



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 8, 2022 - 4:00 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

- A. All the items are generally considered as they appear on the agenda, as each item is introduced.
 - B. Staff will present its findings and recommendation on the item being considered.
 - C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
 - D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
 - E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.
5. **MINUTES**
 - A. Consider approval of the Minutes for the February 8, 2022 Regular Meeting

6. **PUBLIC COMMENTS**

- A. If you would like to participate under public comments, you must submit a request beginning at 9:00 A.M. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com 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.

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, Lot 14, Trenton Terrace Subdivision, located at 1010 Leticia Street, as requested by Carlos Briones on behalf of Vista View Properties
- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lots 25 and 26, Owassa Gardens Mobile Home Subdivision, located at 5614 and 5619 South Veterans Boulevard, as requested by Mike Garcia
- C. Consider the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District, being all of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. Alley right of way out of Block 259, Original Townsite of Edinburg, located at 620 West University Drive, as requested by Gilbert Ortiz on behalf of Richard Ivey
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 320 North McColl Road, as requested by Richard Flores on behalf of Gaston Sosa De La Torre

8. **PUBLIC HEARINGS (SUBDIVISIONS)**

- A. Consider the Preliminary Plat of UHS-Cornerstone Subdivision Replat, being all of Lot 1A, Cornerstone Medical Park, Phase 1 and the West 5.0 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 South Cornerstone Blvd., as requested by Perez Consulting Engineers

9. **SUBDIVISIONS**

- A. Consider the Preliminary Plat of Las Palmeras Subdivision, being a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey, located at 320 North McColl Road, as requested by M. Garcia Engineering, LLC.
- B. Consider the Preliminary Plat of Owassa Place Subdivision, being a 19.309 acre tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, as requested by Melden & Hunt, Inc.

10. **CONSENT AGENDA**

- A. Consider Final Plat of Pueblo De Palmas Phase 26 Subdivision; a 29.04 acre tract of land out of Lots 28 & 30, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4201 N Cesar Chavez Road, as requested by Melden & Hunt, Inc.

11. **DIRECTOR'S REPORT**

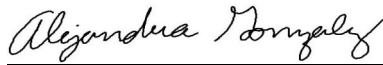
- A. City Council Actions: February 15, 2022 & March 1, 2022
- B. Unified Development Code Update

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 3:45 P.M. on Friday, March 4, 2022.



Alejandra Gonzalez, 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.



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 8, 2022 - 4:00 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

Agenda: Minutes

Jorge Sotelo, Ruby Casas, Hiren Govind, Omar Ochoa, Jorge Gonzalez, Rene Olivarez, Victor Daniec

1. Call Meeting To Order, Establish Quorum

Meeting was called to order at 4:03 P.M.

A. Prayer – Prayer was announced by Jorge Gonzalez.

B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. Certification of Public Notice

**MR. D. AUSTIN COLINA CERTIFIED PUBLIC NOTICE WAS POSTED ON
FEBRUARY 4, 2022 AT 4:05 P.M.**

3. Disclosure of Conflict of Interest

CITY ATTORNEY, OMAR OCHOA STATED COMMISSION MEMBERS SHOULD DISCLOSE ANY KNOWN CONFLICTS OF INTERESTS. UNDER STATE LAW, A CONFLICT OF INTEREST EXISTS IF A COUNCIL MEMBER OR COMMISSION MEMBER OR FAMILY MEMBERS HAS A QUALIFYING FINANCIAL INTEREST IN THE AGENDA ITEM. MEMBERS WITH A CONFLICT OF INTEREST CANNOT PARTICIPATE IN DISCUSSION NOR VOTE ON THE AGENDA ITEM.

MR. OCHOA INQUIRED IF ANY COMMISSIONERS HAD A CONFLICT OF INTEREST ON ANY AGENDA ITEMS.

COMMISSION MEMBER MR. VICTOR DANIEC STATED HE WOULD HAVE TO ABSTAIN FROM AGENDA ITEM 9A- PRELIMINARY APPROVAL FOR CARMEN AVILA PHASE IV SUBDIVISION.

COMMISSION MEMBER MR. RENE OLIVAREZ STEPPED INTO THE MEETING.

COMMISSION MEMBER MR. JORGE GONZALEZ STATED HE WOULD HAVE TO ABSTAIN FROM ITEM 8A- REZONING- ROBERTO MARTINEZ.

4. Meeting Procedures

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

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

5. **ABSENCES**

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

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND WAS SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND ONE ABSTENTION FROM MR. VICTOR DANIEC.

6. **MINUTES**

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

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO 7-0.

7. **PUBLIC COMMENTS**

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

BEATRIZ FLORES IS CONCERNED FOR ITEM 8E, DUE TO CONTAINMENTS, NOT WANTING PROPERTY TO BE DEVELOPED UNTIL PROPERTY IS TESTED AND WANTING TO KNOW WHAT IS BEING PROPOSED.

8. PUBLIC HEARINGS

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

SURVEY WAS DONE BY COMMISSION MEMBER MR. JORGE A. GONZALEZ.

COMMISSION MEMBER MR. JORGE SOTELO INQUIRED IF STRUCTURE WOULD BE REMODELED OR DEMOLISHED.

APPLICANT ROBERTO MARTINEZ WAS PRESENT- R & R BUILDERS, ADVISED THAT THE PROPERTY HAS NOT BEEN USED SINCE 2014 AND THEY WOULD REMODEL PROPERTY.

