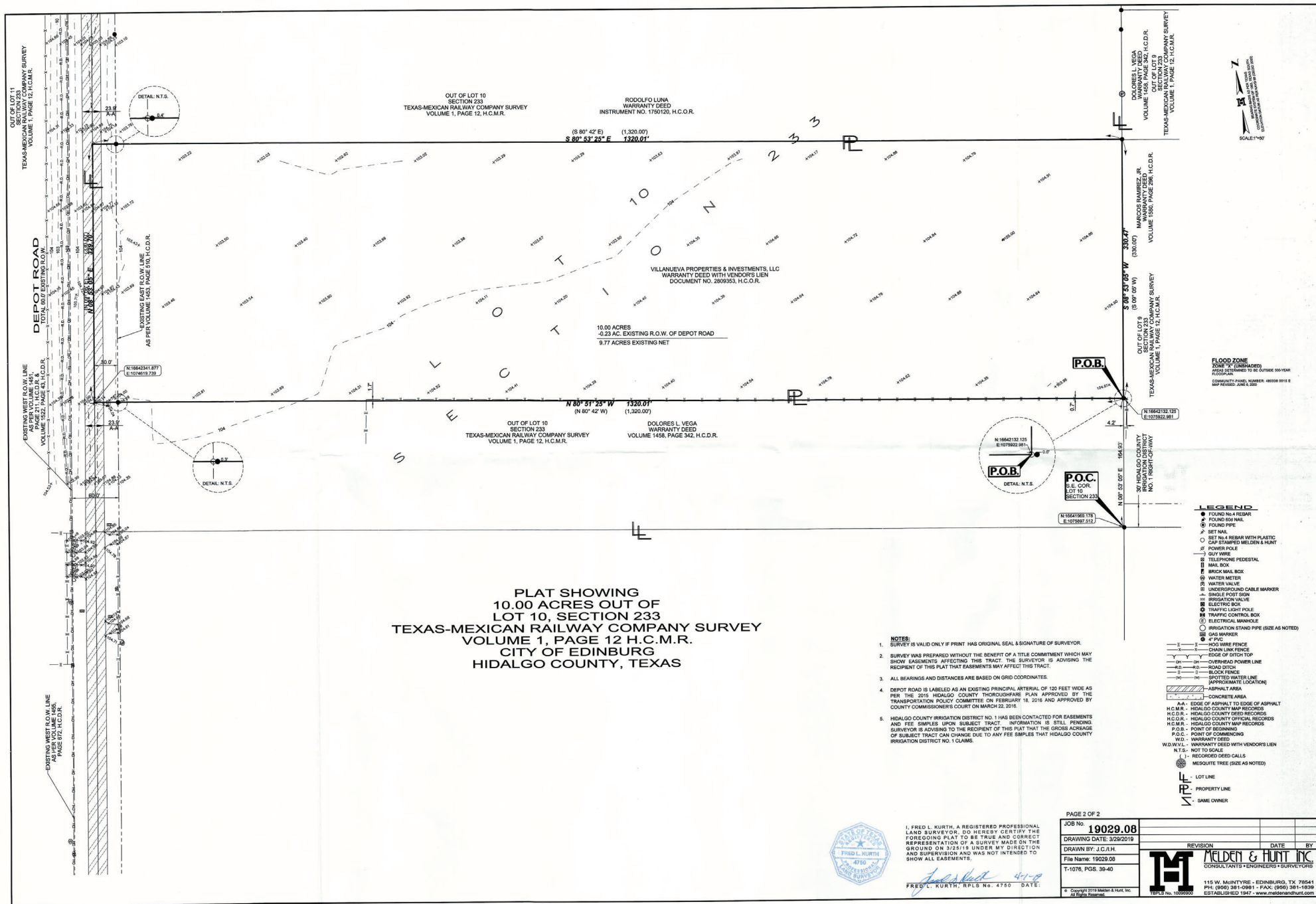
Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED _____



***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**



I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 3/25/19 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL EASEMENTS.

FRED L. KURTH, RPLS No. 4750 DATE:

PAGE 2 OF 2

JOB No. 19029.08

DRAWING DATE: 3/29/2019

DRAWN BY: J.C./I.H.

File Name: 19029.08

T-1076, PGS. 39-40

[illegible]

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All Rights Reserved.

[illegible]

Rezoning Request Site Photos

VILLANUEVA PROPERTIES & INVESTMENTS, LLC

1200 North Depot Road



City of Edinburg
PLANNING & ZONING COMMISSION
Regular Meeting: 2/14/2022

— SUBDIVISION VARIANCE —
RICDEZ SETATES SUBDIVISION

Agenda Item: Consider Variance Request to the City's Unified Development Code Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way width for Ricdez Subdivision, being a 5.0 acre tract out of land out of Lot 8, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 5201 East Mile 17 North (Chapin St), as requested by SAMES Engineering, on behalf of Ricardo Resendez.

Note: This item was seen and denied at the January 9, 2023 Planning and Zoning Commission meeting. However, there was a change to the dollar amount of the request. As a courtesy, we have decided to bring this item back for reconsideration.

Description/Scope: The property is located at the northwest corner of East Mile 17 North (Chapin St) and N. Alamo Road, and is within the City of Edinburg ETJ. The 5.0 acre tract of and is currently vacant. The Preliminary Plat proposes a single-family residential development with a total of five (5) lots averaging approximately 21,100.00 sq. ft. per lot. SAMES Engineering, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: 5.301, Dedication of Improvements, Streets and Rights-of-Way

This Variance Request is to forego required paving improvements or escrowing the fees in lieu for said improvements along the north portion of the subdivision, a proposed widening of East Mile 17 North Road UDC Section 5.301A requires dedication of right of way based on the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard that classifies East Mile 17 North Road as a minor Arterial Road. UDC Section 5.203-1 shows Minor Arterial streets as 100 ft. right of way with a 64 ft. paving width. UDC Section 5.301A requires pavement or fee in lieu of the required ROW improvement. The developer is proposing to dedicate the additional 30 ft. required by the UDC, but not to pave East Mile 17 North Road along the southern portion of the property. This request addresses the sidewalks to be installed at the time building permit. Estimated cost of street construction is \$45,043.63

Staff's Recommendation: Staff recommends denial of the variance. The proposed subdivision is within the city's ETJ but it is across the street from several neighborhoods and J. Economedes High School. The paving is may not be necessary at this time; however enforcing the escrow fee in lieu of improvements as required by UDC Section 5.301A will be conducive for when the improvements begin.

Prepared By:
Adan A. Elizondo, MPA
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

Unified Development Code

Aerial Photo

Site Map

Subdivision Plat & Reduced
Application

Cost Estimate

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

1. *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.
2. *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 Division 5.200, *Subdivision Design Standards*, 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.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
 - a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, 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.
 - b. 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 3.a. 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 5.211, *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.

Division 5.200, Subdivision Design Standards

Sec. 5.203, Streets Cross Sections

- A. **Right-of-Way and Pavement Widths.** Rights-of-way shall conform to those set out in Table 5.203-1, *Right-of-Way Widths*, and as generally depicted in Figure 5.203-1, *Sample Right-of-Way Cross-Section*.
- 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.

Table 5.203-1
Right-of-Way Widths¹

Road Classification	Minimum Right-of-Way Width Required (A)	Minimum Pavement Width Required ² (B)	Lanes (C)	Sidewalks (width and sides of street) (D)
Principal Arterial	120 feet	81 feet	5 including center	5 feet / Both
Minor Arterial	100 feet	64 feet	5 including center	5 feet / Both
Collector	80 feet	57 feet	3 including center	5 feet / Both
Residential Collector ³	60 feet	43 feet	2	5 feet / Both
Minor Street	50 feet / 60 feet	32 feet / 36 feet	2	5 feet / Both
Alleys	20 feet	18 feet	--	--

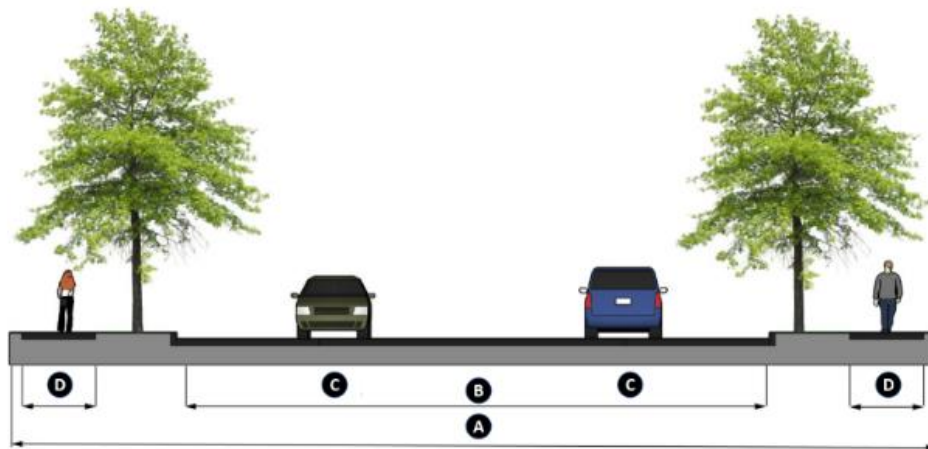
TABLE NOTES:

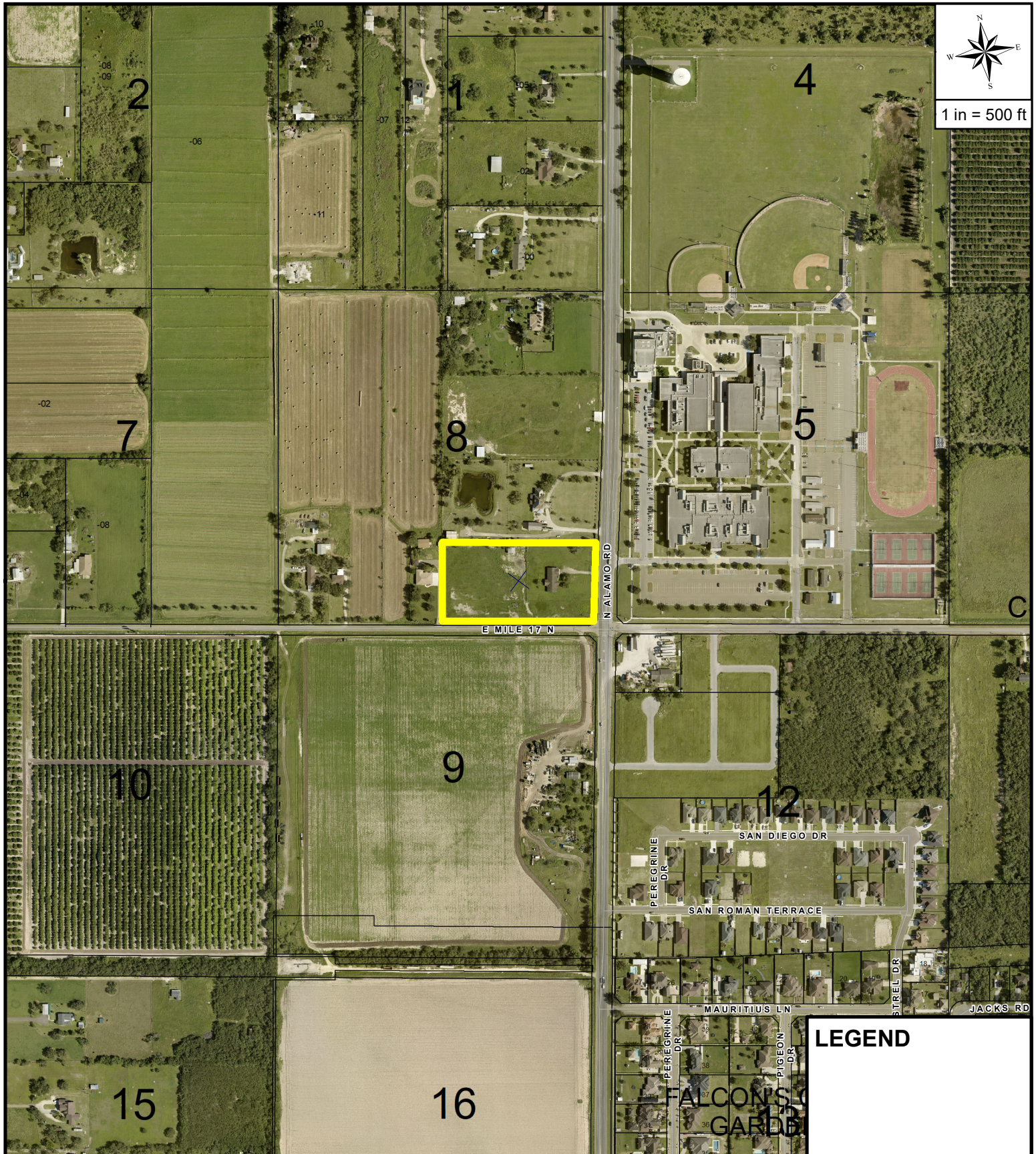
¹Refer to the City Standards Manual [Street Details](#) for more information.

²From back-of-curb to back-of-curb.

³Multi-family subdivisions shall be required to comply with residential collector street standards except that internal streets may have a minimum right-of-way width of 50 feet, a minimum pavement width of 40 feet, and shall require easements that are 10 feet in width on both sides of the street for utilities and sidewalks. Streets on the perimeter of the development are not eligible for this reduction.

Figure 5.203-1
Sample Right-of-Way Cross-Section





AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

SAMES INC
RICDEZ ESTATES

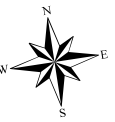
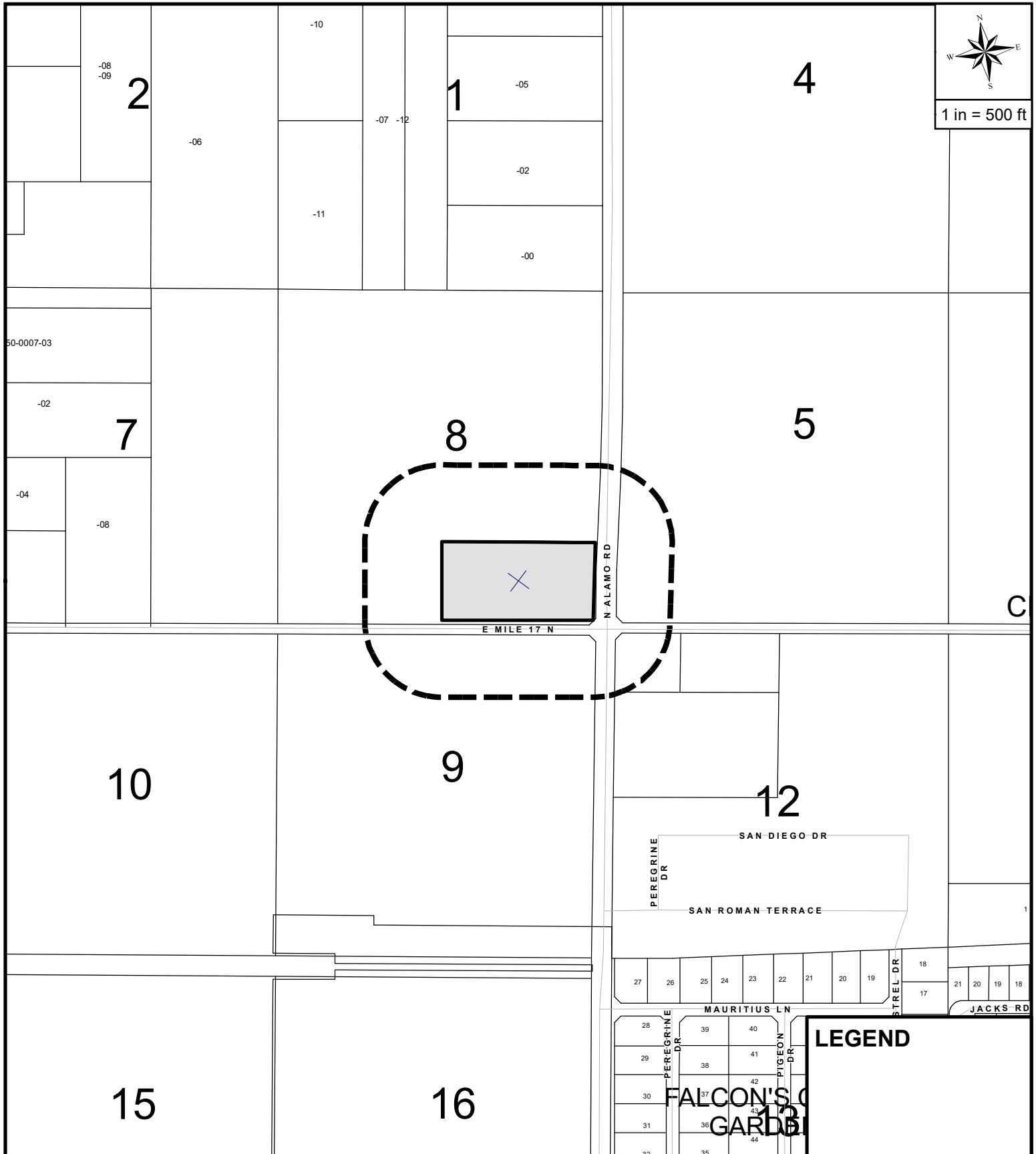
LEGEND



SUBDIVISION SITE






CITY LIMITS



1 in = 500 ft

LEGEND

-  SUBDIVISION SITE
-  300FT NOTIFICATION
-  CITY LIMITS



SITE MAP

APPLICANT AND/OR SUBDIVISION:

SAMES INC

RICDEZ ESTATES

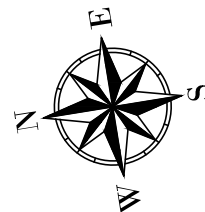
BM.

OWNER: EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
DOCUMENT NUMBER 1919415, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS

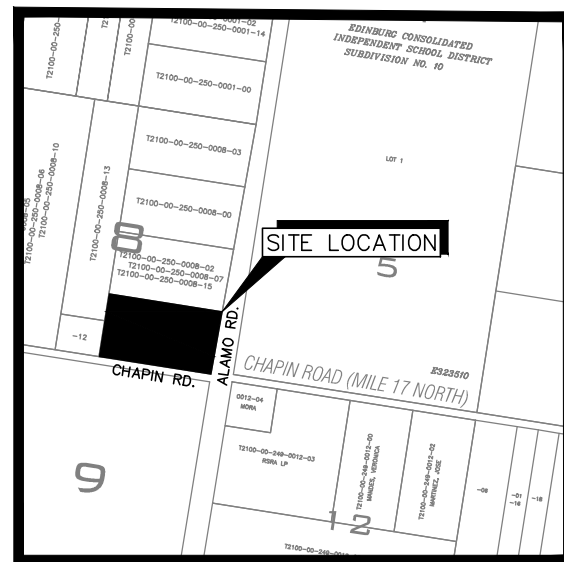
EDINBURG CONSOLIDATED IND SCHOOL DIST NO 10
VOLUME 50, PAGE 161, H.C.M.R., TEXAS.

P.O.B.

NORTHEAST CORNER,
N: 16637344.1356
E: 1113923.2882
SOUTHEAST CORNER OF LOT 8,
BLOCK 250, TEXAS MEXICAN
RAILWAY COMPANY'S SURVEY



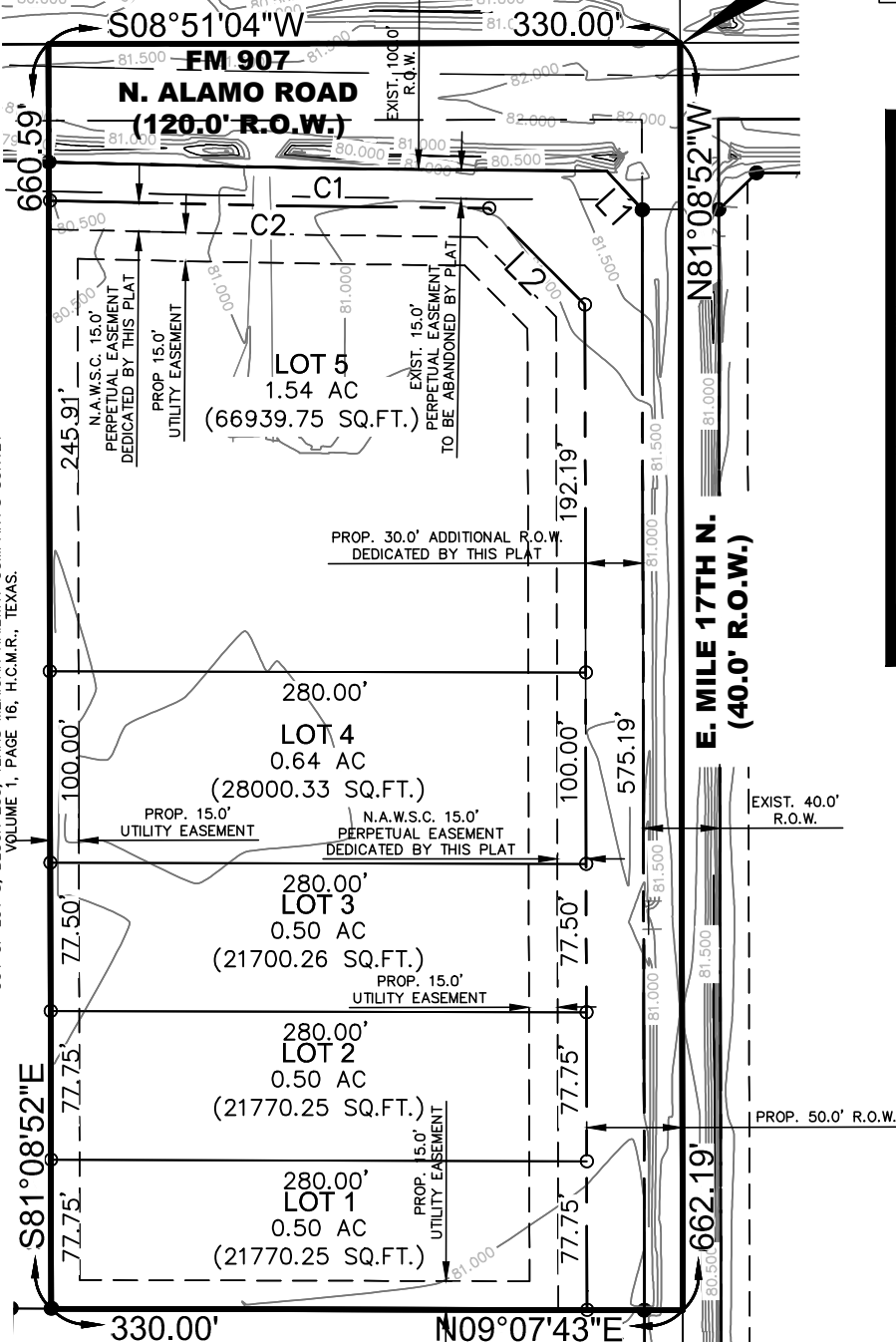
SCALE 1" = 100'



LOCATION MAP SCALE: 1" = 1000'

OWNER: JOSE ROBERTO PULIDO JR.
DOCUMENT NUMBER 1370889, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS

THE NORTH 5.0 ACRES OF THE SOUTH 10 ACRES, OF THE EAST 20 ACRES,
OUT OF LOT 8, BLOCK 250, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 1, PAGE 16, H.C.M.R., TEXAS.



OWNER: JOSE L. GARCIA AND ROSENDA GARCIA,
DOCUMENT NUMBER 3179765, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS

0.98 OF AN ACRE TRACT OUT OF LOT 8, BLOCK 250,
TEXAS MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	291.73'	11,499.18'	1°27'10"	N09°51'40"E	291.73'
C2	230.05'	11,573.02'	1°08'20"	N09°59'18"E	230.05'

PARCEL LINE TABLE

Line #	Length	Direction
L1	27.18'	N56°28'39"E
L2	71.06'	N54°08'35"E

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP
STAMPED "SAMES"
- ⊙ - FND. 5/8" IRON ROD
- ⦿ - FND. 1" IRON PIPE
- ⚓ - FND. PK. NAIL.
- ON-SITE BENCHMARK
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.B. - POINT OF BEGINNING
- V.N.A.E. - VEHICULAR NON-ACCESS EASEMENT

(EXHIBIT LAYOUT)

RICDEZ ESTATES SUBDIVISION

BEING 5.0 ACRES (217,800 SQUARE FEET) OF LAND COMPRISED OF THE FOLLOWING:
TRACT 1: 0.98 OF AN ACRE (42,900 SQUARE FEET) OF LAND DESCRIBED AS THE
WEST 130 FEET OF THE EAST 427 FEET OF THE SOUTH FIVE (5) ACRES OF THE
EAST TWENTY (20) ACRES CONVEYED TO RICDEZ PROPERTIES, LLC, RECORDED IN
DOCUMENT NUMBER 3199792, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

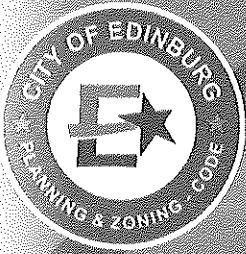
TRACT 2: 4.02 ACRES (175,111.20 SQUARE FEET) OF LAND OUT OF THE SOUTH
FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO
RESENDEZ, RECORDED IN DOCUMENT NUMBER 3133445, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS.

SAMES

SAM Engineering & Surveying

200 S. 10TH ST. SUITE 1500.
McALLEN, TEXAS 78501

TEL. (956) 702-8880
FAX: (956) 702-8883



Case #

Edinburg THE CITY OF

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

Subdivision Appeals / Variance Application

Submittal Date: December 8, 2022

Legal Description:

TEX-MEX SURVEY E660'-S330' LOT 8 SEC 250 5.0AC GR 4.68AC NE

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

Sec. 5.301, Dedication of Improvements, the construction of street widening along Chapin Rd. Mile 17.

Reason for Request:

Being a small +/- 3.0 acre tract development and subdivided into 5 lots with a minimum size of 0.5 acre lots, the total construction budget of the project has been exceeded by the public improvements required for this subdivision, the anticipated opinion of probable construction cost does not seem applicable for the size and intend of this development, all other requirements have already been met and completed along with all required entities approvals.

Ricardo Resendez

Property Owner (Print legibly or type)

501 Wolano St.

Address

Edinburg, Tx. 78539

City, State, Zip

956 735 6624

Telephone

riedez305@gmail.com

Email address

Ricardo Resendez

Signature

Applicant / Agent (Print legibly or type)

Address

City, State, Zip

Telephone

Email address

Signature

\$450 Application Fee: _____

Received By: [Signature]



Date: January 13, 2023
Location: 515 N TOWER RD.
EDINBURG, TX

RICDEZ ESTATES SUBDIVISION
FINAL COST ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
	615'X22' STREET WIDENING IMPROVEMENTS (ASPHALT)				
1	LIME TREATED SUBGRADE (4%)	16.9	TONS	\$ 210.00	\$ 3,551.63
2	6" ROAD GRADER WORK (SUBGRADE)	1,503	SY	\$ 4.00	\$ 6,013.33
3	8" CALICHE BASE (DC) (TY E GR 4)	1,503	SY	\$ 10.00	\$ 15,033.33
4	PRIME COAT MC-30 (0.2 GAL/SY)	301	GAL	\$ 8.00	\$ 2,405.33
5	2" HMAC TY-D	1,503	SY	\$ 12.00	\$ 18,040.00
					\$ -
					\$ 45,043.63
CIVIL CONSTRUCTION TOTAL				\$	45,043.63

Total Estimated Construction Cost:
Construction \$ 45,043.63





STAFF REPORT: GEMS ESTATES SUBDIVISION

Date Prepared: February 6, 2023
Planning and Zoning Meeting: February 14, 2023

PRELIMINARY PLAT

Subject: Consider the Preliminary Plat of **GEM ESTATES SUBDIVISION**, being 26.356 Acres situated in the City of Edinburg, County of Hidalgo, Texas, Being part or portion out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, Located at 3100 West Schunior Road, As Requested By Melden & Hunt

Location: The property is located on the South side of West Schunior Street approximately 800 feet West of North McColl Road. This property is located inside the City Limits of Edinburg.

Setbacks: Setbacks will be determined by the Zoning as stated in Article 2, Zoning Districts and Land Use in the City of Edinburg Unified Development Code.

Zoning: Property is currently Zoned Residential, Multi-Family and Urban

Analysis: The Preliminary Plat proposes a Multi Family residential development with 69 lots ranging about ¼ of an acre.

Utilities: Water Distribution System is within the Sharyland Water Supply Corporation - CCN and City of Edinburg Sanitary Sewer. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, 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.

City of Edinburg Engineering / Utilities Department:

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



City of Edinburg Fire Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet.

City of Edinburg Storm Water:

Preliminary Phase Submittal comments for this subdivision are included in the packet.

City of Edinburg Solid Waste:

This property is located outside the City Limits of Edinburg and will be serviced by an outside agency.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 18, 2023

Mario A. Reyna, P.E.

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

RE: GEM ESTATES SUBDIVISION – PRELIMINARY REVIEW

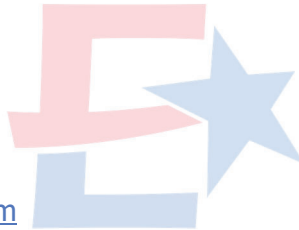
Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Gem Estates 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: 2023.01.20
18:11:52 -06'00'



Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, 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 – 2021 Standard Manual – Construction and Development Requirements;
Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

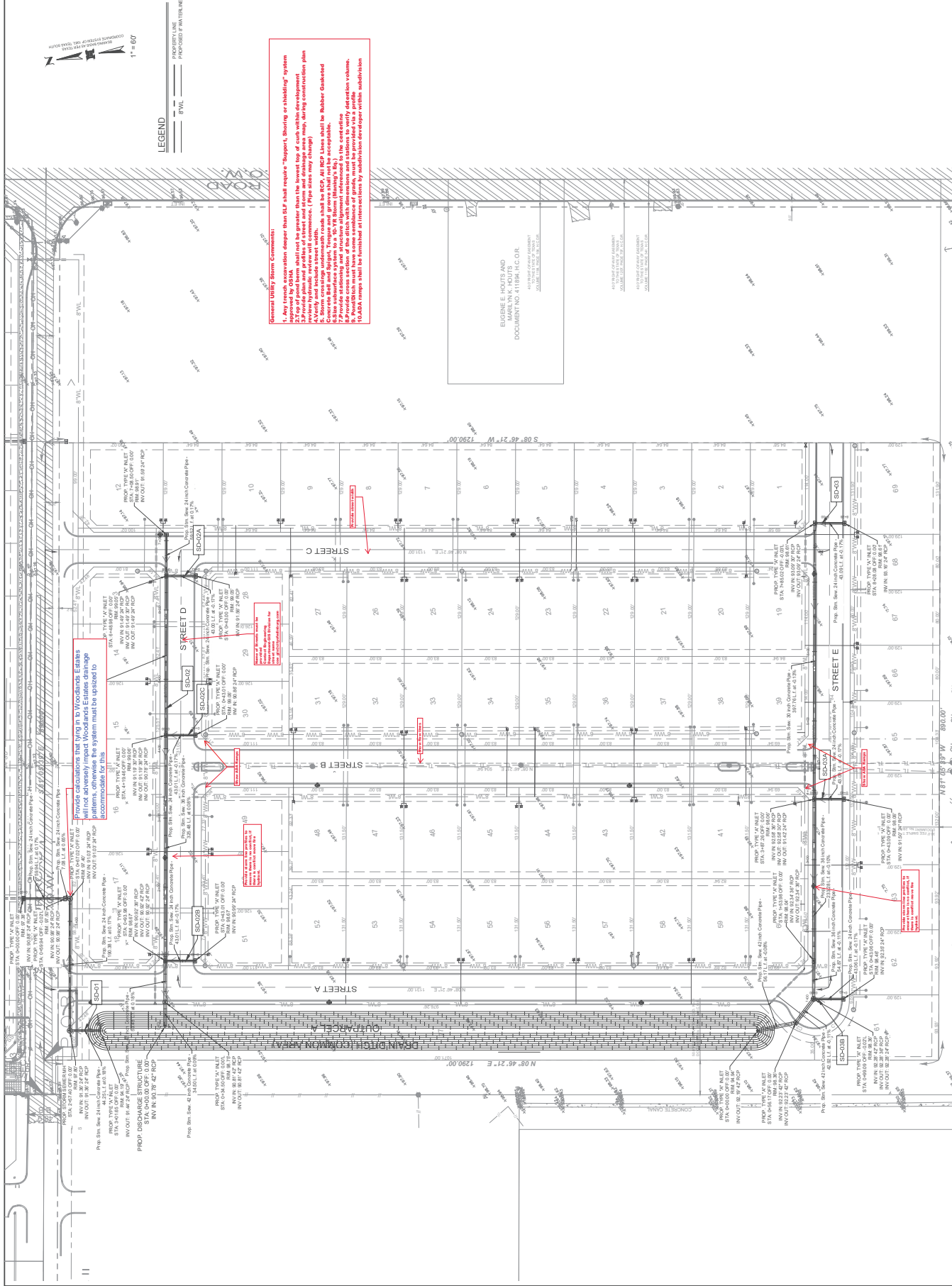
OVERALL STORM DRAIN PLAN

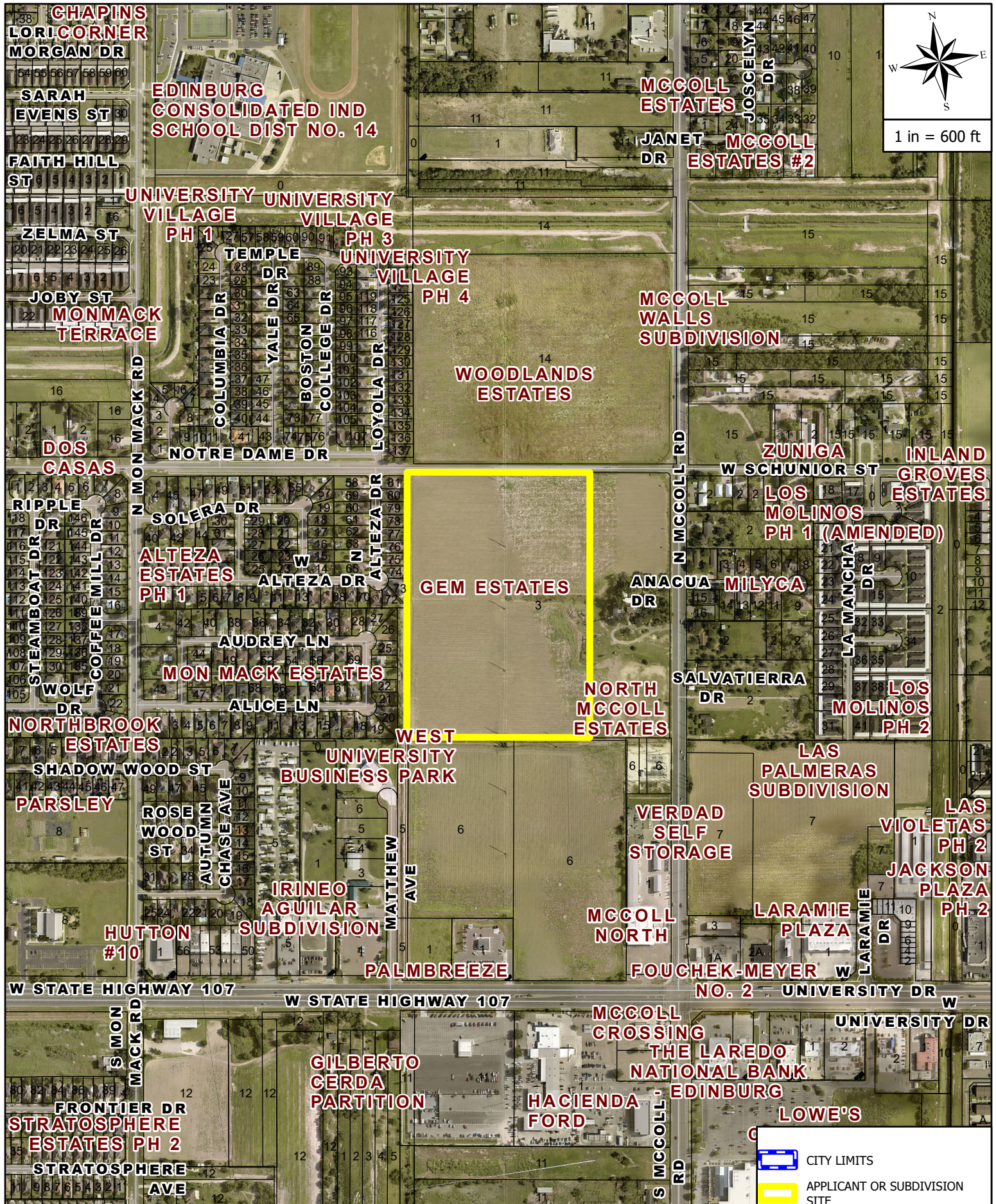
GEM ESTATES
SUBDIVISION
EDINBURG, TEXAS



THE SEAL APPEARING ON
THIS DOCUMENT WAS
AUTHORIZED BY
JENNIFER A. REYNOLDS, P.E. 117300
01/26/2011
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
IS THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE

ENG. TECH. R.D.J. & OG	PROJECT ENG. M.A.R.	T-BOOK ----, PG. --	1. RELEASE DATE:	2. RELEASE DATE:	3. RELEASE DATE:	SCALE:
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AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

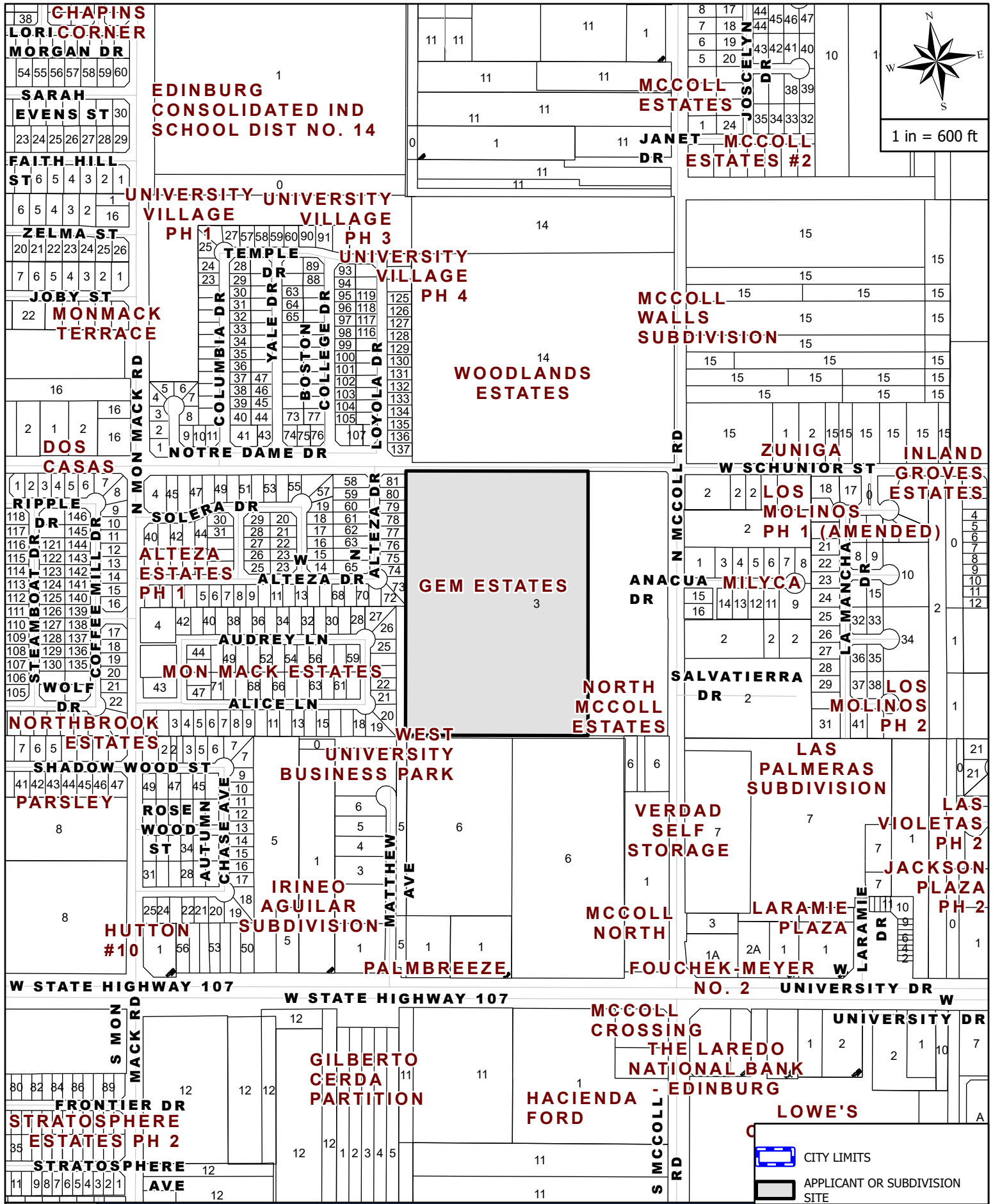
GEM ESTATES / ELITE DEVELOPEMENT 786, LLC



CITY LIMITS



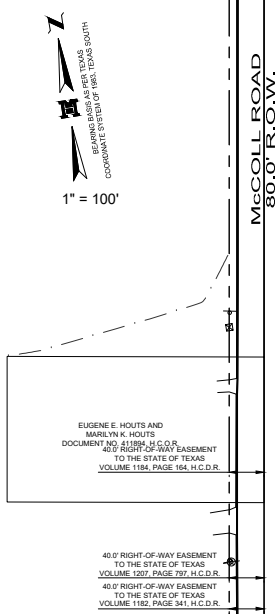
APPLICANT OR SUBDIVISION
SITE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

GEM ESTATES / ELITE DEVELOPEMENT 786, LLC



BEING 26.356 ACRES SITUATED IN THE CITY OF EDINBURG,
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT
OF LOT 3, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Subdivision Application

ENERGOV CASE #

Date: January 3, 2022 Request Type: Preliminary Plat Final Plat

1. Exact Name of Subdivision: Gem Estates

2. Property Owner: Elite Development 786, LLC 3. Developer: Elite Development 786, LLC

4. Owner Phone: (956) 381-0981 5. Owner Email: brownsvillepharmacy@gmail.com

6. Owner Address: 3535 Oviedo St.

7. Current Zoning: RM - Residential, Multifamily & Urban 8. Required Zoning RM - Residential, Multifamily & Urban

9. Legal Description: 26.356 Acres being out of Lot 3, Block 276 Texas-Mexican Railway Company's Survey Volume 24, Pages 168-171 H.C.D.R

10. Property ID: 297334

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: Melden & Hunt Inc. 13. Phone: _____

14. Consulting Firm Address: 115 W. McIntyre Street Edinburg , TX 78541

15. Consulting Firm Email(s): Mario@meldenandhunt.com

16. Desired Land Use Option: Multifamily

17. Number of Lots: Single Family _____ Multi-Family 69 Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: _____ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: AEP (Central Power & Light)

20. Irrigation District: Hidalgo County No. 1 Potable-water Retailer: Sharyland Water Supply Corp.

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type) Elite Development 786, LLC	Mailing Address & Zip Code 3535 Oviedo Street , Brownsville Tx
Phone Number (956) 381-0981	Email mario@meldenandhunt.com

Have any of said owners designated agents to submit and revise this plat application on their behalf?

☒ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature

Date

1-6-22

Subdivision Application



ACKNOWLEDGEMENTS

Case # _____

OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

Owner/Agent _____

ENGINEER

I have read the information contained on the following Subdivision Plat Fees and Submission Requirements forms and hereby agree to comply with requirements noted herein.

Project Engineer _____

Subdivision Plat Fees

SUBDIVISION NAME: Gem Estates

Administrative Fees (select all that apply)

Office Use Only

<input checked="" type="checkbox"/> 1. Preliminary Plat, \$ 250	\$ 250.00	_____
<input checked="" type="checkbox"/> 2. Final Plat, \$ 200	\$ 200.00	_____
<input type="checkbox"/> 3. Minor Plat, \$ 250	_____	_____
<input type="checkbox"/> 4. Amended Plat, \$ 250	_____	_____
<input type="checkbox"/> 5. Re-Plat, \$ 250	_____	_____
<input type="checkbox"/> 6. Vacating Plat, \$ 250	_____	_____
<input type="checkbox"/> 7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250	_____	_____
<input type="checkbox"/> 8. Site Plan Review, \$ 250	_____	_____
<input type="checkbox"/> 9. Appeals or Variances, \$ 450	_____	_____
<input type="checkbox"/> 10. Voluntary Annexation, \$ 100 Plus Publication Cost: _____	_____	_____
<input type="checkbox"/> 11. Land-Clearing Permit, \$ 150	_____	_____
<input type="checkbox"/> 12. Street Sign Installation, \$ 200	_____	_____
13. Park Land Fees (Per Unit)		
<input type="checkbox"/> Developer, \$ 300 # of Units: <input type="text"/>	_____	_____
<input type="checkbox"/> Builder, \$ 300 # of Units: <input type="text"/>	_____	_____
<input type="checkbox"/> E.T.J. Single Family, \$ 300 <input type="text"/>	_____	_____
<input type="checkbox"/> E.T.J. Multifamily, \$ 300 <input type="text"/>	_____	_____

Variable (fill as appropriate)

<input type="checkbox"/> 14. Administration and Inspection Fee, 2.0%	_____	_____
<input type="checkbox"/> 15. Construction Materials Testing Fee, 3.0%	_____	_____
<input type="checkbox"/> 16. Water Right Fees Per Acre, TBD	_____	_____

TOTAL \$ 450.00



Submission Requirements Checklist

Preliminary Plat Requirements

Copies

Office Use Only

- | | | |
|--|---|-------|
| <input checked="" type="checkbox"/> 1. Subdivision Plat, Utility (Layout Folded) | 8 | _____ |
| <input checked="" type="checkbox"/> 2. Digital File(s) (emailed, USB, CD, etc.)..... | 1 | _____ |
| 24x36" Plat w/notes, drainage, utilities, etc. (as applicable); | | |
| 8.5x11" Reduced Plat; Map with name & north arrow | | |
| <input type="checkbox"/> 3. Preliminary Drainage Report | 2 | _____ |
| <input checked="" type="checkbox"/> 4. 8 ½" X 11" Copies of Subdivision Plat & Utility Layout..... | 1 | _____ |
| <input checked="" type="checkbox"/> 5. Warranty Deed..... | 1 | _____ |
| <input checked="" type="checkbox"/> 6. Signed Application..... | 1 | _____ |
| (or application with a notarized Letter of Authorization) | | |

Pre-Construction

- | | | |
|--|---|-------|
| <input type="checkbox"/> 1. Subdivision Plat and Construction Plans (utilities)..... | 8 | _____ |
| <input type="checkbox"/> 2. Engineer Cost Estimate | 1 | _____ |
| <input type="checkbox"/> 3. Digital Construction Plans (emailed, USB, CD, etc.)..... | 1 | _____ |
| <input type="checkbox"/> 4. SWPPP/CNOI (Required) | 2 | _____ |

Final Plat Requirements

- | | | |
|---|---|-------|
| <input type="checkbox"/> 1. Mylar of Subdivision Plat..... | 1 | _____ |
| <input type="checkbox"/> 2. Mylar As-Builts Construction Plans..... | 2 | _____ |
| <input type="checkbox"/> 3. Digital Copy of As-Builts (emailed, USB, CD, etc.)..... | 1 | _____ |
| <input type="checkbox"/> 4. Letter of Credit (If Applicable) | 1 | _____ |

Inter-Gov 2023-0157

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

PRELIMINARY APPROVAL

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION PROCESS

Date : January 23, 2023

Date
Filed: **January 9, 2023**

P&Z
Preliminary: **February 14, 2023**

P&Z
Final:

City
Council:

Reviewed :
By: Abel Beltran, Subd. Coord.
abeltran@cityofedinburg.com

Staff Review : January 19, 2023
 Staff / Engineer : January 26, 2023
 If Variances Requested

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

Expires : January 9, 2024
Expires 1: _____
Expires 2: _____

Director of Planning & Zoning

Jaime Acevedo, Planning Director

Email: jacevedo@cityofedinburg.com

City Office #: (956) 388-8202

Director of Utilities

Gerardo Carmona P.F.

Email: gcarmona@citvofedinburg.com

City Office #: (956) 388-8212

Director of Public Works

Vincent Romero

Email : lavala@citvofedinburg.com

City Office #: (956) 388-8210

Director of Engineering

Mardoqueo Hinojosa, P.E., CPM

Email: mhinoiosa@cityofedinburg.com

City Office #: (956) 388-8211

ELITE DEVELOPMENT 786, LLC		3535 OVIEDO STREET, EDINBURG		Mario A. Reyna, P.E., Project Engineer	
GM ESTATES SUBDIVISION			Consultant : MELDEN & HUNT, INC., Edinburg, TX.		
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Date: Pending Approval
Zoning : City Limits	✓				
Flood Zone	✓				

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓			Sharyland Water Supply Corporation Distribution System (CCN)		
Water Distribution System Provider:	✓			Sharyland Water Supply Corporation Distribution System (CCN)		
Existing & Proposed Sewer Collection Layout	✓			City of Edinburg Sanitary Sewer Collection System - CCN		
Sanitary Sewer Collection System Provider:	✓			City of Edinburg Sanitary Sewer Collection System - CCN		
Existing and Proposed Drainage Layout System:	✓			Proposed Drainage System onto H.C.D.D. # 1		
Residential Collector Street Right-of-way Dedication (60-ft ROW)	✓			Street Section (Multi-Family) Street Section -43-ft B-B)		
Collector Street Pavement Section (80-ft ROW) (57-ft)	✓			In Accordance to Standard Street Policy(Schunior Road Widening)		
Variances Appeals Request: 2023		✓		Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements (Schunior Road Widening)		✓		February 14, 2023		
Street 5-ft Sidewalk Improvementson (Schunior Road)		✓		February 14, 2023		
Interior Streets Right-of-Way Dedication & Width of Street						

Construction Plans Review Submittals:

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

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

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

Pre-Construction Meeting:

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

Recording Process:

Public Improvements with (Letter of Credit)			✓		Dated:	Expires:
Recording Fees	\$ 106.00		✓		As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice	\$ 250.00		✓		Required to be paid prior to Final Stages	
Street Light Escrow	\$ -			✓	Required: 0	EA. @ \$ -
Street Escrow: (SHUNIOR ROAD)	\$ 78,452.00		✓		Required: 890	LF @ \$ 88.15
Sidewalk Escrow: (5-ft.)(SCHUNIOR ROAD)	\$ 18,650.00		✓		Required: 746	LF @ \$ 25.00
TOTAL OF ESCROWS:	\$ 97,102.00					
Total Developer's Construction Cost: (Letter of Credit)				✓	Date :	Lender :
Laboratory Testing Fee: 3%	\$ -		✓		\$ -	ESTIMATED Construction Cost
Inspection Fee: 2%	\$ 317.28		✓		\$ 15,864.00	ESTIMATED Construction Cost
Park Land Fees: Zone # 2	\$ -		✓		0 Lots @ \$ -	Full rate within the ETJ
0 Residential \$ -	\$ -				50% Development	50% Building Stage
69 Multi-Family \$ 300.00	\$ 20,700.00		✓		50% Development	50% Building Stage
Water Rights: SWSC -CCN	\$ -			✓	26.36 Acres	\$ 3,000.00
Water 30-year Letter (Commercial)	\$ -			✓	0 Lots @ \$ -	
Water 30-year Letter (Single-Family)	\$ -			✓	69 Lots @ \$ -	SWSC-WATER -CCN
Sewer 30-Year Letter Service (4")	\$ 4,485.00		✓		69 Lots @ \$ 65.00	COE - SEWER -CCN
TOTAL OF FEES:	\$ 25,502.28					

Reimbursements:

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

Buyouts:

North Alamo Water Supply Corporation	\$ -			✓	Required Buyout 0.00	AC.	\$ -
Sharyland Water Supply Corporation	\$ -			✓	Required Buyout 0.00	AC.	\$ -

Tax Certificates

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

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	\$ 97,102.00	Street & Sidewalk Improvements for (Canton Road)
Material Testing Fee Inspection Fees, Other F	\$ 25,502.28	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements - 2022	\$ -	Reimbursement to the Developer N/A
2022 City of Edinburg		0% Payable to the City of Edinburg for Administrative Fee
2022 To the Developer of Record	\$ -	0% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL :	\$ 122,604.28	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts



STAFF REPORT: EBONY WINDS SUBDIVISION

Date Prepared: February 6, 2023
Planning and Zoning Meeting: February 14, 2023

PRELIMINARY PLAT

Subject: Consider the Preliminary Plat of **EBONY WINDS SUBDIVISION**, being 66.31 acres of share "C" Plat of Original Share No. 5 Las Mestenas Grant J.M. De La Vinas Heirs, According to the Plat thereof recorded in Volume 133, page 522, deed records of Hidalgo County, Texas Located at 8501 East Mile 22 ½ Rd., as requested By Rio Delta Engineering.

Location: The property is located on the North side of Mile 22 ½ approximately 1,500 feet East of Brushline Road , and is within the City of Edinburg Extra Territorial Jurisdiction.

Setbacks: Setbacks will be determined as per the Hidalgo County Planning Department

Zoning: Property is located outside the City of Edinburg City Limits, no zoning is in place.

Analysis: The Preliminary Plat proposes a Single Family residential development with 103 lots about ½ acre big

Utilities: Water Distribution System is within the North Alamo Water Supply Corporation - CCN and On Site Sewer Facilities (OSSF). All utility improvements within the proposed subdivision that are not limited to water system, sewer system, 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.

City of Edinburg Engineering / Utilities Department:

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

City of Edinburg Fire Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet.



City of Edinburg Storm Water:

Preliminary Phase Submittal comments for this subdivision are included in the packet.

City of Edinburg Solid Waste:

This property is located outside the City Limits of Edinburg and will be serviced by an outside agency.



ENGINEERING DEPARTMENT

Preliminary Staff Review

January 17, 2023

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

Rio Delta Engineering
921 S. 10th Avenue
Edinburg, TX 78539
(956) 380-5152

RE: EBONY WINDS SUBDIVISION – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Ebony Winds Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

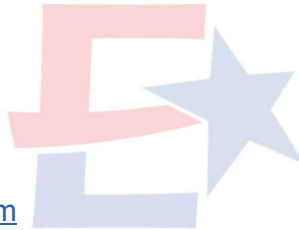
Thanks,

Digitally signed by Peter
Hermida
Date: 2023.01.20
17:30:59 -06'00'

Peter Hermida, P.E.

Email: phermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539



Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, P.E., Engineer III, Roberto Hernandez, CFM, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Jaime Acevedo, Director of Planning and Zoning, Rita Lee Guerrero, Management Analyst, 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:

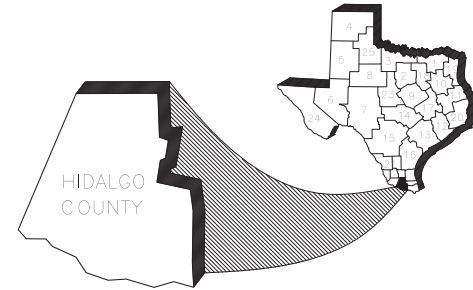
City of Edinburg – 2021 Standard Manual – Construction and Development Requirements;
Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

EBONY WINDS SUBDIVISION

HIDALGO COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=1000'



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 2A	PLAT NOTES
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	UTILITY LAYOUT PHASE A
SHT 5	PAVING & DRAINAGE LAYOUT PHASE A
SHT 6-9	TYPICAL DETAILS

General Comments :
 1. Re-submit a plan set that is legible including all sheets
 2. Missing Sheets: HAWSEC Utility Details, Provide SWSP, Signage and Striping, Lighting, Storm, Paving, & Sewer Plan and Profiles for Construction Plans Review
 3. Water and Sewer belong to HAWSEC
 4. Plat and Maps and Bounds Description shall include a POC, must also have Northing and Easting
 5. Provide Trip Generation
 6. Once a legible drainage Plan and Profiles and Drainage areas are provided, Hydraulic Review shall proceed
 7. Provide the Master Planned Layout for Traffic Review

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-360-5152 (FAX) 956-360-5083



THIS DOCUMENT IS
 RELEASED FOR THE
 PURPOSE OF INTERIM
 REVIEW UNDER THE
 AUTHORITY OF
 IVAN GARCIA,
 P.E. 115662 ON
 JANUARY 6, 2023
 IT IS NOT TO BE
 USED FOR CONSTRUCTION,
 BIDDING OR PERMIT
 PURPOSES.

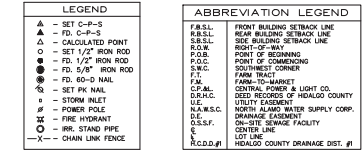
PRELIMINARY

COVER SHEET
 EBONY WINDS SUBDIVISION
 EDINBURG, TEXAS
 HIDALGO COUNTY

PROJECT :
 ENGINEER:
 IVAN GARCIA P.E. R.P.L.S.
 SUPERVISOR:
 IVAN GARCIA P.E. R.P.L.S.
 CHECKED:
 IVAN GARCIA P.E. R.P.L.S.
 DRAFTER:
 SCALE: G.F./H.G.
 AS SHOWN
 DATE: JANUARY 6, 2023
 PROJECT: SUB 22 058
 REVISIONS:
 PAGE NO. SHT 1

BEING A 66.31 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

3. All signs and covers shall be a minimum cover of 3'.
4. All pipe and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDP #1 prior to recording.
5. Provide Plan and Section for Street Sewer and Paying, Details for Lighting, Signage and Striping, Paying and Grading w/ Flow Arrows and their corresponding details, construction general notes and all traffic control plans that may be required as well as them being site specific.
6. Provide more information on some ROW, water and utility.
7. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details
8. Print Generation Sheet Required (See attached)
9. Any proposed ROW or Easement must still be indicated on this plat" at the ends of them
10. Include POB/POC and have GPS coordinates (Northing and Easting)
11. Verify the ROW for Millie 22 Road and dedicate ROW




COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID SHED
 THENCE N 90°54' E ALONG THE ELINE SIDE THE SAID SHED "C", A DISTANCE OF 243.64 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT
 THENCE S 87°54' W ACROSS THE SAID SHED "C", A DISTANCE OF 405.16 FEET TO 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE S 85°29' W ACROSS THE SAID SHED "C", A DISTANCE OF 217.83 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE N 78°54' E ACROSS THE SAID SHED "C", A DISTANCE OF 101.16 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE N 91°14' E ACROSS THE SAID SHED "C", A DISTANCE OF 217.31 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE N 85°40' W ACROSS THE SAID SHED "C", A DISTANCE OF 406.58 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE S 87°54' W ACROSS THE SAID SHED "C", A DISTANCE OF 159.80 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE S 34°47' E ACROSS THE SAID SHED "C", A DISTANCE OF 35.00 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE N 78°54' E ACROSS THE SAID SHED "C", A DISTANCE OF 123.54 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT;
 THENCE N 85°49' E, ALONG THE WEST BOUNDARY LINE OF THE SAID SHED "C", A DISTANCE OF 1456.01 FEET TO A 1/2-INCH CAPPOED IRON ROD SET, FOR A CORNER OF THE HEIRNEN DESCRIBED TRACT

THENCE S 81°01'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 218.00 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 34°20'50" E ACROSS THE SAID SHARE "C", A DISTANCE OF 72.88 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 81°01'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 420.00 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 82°04'56" E ACROSS THE SAID SHARE "C", A DISTANCE OF 50.01 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 81°01'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 423.02 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 69°41'30" E ACROSS THE SAID SHARE "C", A DISTANCE OF 459.09 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 81°01'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 456.00 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 74°09'37" E ACROSS THE SAID SHARE "C", A DISTANCE OF 50.36 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 87°05'33" E ACROSS THE SAID SHARE "C", A DISTANCE OF 408.48 FEET TO A
 1/2-INCH NAIL CORN IRON ROD SET, FOR A CORNER OF THE HEREN DEBROSDER TRACT;
 THENCE S 90°49'41" W, ALONG THE EAST BOUNDARY LINE OF THE SAID SHARE "C", A DISTANCE
 OF 10.00 FEET TO THE EAST END OF THE LINE OF BEGINNING, SAID TRACT CONTAINING 66.31
 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO UNRECORDED EASEMENTS OR CONFLICTS, OVERLAPPING OF IMPROVEMENTS, MISUSE OF LINES OR CORNERS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE RECORD MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEYOR REGULATION OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2023.



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

PLAT SHEET
WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

GNEED:
 N GARCIA P.E. R.P.L.S.
 VEYOR:
 N GARCIA P.E. R.P.L.S.
 ECKED:
 N GARCIA P.E. R.P.L.S.
 AIN:
 G.F./ H.G.
 ALE:
 1"=100'
 ED:
 JANUARY 6 , 2023
 ECT:
 SUB 22 058
 VISIONS:
 GE NO. SHT 2

PRINCIPAL CONTACTS:				
NAME	ADDRESS			PHONE & FAX
OWNER(S): KATHRYN IRENE EAST	2112 W. UNIVERSITY DRIVE, PMB 704			EDINBURG, TX 78539
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX	(956) 360-5152 (956) 360-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX	(956) 360-5152 (956) 360-5083

PHASE II (FUTURE)

SCALE: 1"=100'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

ABBREVIATION LEGEND	
F&S.L.	FRONT BUILDING SETBACK LINE
F&S.C.	FRONT BUILDING SETBACK LINE
S&S.L.	SIDE BUILDING SETBACK LINE
S&S.C.	SIDE BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.T.M.	SOUTHWEST CORNER
F.T.	FARM TRACT
F&M.C.	FARM-TO-MARKET
C.P.E.	CENTRAL POWER & LIGHT CO.
R.P.A.C.	RURAL PUBLIC ACCOUNTING
U.E.	UTILITY EASEMENT
N.A.W.S.	NATURAL WATER SUPPLY COMPANY
E.E.	ELECTRIC EASEMENT
O.S.F.F.	ON-SITE SEWAGE
C.P.	CITY OF PORTLAND
L.S.L.	LOT SURVEY LINE
C.D.	CITY OF PORTLAND DRAINAGE DIST. #1

RIO DELTA ENGINEERING

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



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PURPOSES.

ISSUED FOR:
PRELIMINARY

EXIST TOPO LAYOUT
BONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

Answer:

ENGINEER:

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

IVAN GARCIA P.E. R.P.L.S.

CHECKED:
IVAN GARCIA P.E. R.P.L.S.

DRAWN:

	G.F. / H.G.
SCALE:	

1"=100'

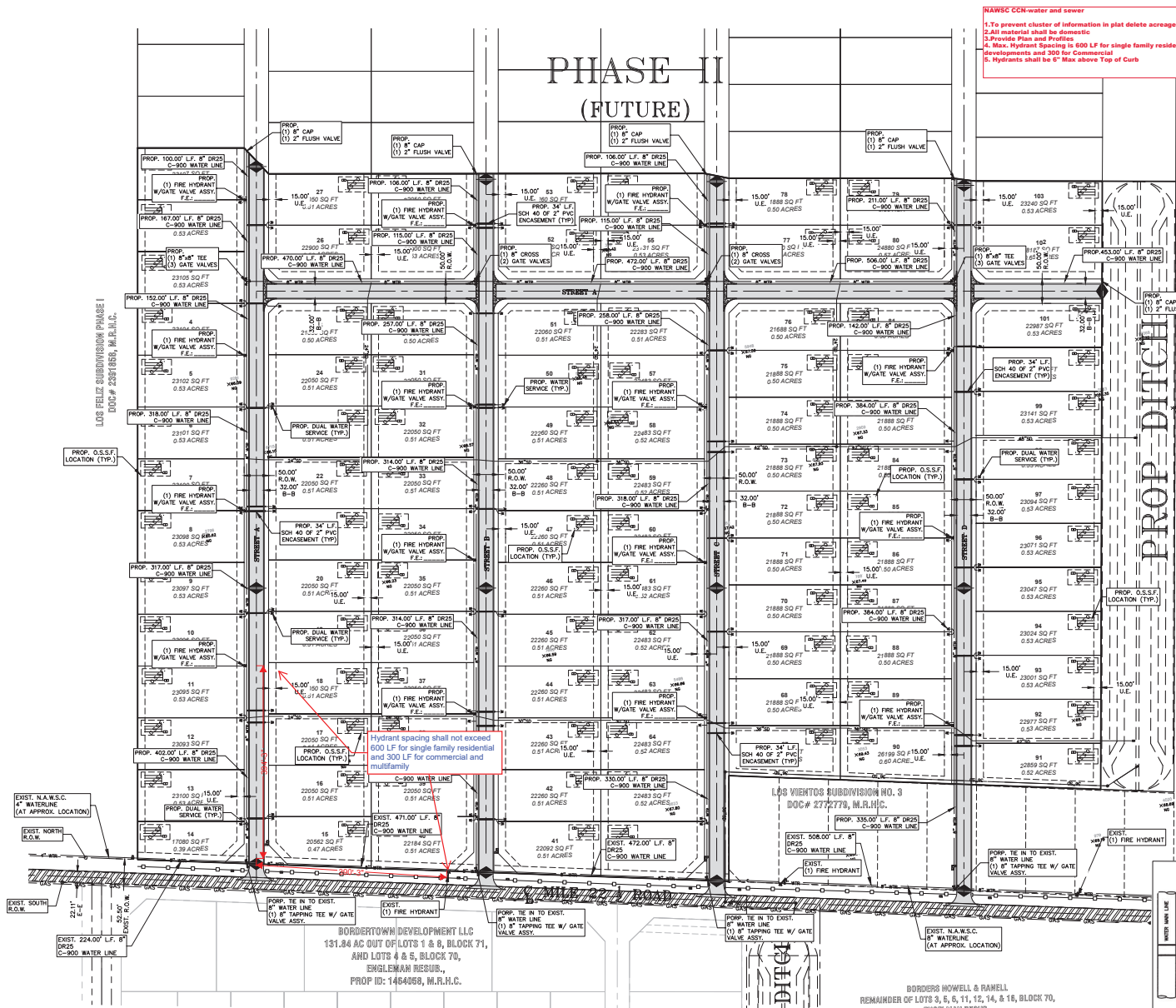
DATE: JANUARY 6, 2023

PROJECT: 04-02-00-00-00-00

REVISIONS:

PAGE NO.

PAGE NO. SHT 3



NWSC CEN-water and sewer

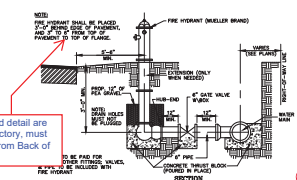
1. To prevent cluster of information in plot delete acreage
2. All material shall be domestic
3. Provide Plans and Profiles
4. Max. Hydrant Spacing is 500 LF for single family residential developments and 300 for Commercial
5. Hydrants shall be 6" Max above Top of Curb

Missing Scale

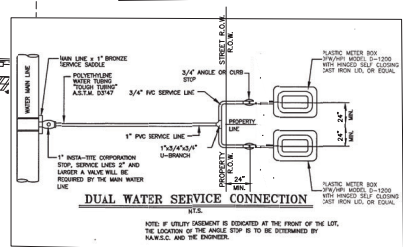
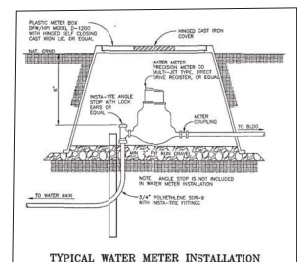
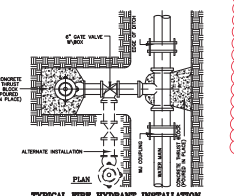
ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
S.D.C.	SOUTHWEST CORNER
F.T.	FARM TRAIL
F.M.	FARM-TO-MARKET
C.P.M.	CENTRAL PIERCE & LIGHT CO.
D.R.A.C.D.	DEED RECORDS OF HALLADO COUNTY
U.E.	UTILITY EASEMENT
M.W.S.C.	METROPOLITAN WATER SUPPLY CORP.
D.E.S.	DRAINAGE EASEMENT
C.S.	CITY STREET
C.L.	CENTER LINE
U.S.T.	UNDERSTREET
N.C.D.S.	NORTH DALLAS COUNTY DRAINAGE DIST. #1

LEGEND	
A	SET C-P-S
A	FD, C-P-S
A	CALCULATED POINT
●	SET 1/2" IRON ROD
●	FD, 1/2" IRON ROD
●	FD, 3/4" IRON ROD
●	FD, 60-D NAIL
●	SET PK NAIL
●	STORM INLET
●	POWER POLE
●	FIRE HYDRANT
●	IRR. STAND PIPE
—X—	CHAIN LINK FENCE

Note and detail are contradictory, must be 30' from Back of curb



KATHRYN MERE EAST
ALL OF SHARPE & ORIGINAL
SHARPE & LAS METEERAS GRANT
VOL. 0, PG. 22, M.R.H.C.
VOL. 1205, PG. 27, D.E.H.C.



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-360-5152 (FAX) 956-360-5083



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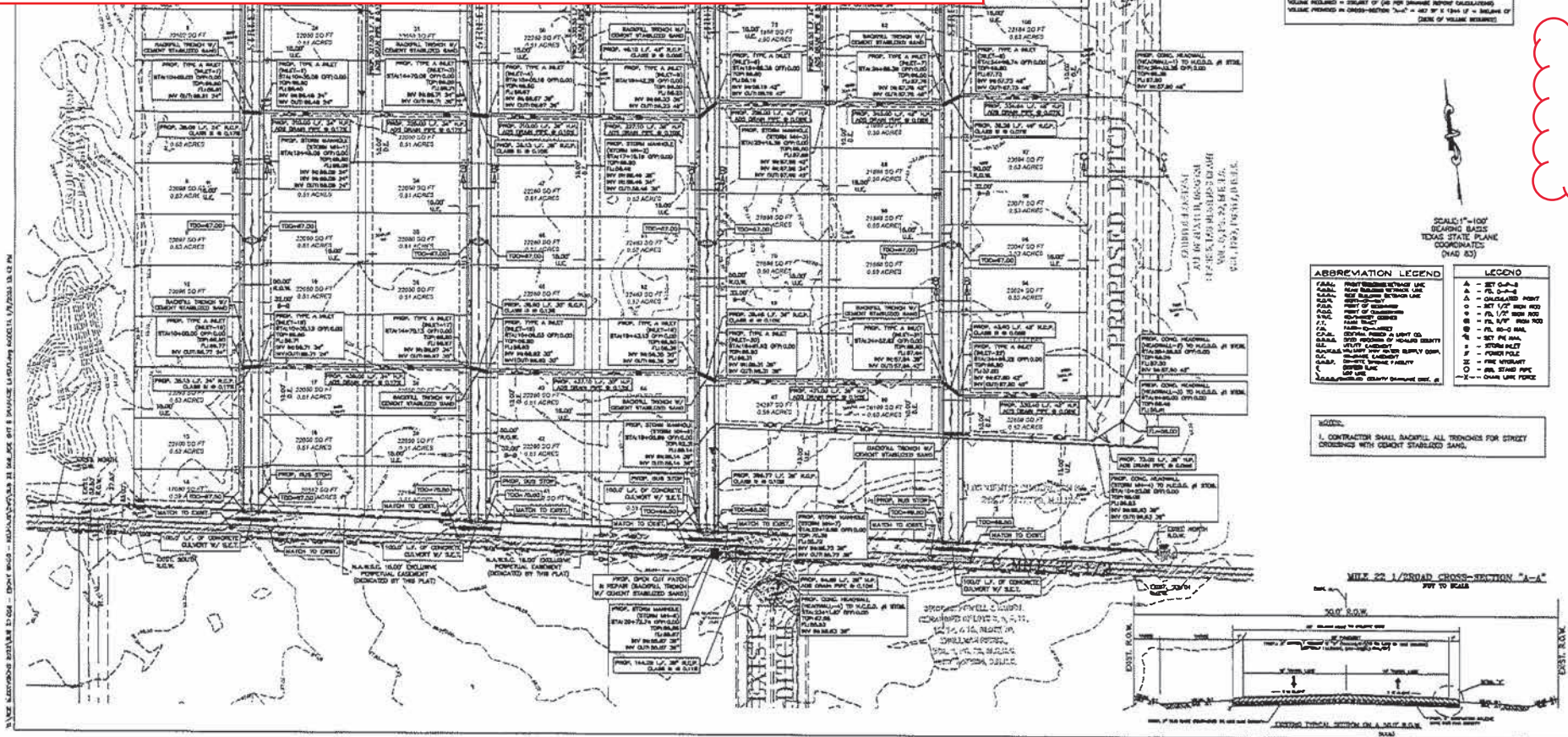
FOR PRELIMINARY

UTILITY LAYOUT
EBONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT :
ENGINEER : IVAN GARCIA P.E. R.P.L.S.
SURVEYOR : IVAN GARCIA P.E. R.P.L.S.
CHECKED :
DRAWN : IVAN GARCIA P.E. R.P.L.S.
SCALE : G.F./H.G.
DATE : JANUARY 6, 2023
REVISIONS : SUB 22 058
PAGE NO : SHT 4

General Utility Storm Comments:

1. Verify the street width.
2. Storm crossings underneath roads shall be RCP. RCP Lines shall be Rubber Gasketed Bell and Spigot.
3. The lowest top of curb elevation of the subdivision is to be at the top of pond elevation.
4. Provide plans and profiles for paving and grading.
5. Review of Drainage Area Maps and Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR Storm as per Engineering Standards manual or provide a model of this development.
6. Provide an HGL for the 10-YR and 25-YR
7. Provide a legible set of plans for review



RIO DELTA ENGINEERING

FIRM REGISTRATION NO. E-7028
SURVEY FIRM NO. 01014021
921 S. 10TH AVENUE, EDINBURG, TEXAS 78609
(TEL) 866-360-5162 (FAX) 866-360-6083

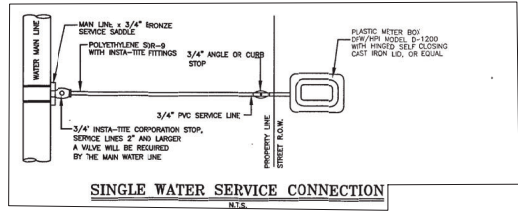
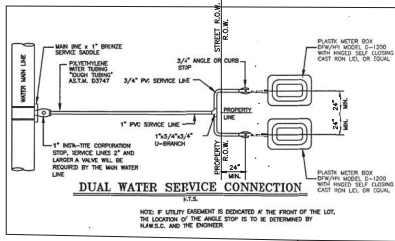
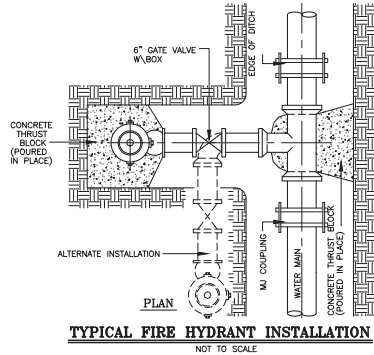
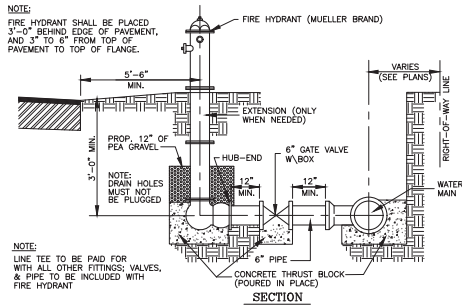
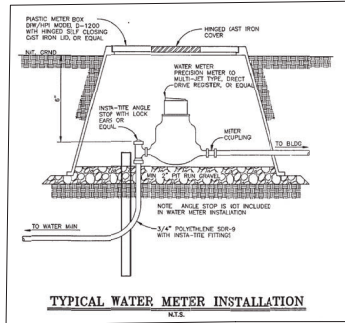


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PRELIMINARY

PAVING & DRAINAGE LAYOUT
EBONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

WILL GARCIA P.E., R.L.S.
WILL GARCIA P.E., R.L.S.
WILL GARCIA P.E., R.L.S.
C.F., N.E.
JANUARY 8, 2023
SHEET 5 OF 5



TYPICAL DETAILS
EBONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

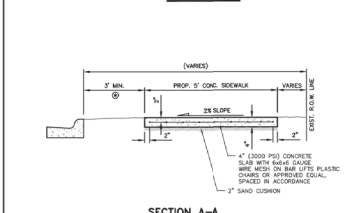
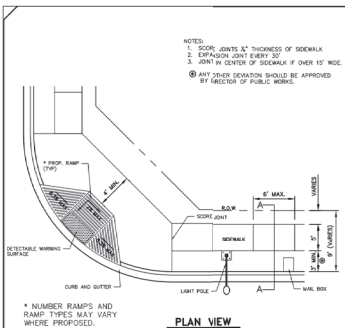
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FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78639
(TEL) 956-360-5152 (FAX) 956-380-5083



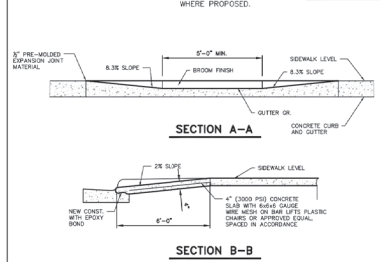
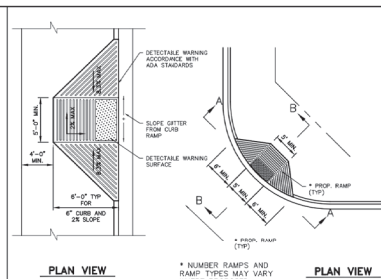
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PRELIMINARY

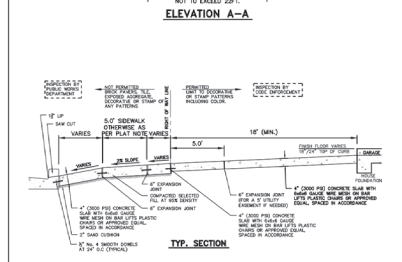
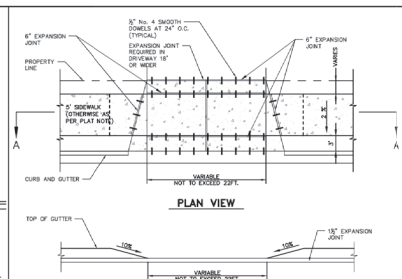
PROJECT: SUB 22-258
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SUPERVISOR: IVAN GARCIA P.E. R.P.L.S.
CHECKER: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F./H.G.
SCALE: AS SHOWN
DATE: JANUARY 6, 2023
PROJECT: SUB 22-258
REVISIONS:
PAGE NO. SHT 6



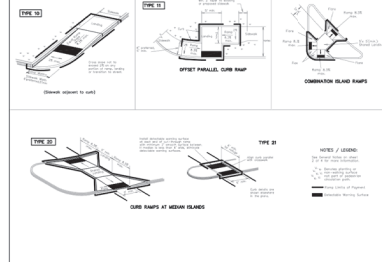
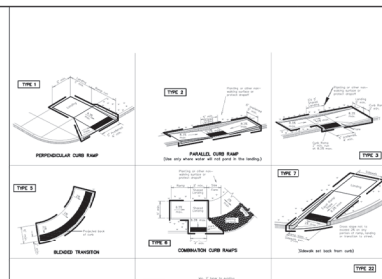
P-10 TYPICAL CONCRETE SIDEWALK DETAIL MINOR STREETS



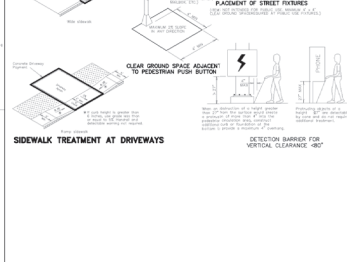
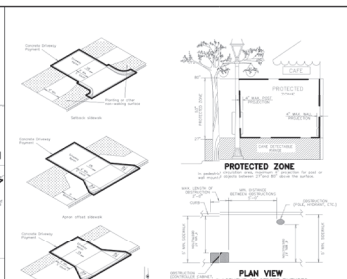
P-11 HANDICAP RAMP - DETAILS



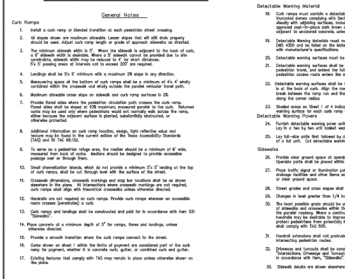
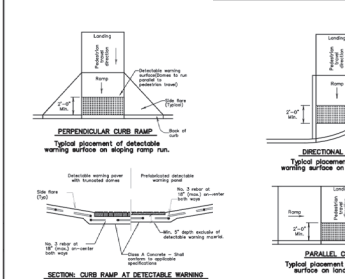
P-12 PAVING DRIVE PAD - DETAILS



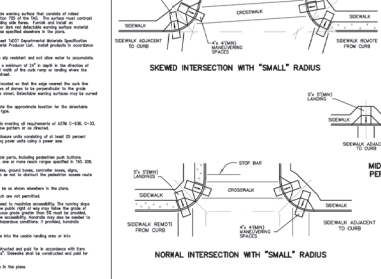
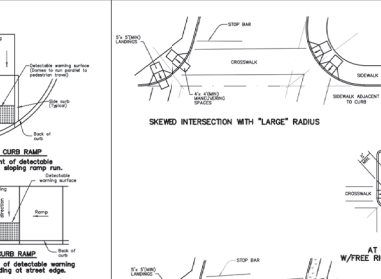
P-13 PEDESTRIAN FACILITIES RAMP TYPES



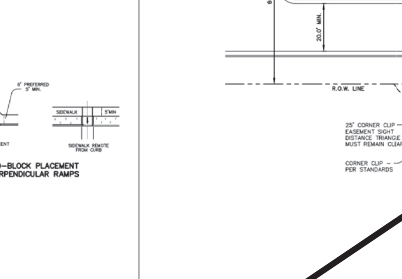
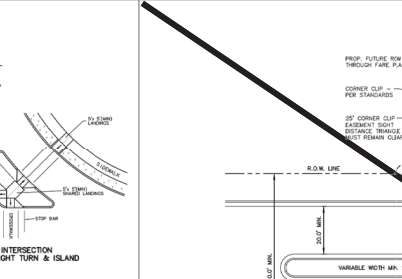
P-14 PEDESTRIAN FACILITIES SIDEWALK AT DRIVEWAY



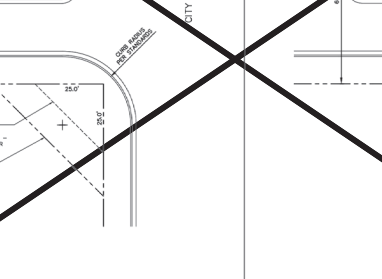
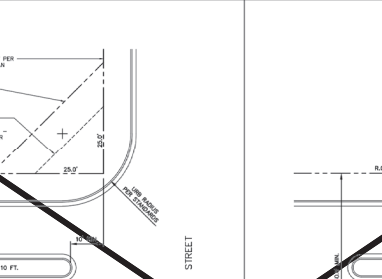
P-15 PEDESTRIAN FACILITIES DETECTABLE WARNINGS



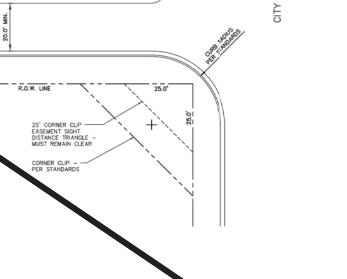
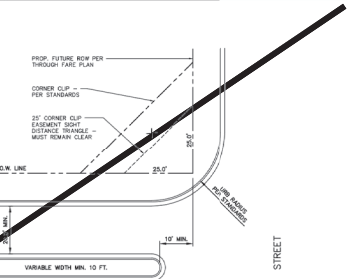
P-16 PEDESTRIAN FACILITIES CROSSING LAYOUT



P-17 MEDIAN DETAIL



P-18 GATED ENTRANCE - DETAIL



P-19 TYPICAL CROSSING LAYOUTS

RIO DELTA ENGINEERING
FIRM REGISTRATION No. P-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78639
(TEL) 956-360-5152 (FAX) 956-360-5083



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PRELIMINARY

TYPICAL DETAILS
EBONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

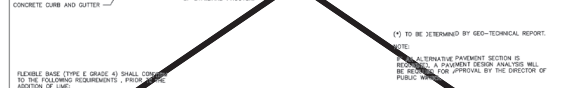
PROJECT: 1
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: IVAN GARCIA P.E. R.P.L.S.
SCALE: G.F. / H.G.
DATE: JANUARY 6, 2023
REVISIONS: SUB 22 006
PAGE NO: SHT 8



(P-1)



(P-2)



(P-3)



(P-4)



(P-5)



(F)



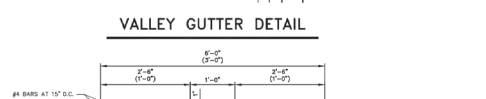
p-7)



NOT TO SCALE



(P-8)



VALLEY GUTTER DETAIL



P-

ENGINEER:	IVAN GARCIA P.E. R.P.L.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.
CHECKED:	IVAN GARCIA P.E. R.P.L.
DRAWN:	G.F. / H.
SCALE:	1" = 20'
DATE:	JANUARY 6, 2013
PROJECT:	SUB 22 05
REVISIONS:	
PAGE NO.	SHT 7



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

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ☐ C.O.E ☐ Edinburg ETJ

Applicant: _____ ☐ Owner ☐ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

☐ New Development

☐ Re-Development

☐ Additional Development

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

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

Previous TIA Report (if on file) TIA # _____

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

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

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

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

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

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

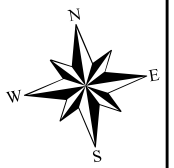
Comments:

Reviewed by: _____ Date: _____

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

TIA = Traffic Impact Analysis

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



1 in = 800 ft

BRUSHLINE RD

MILE 22
1/2 N

ESTATES AT
SANTA CRUZ
RANCHES

MILE 22 1/2 N

EBONY WINDS
SUBDIVISION

BORDER TOWN
PHASE 4

SANTA CRUZ
GARDENS
UT NO. 2



CITY LIMITS



APPLICANT OR SUBDIVISION
SITE

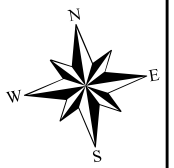


AERIAL MAP

AERIAL

APPLICANT AND/OR SUBDIVISION:

EBONY WINDS / RIO DELTA

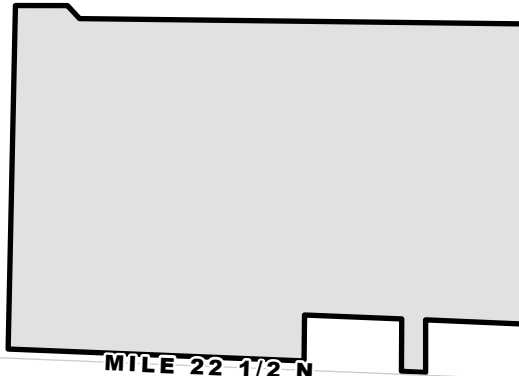


1 in = 800 ft

BRUSHLINE RD

MILE 22
1/2 N

ESTATES AT
SANTA CRUZ
RANCHES



MILE 22 1/2 N

EBONY WINDS
SUBDIVISION

BORDER TOWN
PHASE 4

SANTA CRUZ
GARDENS
UT NO. 2



CITY LIMITS



APPLICANT OR SUBDIVISION
SITE



MAILOUT AND SITE MAP

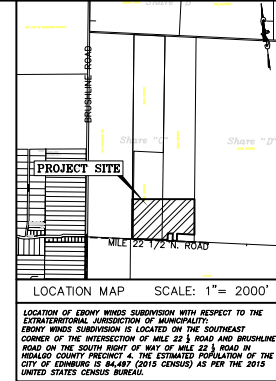
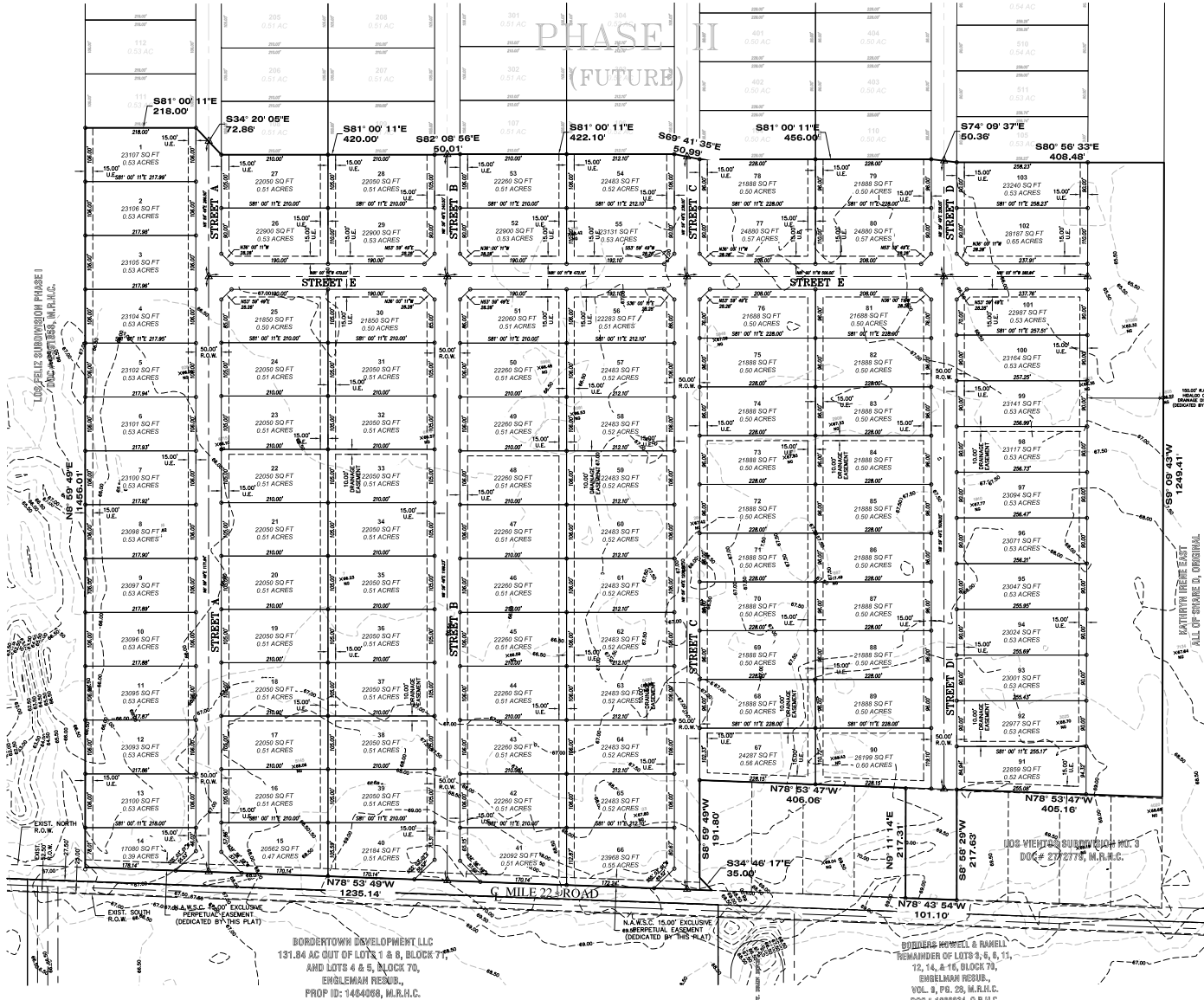
APPLICANT AND/OR SUBDIVISION:

EBONY WINDS / RIO DELTA

DATE OF PREPARATION: JANUARY 5, 2023

EBONY WINDS SUBDIVISION

BEING A 66.31 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINA HERAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JANUARY 6, 2023.
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

DESIGNED FOR
PRELIMINARY

REDUCED PLAT SHEET
EBONY WINDS SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT:
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
SCALE: G.F./H.G.
DATE: JANUARY 6, 2023
REVISIONS: SUB 22 058
PAGE NO.: **SHT 2**

1. VIDE SUBDIVISIONS 2022, SUB 22 058 - EBNONY WINDS - REMAINDER OF LOT 1 & 6, BLOCK 7, AND LOT 4 & 6, BLOCK 7, ENGLEMAN RESUB., PROP ID: 1464008, M.R.H.C.

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Subdivision Application

ENERGOV CASE # **PLAT-2023-0155**

- Date: 1-6-2023 Request Type: Preliminary plat
1. Exact Name of Subdivision: Ebony Winds
2. Property Owner: Ebony Winds 3. Developer: Ebony Winds LLC
4. Owner Phone: 956-648-1243; 956-373-0650 5. Owner Email: Somer 817@yahoo.com
6. Owner Address: 4725 Mile 6 Rd. McAllen, TX 78504.
7. Current Zoning: _____ 8. Required Zoning: _____
9. Legal Description: Being a 66.30 Acres out of Share "C" plat of Original share No. 6, Las Mestenas Grant J.M. De La Vinna Heirs, According to the plat thereof recorded in volume 133, Page 522, Map Records, Hidalgo County. 10. Property ID: 1012077, 644619 683559
11. Inside City Limits? No If "No," is in the _____ Comprehensive Development Area ☒ Rural Development Area
12. Primary Consulting Firm: Rio Delta Engineering 13. Phone: 956-380-5152
14. Consulting Firm Address: 921 S. 10th Ave. Edinburg TX 78539
15. Consulting Firm Email(s): riodelta2004@yahoo.com
16. Desired Land Use Option: _____
17. Number of Lots: Single Family 103 Multi-Family _____ Commercial _____ Industrial _____
18. Proposed Wastewater Treatment: _____ Sanitary Sewer ☒ OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed Subdivision: A.E.P.
20. Irrigation District: N/A Potable-water Retailer: N.A.W.S.C.

RECEIVED

JAN 06 2023

Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

Name(s) (Print or Type) <u>Kevin and Somer Neuhaus</u>	Mailing Address & Zip Code <u>4725 Mile 6 Rd. McAllen, TX 78504</u>
Phone Number <u>956-648-1243; 956-373-0650</u>	Email <u>Somer 817@yahoo.com</u>

Have any of said owners designated agents to submit and revise this plat application on their behalf?

☐ Yes ☐ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature Kevin Neuhaus Somer Neuhaus Date 1-6-2023

Subdivision Application



ACKNOWLEDGEMENTS

Case # **PLAT-2023-0155**

OWNER

I acknowledge that the subdivision application is a process. During this process, my application is reviewed by multiple City departments and requires separate and distinct approval by each. I understand that approval by one department does NOT constitute approval by all departments and should not be construed as final approval, clearance, or notice to proceed. Furthermore, review of this application by City staff is dependent upon the accuracy of the information provided. Any information found to be lacking or incorrect may result in my application being delayed or denied. If any portion of my plan changes or must be modified, it is my responsibility to notify City staff as soon as is practicable, and I accept that these changes may result in reassessment, denial, or revocation of any approvals or permits received prior to that time.

Owner/Agent

Kim Neal Somers

ENGINEER

I have read the information contained on the following Subdivision Plat Fees and Submission Requirements forms and hereby agree to comply with requirements noted herein.

Project Engineer

[Signature]

• • • ivision Plat Fees

SUBDIVISION NAME: _____

Administrative Fees (select all that apply)

Office Use Only

1-6-23

- ☒ 1. Preliminary Plat, \$ 250
- 2. Final Plat, \$ 200
- 3. Minor Plat, \$ 250
- 4. Amended Plat, \$ 250
- 5. Re-Plat, \$ 250
- 6. Vacating Plat, \$ 250
- 7. Plat Review Fee (2 -5 Mile E.T.J.), \$ 250
- 8. Site Plan Review, \$ 250
- 9. Appeals or Variances, \$ 450
- 10. Voluntary Annexation, \$ 100
Plus Publication Cost:
- 11. Land-Clearing Permit, \$ 150
- 12. Street Sign Installation, \$ 200
- 13. Park Land Fees (Per Unit)
 - Developer, \$ 300 # of Units:
 - Builder, \$ 300 # of Units:
 - E.T.J. Single Family, \$ 300
 - E.T.J. Multifamily, \$ 300

Variable (fill as appropriate)

- 14. Administration and Inspection Fee, **2.0%**
- 15. Construction Materials Testing Fee, **3.0%**
- 16. Water Right Fees Per Acre, **TBD**

TOTAL



Submission Requirements Checklist

Preliminary Plat Requirements

Copies

Office Use Only

1. Subdivision Plat, Utility (Layout Folded)8
2. Digital File(s) (emailed, USB, CD, etc.).....1
24x36" Plat w/notes, drainage, utilities, etc. (as applicable);
8.5x11" Reduced Plat; Map with name & north arrow
3. Preliminary Drainage Report2
4. 8 ½" X 11" Copies of Subdivision Plat & Utility Layout.....1
5. Warranty Deed1
6. Signed Application.....1
(or application with a notarized Letter of Authorization)

01-6-2301-6-2301-6-2301-6-2301-6-23

Pre-Construction

1. Subdivision Plat and Construction Plans (utilities).....8
2. Engineer Cost Estimate1
3. Digital Construction Plans (emailed, USB, CD, etc.).....1
4. SWPPP/CNOI (Required)2

Final Plat Requirements

1. Mylar of Subdivision Plat.....1
2. Mylar As-Builts Construction Plans.....2
3. Digital Copy of As-Builts (emailed, USB, CD, etc.).....1
4. Letter of Credit (If Applicable)1

Inter-Gov 2023-0155
PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

PRELIMINARY STAGE
Date : January 23, 2023

Date Filed: January 6, 2023 P&Z Preliminary: July 12, 2023 P&Z Final: _____ City Council: _____

Reviewed By: Abel Beltran, Subd. Coord. Staff Review: January 19, 2023 Time Line: 365 Days Expires: January 6, 2024
abeltran@cityofedinburg.com Staff / Engineer: January 26, 2023 1st Extension: 0 Days Expires 1: _____
 2nd Extension: 0 Days Expires 2: _____

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

Owner:	Ebony Winds, LLC		4725 Mile 6 Road, McAllen, Texas 78504		Ivan Garcia, P.E., Project Engineer	
EBONY WINDS SUBDIVISION - ETJ				Consultant : RIO DELTA ENGINEERING, Inc.		
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	

Subdivision Process:

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

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				North Alamo Water Supply Corporation - Distribution System		
Water Distribution System Provider:	✓				North Alamo Water Supply Corporation - Distribution System		
Existing & Proposed Sewer Collection Layout	✓				County of Hidalgo - Off-Site Septic System (O.S.S.F.)		
Sanitary Sewer Collection System Provider:	✓				County of Hidalgo - Off-Site Septic System (O.S.S.F.)		
Existing and Proposed Drainage Layout System:	✓				Drainage System onto H.C.D.D. # 1		
MPO Collector / Arterial Right-of-way Dedication (Mile 22 1/2 RD)	✓				Proposed ETJ Streets (DEDICATION OF RIGHT-OF-WAY)		
Minor / Major Collector Street Pavement Section	✓				In Accordance to Standard Street Policy		
Variances Appeals Request: (Date)	✓				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			✓				
Street 5-ft Sidewalk Improvements			✓				
Drainage Improvements	✓						

Construction Plans Review Submittals:

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

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

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed			✓		Dated:
Roadway Open-Cut or Bore Permit Application			✓		Dated:
TX-Dot Water UIR Permit			✓		
TX-Dot Sewer UIR Permit			✓		
N.O.I. Submittal			✓		Dated:
SWPP Booklet Submittal			✓		Dated:
RFI #1 Request			✓		Dated:
Change Orders			✓		Dated:
Final Walk Though			✓		Dated:
Punch List			✓		Dated:
Punch List (Completed and Approved)			✓		Dated:
Letter of Acceptance			✓		Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)			✓		Dated:
Backfill Testing Results			✓		Dated:
As-Builts (Revised Original Submittal)			✓		Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			✓		Dated: Expires:
Recording Fees \$ 106.00		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice \$ 250.00		✓			Required to be paid prior to Final Stages
Street Light Escrow \$ -			✓		Required: 0 EA. @ \$ -
Street Escrow (Mile 22 1/2 Road) \$ -			✓		Required: 0 EA. @ \$ -
Sidewalk Escrow (Mile 22 1/2 Road) \$ -			✓		Required: 0 LF @ \$ 25.00
TOTAL OF ESCROWS: \$ -					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 3% \$ -			✓		\$ - Estimated Construction Cost
Inspection Fee: 2% \$ -			✓		\$ - Final Construction Cost
Park Land Fees: Park Zone # 4 \$ 61,800.00		✓			103 Lots @ \$ 600.00 Full rate within the ETJ
0 Residential \$ -			✓		50% Development 50% Building Stage
0 Multi-Family \$ -			✓		0% Development 0% Building Stage
Water Rights: NAWSC - CCN \$ -			✓		0.00 Acres \$ -
Water 30-year Letter (Residential) \$ -			✓		103 Lots @ \$ - NAWSC WATER-CCN
Water 30-year Letter (Multi-Family) \$ -			✓		0 Lots @ \$ -
Sewer 30-year Letter \$ -			✓		0 Lots @ \$ - OSSF SYSTEM
TOTAL OF FEES: \$ 61,800.00					
Reimbursements:					
Developer Sewer Improvements \$ -			✓		Off-Site System: 0.000 AC \$ -
Developer Water Improvements \$ -			✓		Off-Site System 0.00 AC \$ -
TOTAL OF REINBURSEMENTS: \$ -					
Buyouts:					
North Alamo Water Supply Corporation \$ -	✓				Required Buyout 0.00 AC. \$ -
Sharyland Water Supply Corporation			✓		Not Applicable
Tax Certificates					
County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 1
Total of Escrows, Fees, Reimbursements and Buyouts:					
Escrows \$ -					Street & Sidewalk Improvements for Trenton Road (Not Required)
Inspections other Fees \$ 61,800.00					Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements \$ -					Reimbursement to the Developer of Subdivision
City of Edinburg \$ -					15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record \$ -					85% Payable to the Developer of Record Owner / Developer
Buyouts \$ -					Based on Subdivision (Need Request and Approval rate from ? Broad)
TOTAL : \$ 61,800.00					Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

STAFF REPORT: OAK HILL at VILLANUEVA ESTATES PHASE 1

Date Prepared: February 9, 2023
Planning and Zoning Meeting: February 14, 2023
FINAL PLAT

Subject: Consider the Final Plat approval of Oak Hill at Villanueva Estates Phase I being a 10.002 acre tract of land out of Lot 10, Section 233, Texas-Mexican Railway Subdivision, located at 1900 East Depot Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the east side of E. Depot Road and south of Chapin Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Residential Suburban (RS) District and is applying for a zone change to Residential Primary (RP) District.

Setbacks: UDC 2022 Setbacks for Residential Primary (RP) District are as follows; Front 10 ft., Side 6 ft., and Rear 20 ft.

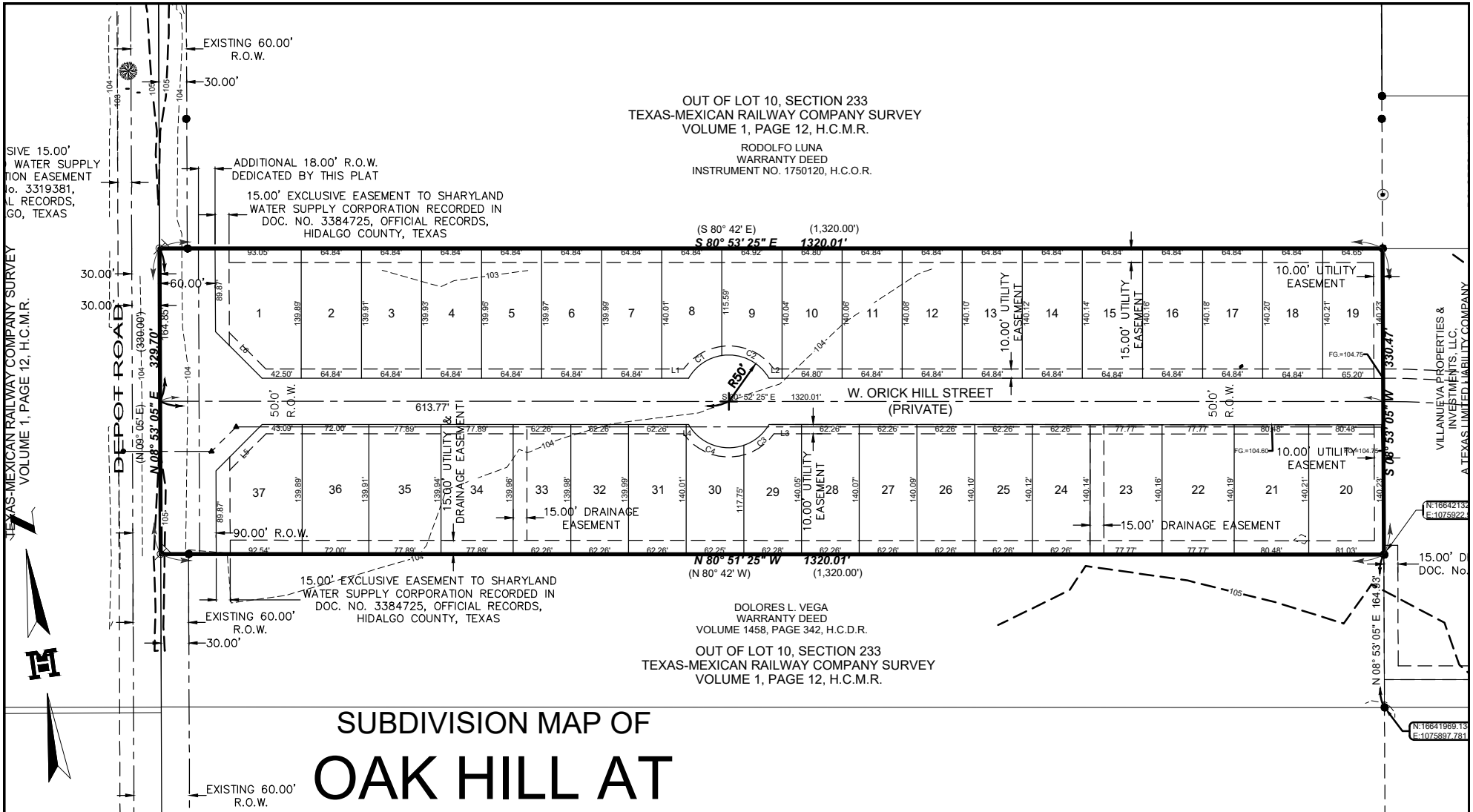
Analysis: The Final Plat is developed 37 lots residential lots averaging approximately (9,000) square feet per lot for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a Sharyland Water Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

RECOMMENDATIONS:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Final, 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, which is 95% complete.



OUT OF LOT 10, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12, H.C.M.R.

RODOLFO LUNA
WARRANTY DEED
INSTRUMENT NO. 1750120, H.C.O.R.

ADDITIONAL 18.00' R.O.W.
DEDICATED BY THIS PLAT

15.00' EXCLUSIVE EASEMENT TO SHARYLAND
WATER SUPPLY CORPORATION RECORDED IN
DOC. NO. 3384725, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS

(S 80° 42' E) (1,320.01')
S 80° 53' 25" E 1320.01'

W. ORICK HILL STREET
(PRIVATE)

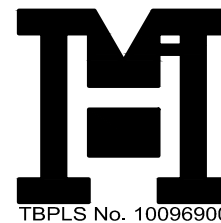
N 80° 51' 25" W 1320.01'
(N 80° 42' W) (1,320.00')

DOLORES L. VEGA
WARRANTY DEED
VOLUME 1458, PAGE 342, H.C.D.R.
OUT OF LOT 10, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12, H.C.M.R.

SUBDIVISION MAP OF
OAK HILL AT

VILLANUEVA ESTATES PHASE 1

BEING 10.002 ACRES
OUT OF LOT 10, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.



TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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



1 in = 400 ft



CITY LIMITS



APPLICANT OR SUBDIVISION
SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

OAK HILL AT VILLANUEVA ESTATES SUBDIVISION


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

8 |

**OAK HILL AT
VILLANUEVA 10
ESTATES PHASE 1**

**OAK HILL AT
VILLANUEVA
ESTATES PHASE 2**

14

14

14

14

14

**GONZALEZ
ESTATES**

2	3
---	---

4	5
---	---

HONEY SUCKLE CORNER

2	2
---	---

	2
--	---

2

1

CITY LIMITS

APPLICANT OR SUBDIVISION
SITE

300FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

OAK HILL AT VILLANUEVA ESTATES SUBDIVISION

STAFF REPORT: MONARCA ESTATES SUBDIVISION

Date Prepared: January 26, 2023
Planning and Zoning Meeting: February 14, 2023
FINAL PLAT

Subject: Consider the Final Plat approval of MONARCA ESTATES SUBDIVISION, being a 37.576 acre tract of land out of Lot 16, Block 53, Alamo Land and Sugar Company's Subdivision, located at 5800 East Owassa Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the north side of Owassa Road and ¼ th of a mile east of Alamo Road (FM 907), and City of Edinburg's Extra-Territorial Jurisdiction (ETJ).

Zoning: Not applicable (ETJ)

Setbacks: Proposed setbacks of Front: 20 ft., side: 5 ft., rear: 10 ft, and cul-de-sac 30 ft.

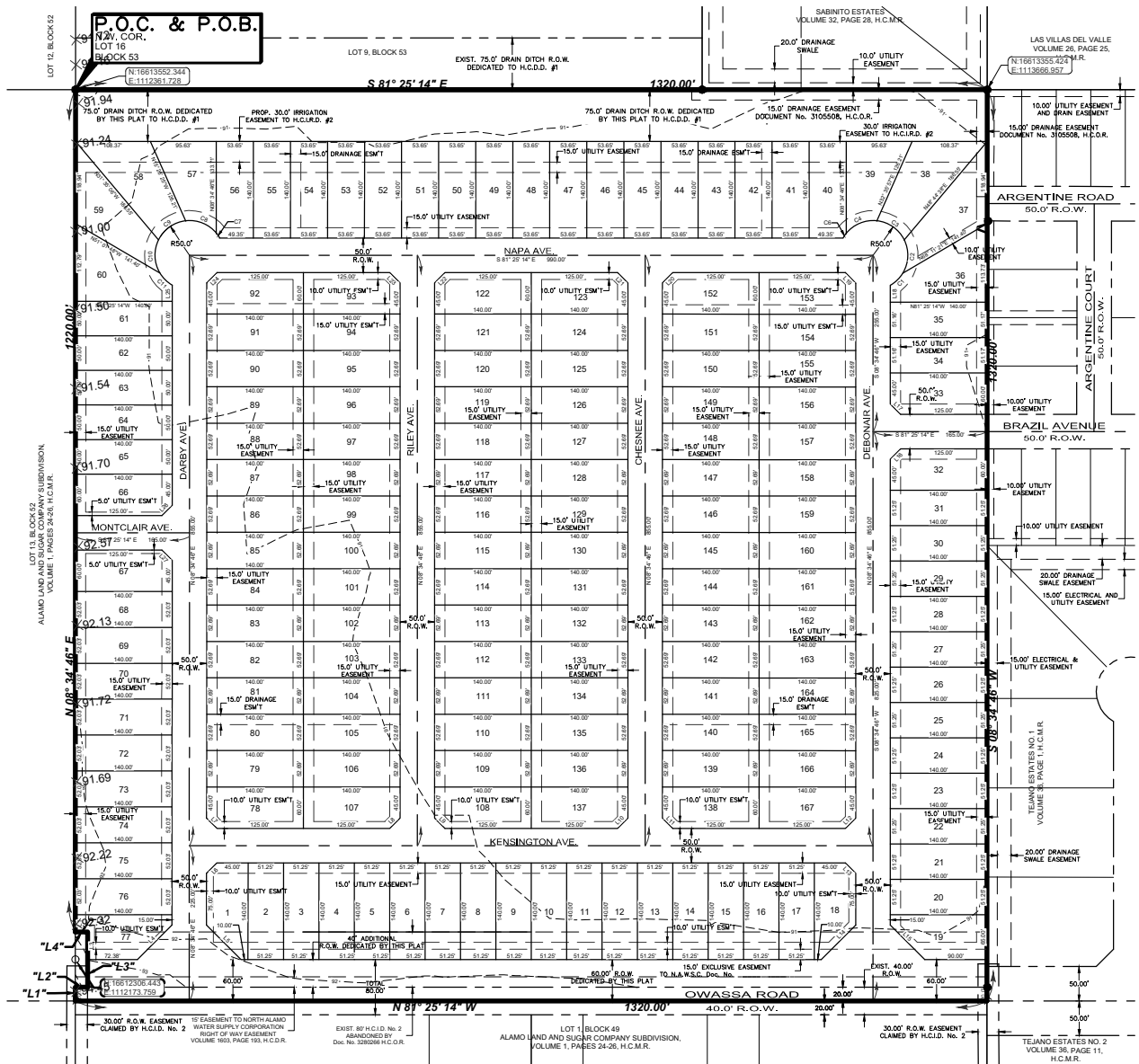
Analysis: The Final Plat is developed 167 single family residential lots averaging approximately

Utilities: Water Distribution System and Sanitary Sewer Collection System will be provided service by North Alamo Water Supply Corporation. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

RECOMMENDATIONS:

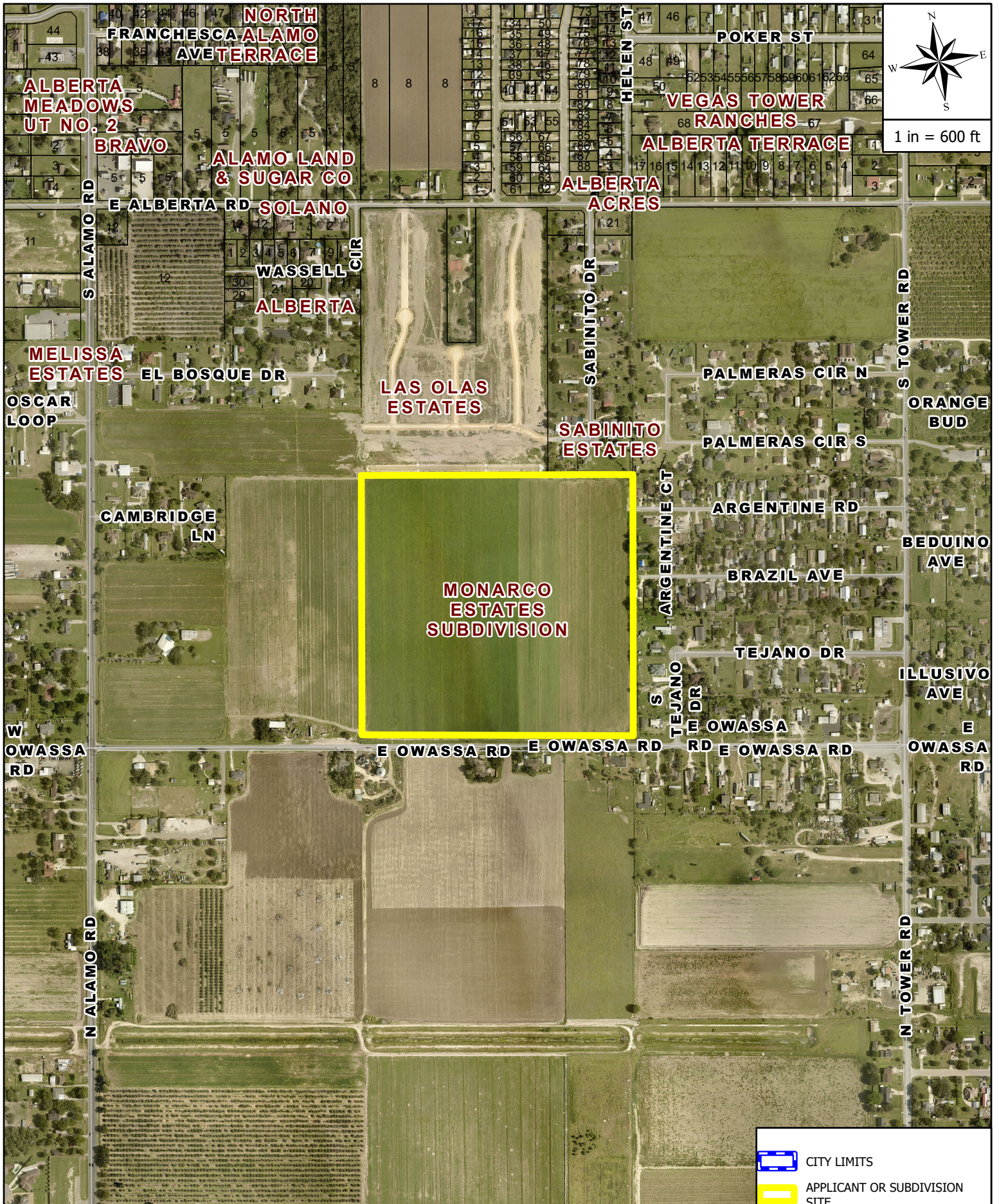
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Final, 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, which is 95% complete.



SUBDIVISION MAP OF
MONARCA ESTATES SUBDIVISION

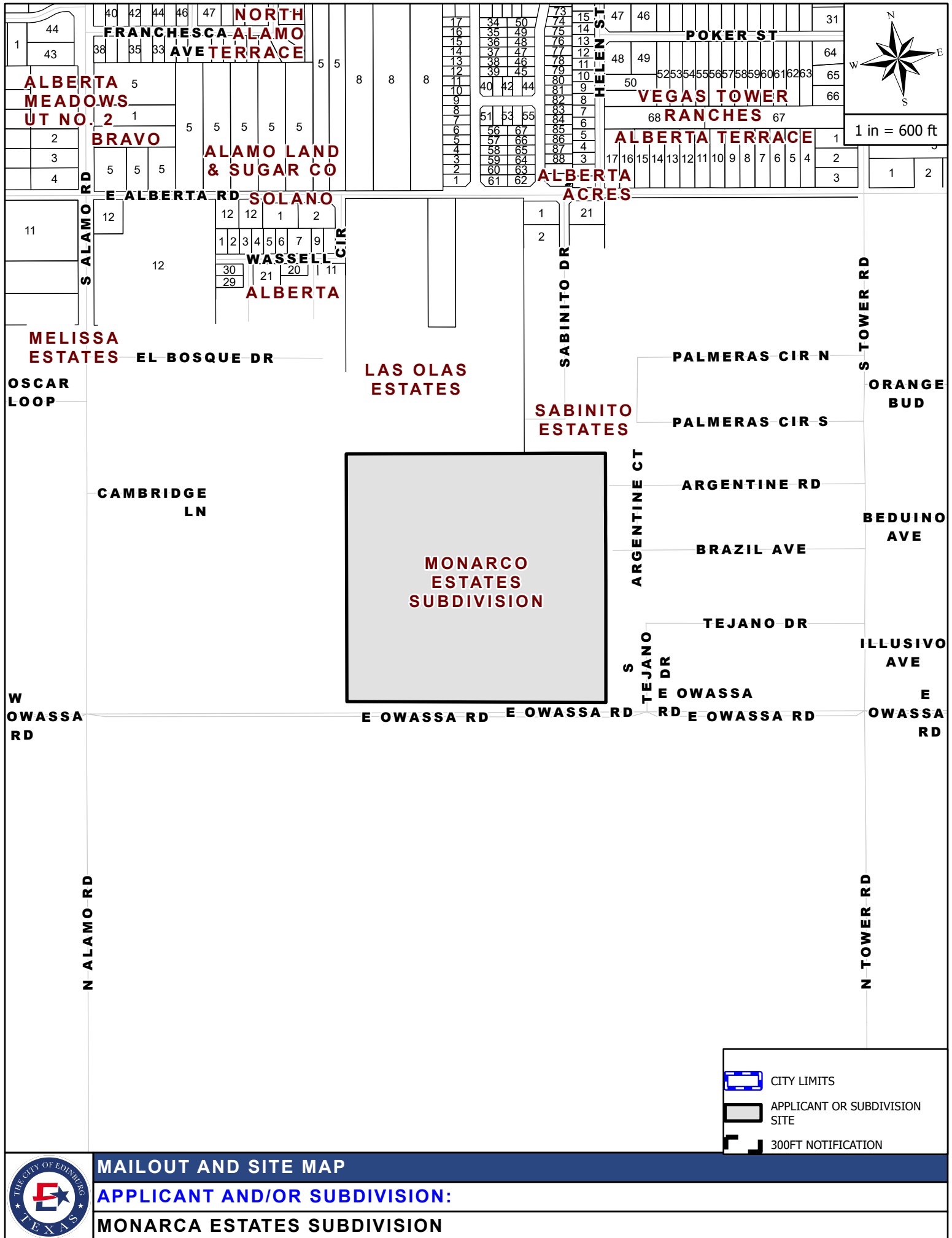
BEING A SUBDIVISION OF 39.968 ACRES SITUATED IN THE
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT
OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MONARCA ESTATES SUBDIVISION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

MONARCA ESTATES SUBDIVISION



STAFF REPORT: SOL ALEGRE PHASE 1 SUBDIVISION

Date Prepared: January 26, 2023
Planning and Zoning Meeting: February 14, 2023
FINAL PLAT

Subject: Consider the Final Plat approval of SOL ALEGRE PHASE 1 SUBDIVISION, being a 24.85 Acre tract of land out of Lots 3, 4, 5, & 6, SANTA CRUZ GARDENS SUBDIVISION UNIT #2, located at 1000 E. Ramseyer Road, as requested by Melden & Hunt, Inc. Engineering.

Location: The property is located on the south side of E. Ramseyers Road and east of Jasmin Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Agricultural (A) District but is requesting rezoning to Residential Primary (RP), Single-Family District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front – 20-ft., Side-6-ft., Corner Side-10-ft., and Rear-20-ft.

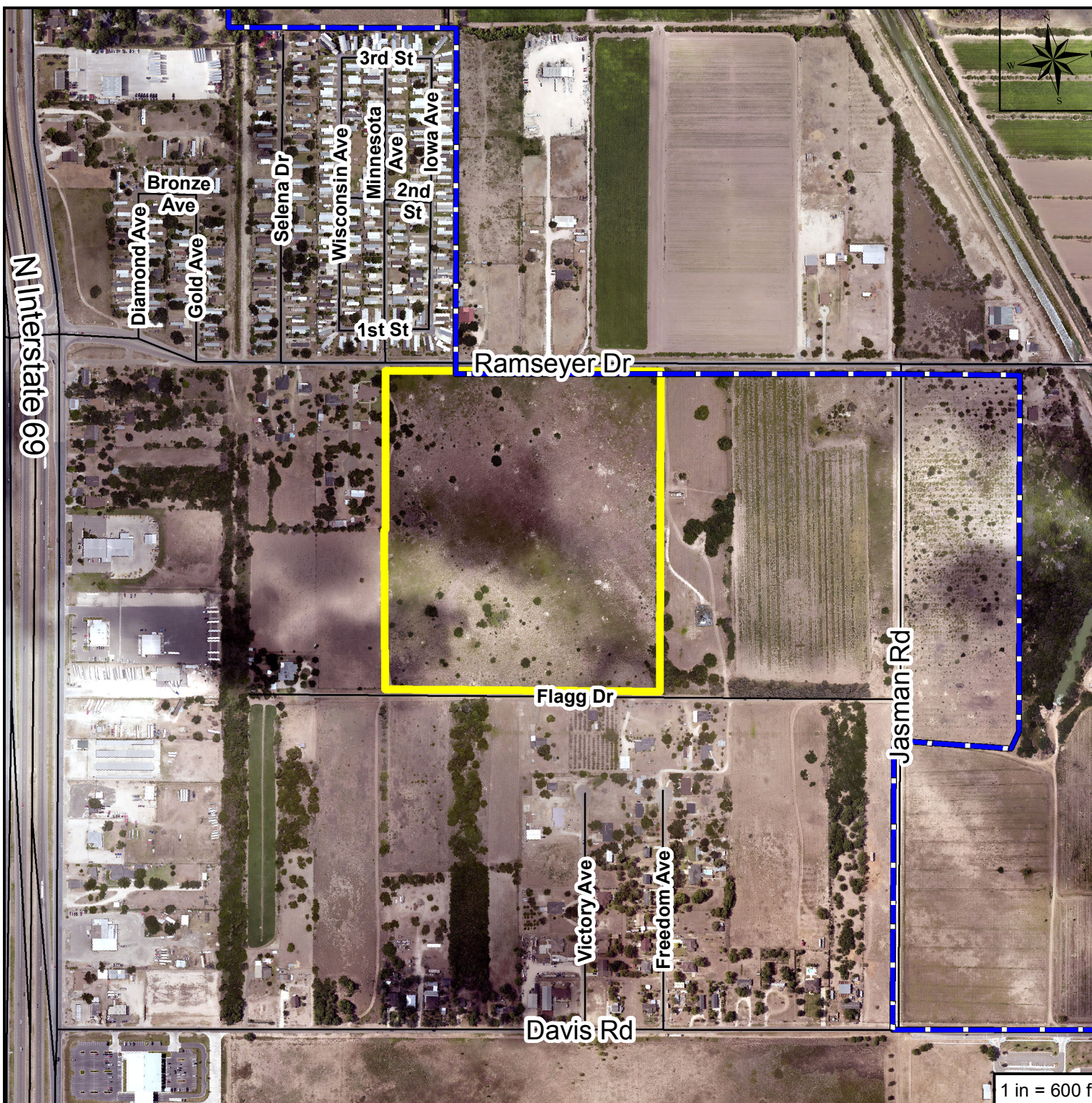
Analysis: The Final Plat is developed 205-lots residential lots averaging approximately (6,825.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be provided service by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

RECOMMENDATIONS:

City of Edinburg Planning & Zoning Department:



Staff recommends approval of the Final, 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, which is at 75% complete.



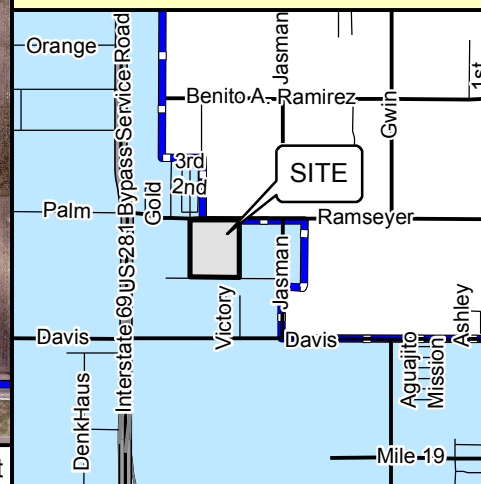
CASE CAPTION:

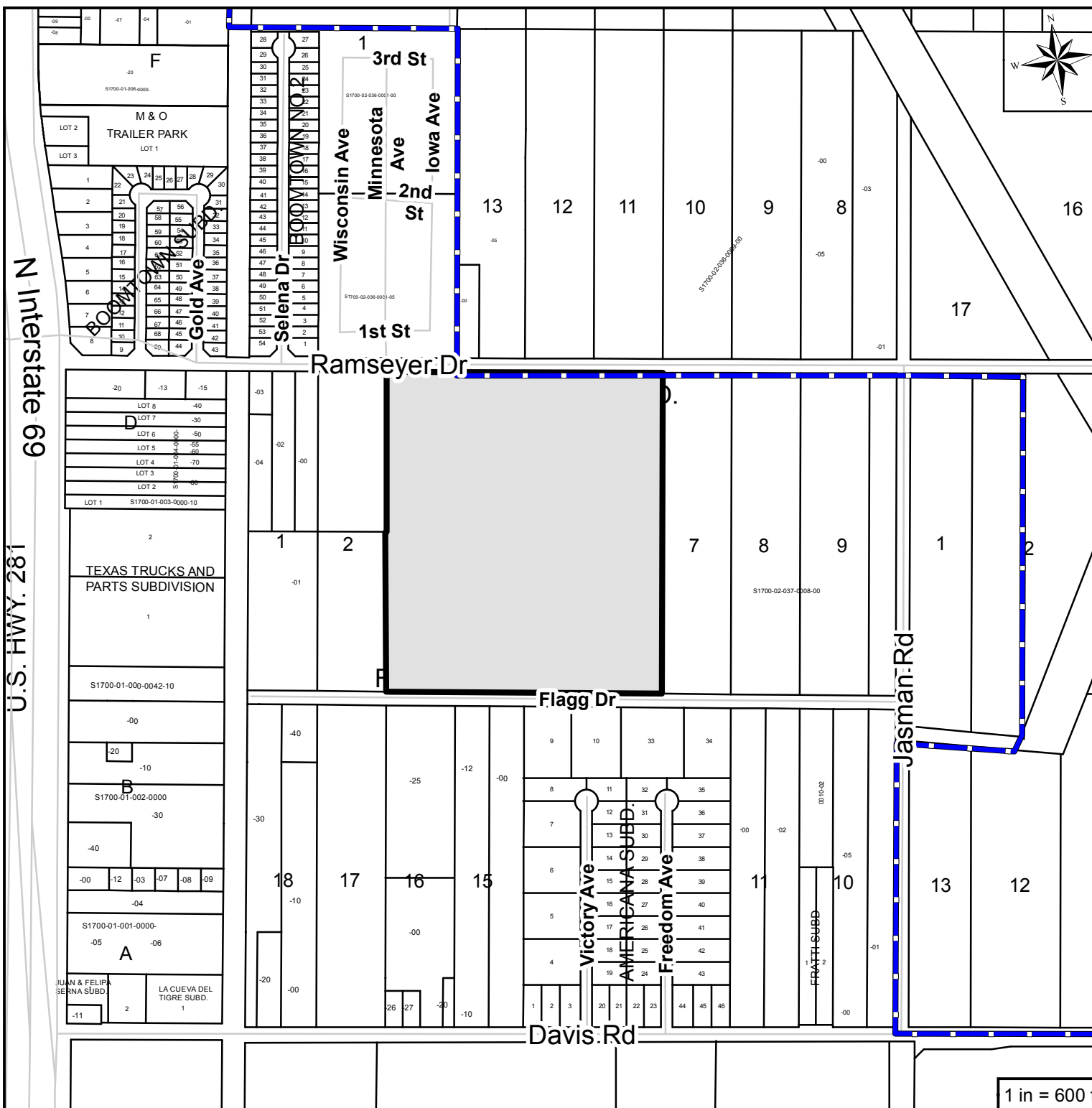
SUBDIVISION NAME:
SOL ALEGRE

Legend

-  CITY LIMITS
-  APPLICANT SITE

SITE LOCATION MAP





CASE CAPTION:

SUBDIVISION NAME:
SOL ALEGRE

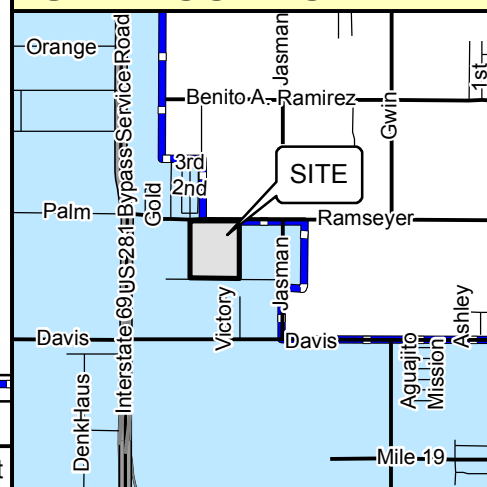
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- CITY LIMITS
- STREETS
- APPLICANT SITE

Linetype

- CONTINUOUS

SITE LOCATION MAP



Attendance - 2023

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