VICE CHAIRPERSON MR. JOE OCHOA INQUIRED IF SIDEWALKS WOULD BE UP TO CODE.

COMISSION MEMBER MR. VICTOR DANIEC INQUIRED ABOUT PARKING REQUIREMENTS.

APPLICANT ROBERTO MARTINEZ STATED THREE PARKING SPACES IN THE FRONT OF THE PROPERTY AND CURB CUT, ATTORNEY OFFICE WOULD BE BY APPOINTMENT.

UDC 4 PARKING SPACES PER 1000 SQ. FT. WOULD APPROXIMATELY NEED 12 PARKING SPACES AND WOULD BE PART OF BUILDING PERMIT PROCESS.

COMMISSION MEMBER MR. RENE OLIVAREZ INQUIRED ABOUT SURROUNDING ZONING BEING COMMERCIAL. HE ADVISED HE WOULD WANT THE PROPERTY TO LOOK LIKE A PROFESSIONAL OFFICE INSTEAD OF A HOME.

AUSTIN STATED THIS WOULD BE FOR LIGHT COMMERCIAL USES.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND 1 ABSTENTION FROM COMMISSION MEMBER MR. JORGE GONZALEZ.

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

MR. ALFONSO QUINTANILLA ADDRESSED THE BOARD, HE STATED DEVELOPER HAD SPOKEN TO PLANNING DEPARTMENT AND EXPLAINED PROCESS FOR DEVELOPMENT. HE STATED MECHANIC SHOPS TO THE SOUTH OF PROPERTY, HIDALGO DRAIN DITCHES IN THE SURROUNDING AREA, THE PROPOSED PROJECT WOULD BE A NECESSITY FOR THE RESIDENTIAL PROPERTIES IN THE AREA, IT WILL ALSO CREATE A TAX PROPERTY.

COMMISSION MEMBER MR. VICTOR DANIEC INQUIRED WHERE IS THE NEAREST SELF STORAGE IN THE AREA.

FELLOW BOARD MEMBER, STATED THERE IS ONE OFF OF MCCOLL & SPRAGUE.

COMMISSION MEMBER MR. JORGE A. GONZALEZ INQUIRED IF A STUDY WAS DONE TO MAKE SURE PROPOSAL IS PROFITABLE.

MR. PAREDES STATED HE HAS STUDIED THE AREA AND INDICATED SELF STORAGE WOULD BE A NECESSITY, SPECIFICALLY FOR THE RESIDENTIAL AND MULTIFAMILY USES IN THE AREA.

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

- C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located

at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc., on behalf of The Shoppes at Rio Grande Valley

CHAIRPERSON MR. JOE OCHOA INQUIRED REGARDING BUFFER WALL IN BETWEEN COMMERCIAL AND MULTIFAMILY AND EXITS WOULD BE OFF OF WISCONSIN ROAD.

MR. JAIME AYALA STATED THIS WOULD BE ADDRESSED AT SITE PLAN REVIEW AND EXITS WOULD BE OFF OF WISCONSIN ROAD.

COMMISSION MEMBER MR. JORGE SOTELO WANTED TO BE SURE SIDEWALKS WOULD BE INCLUDED FOR CONNECTIVITY.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

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

CHAIRPERSON, JOE OCHOA STATED IF A STREET IS CONSTRUCTED IT WOULD BE 1300 FT ROAD.

MR. AYALA STATED IT WOULD BE ADDRESSED AT TIME OF SUBDIVISION AND SITE PLAN REVIEW.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

- E. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering, on behalf of Mel Phillip, Tide Products, Inc.

BEATRIZ FLORES STATED SHE IS CONCERNED ABOUT CONTAMINATION.

COMMISSION MEMBER MR. VICTOR DANIAK STATED HE HAS PROPERTY NEAR BY AND IT WAS INDUSTRIAL USE.

APPLICANT WAS NOT PRESENT.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO TABLE THIS ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

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

RICK DEYOE, PRESIDENT OF REALTEX DEVELOPMENT, STATED THERE WOULD BE 14 UNITS TO THE ACRE AND IT WOULD BE AN AFFORDABLE SENIOR CITIZEN DEVELOPMENT FOR 55 AND OLDER COMMUNITY. RECEIVED A LETTER OF SUPPORT FROM CITY COUNCIL.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE GONZALEZ TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

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

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING CASE. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

9. **SUBDIVISIONS (PLATS)**

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE

ITEMS 9A-9C. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND 1 ABSTENTION FROM COMMISSION MEMBER MR. VICTOR DANIEC.

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

10. CONSENT AGENDA

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

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO APPROVE THE FINAL PLAT. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

11. SUBDIVISIONS (VARIANCES)

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

RUBEN DE JESUS ADDRESSED THE BOARD AND STATED THE PROPERTY IS LOCATED ¾ OF A MILE WEST FROM VAL VERDE, 1.5 MILES EAST OF ALAMO ROAD, AND 3.5 EAST OF RAUL LONGORIA ROAD. HE MENTIONED IF THE CITY OF EDINBURG STILL HAD THE 2 MILE ETJ, THE PROPERTY WOULD STILL BE PART OF COUNTY. HE STATED THE CURRENT STREET WIDTH IS 22 FT. AND THE REQUIRED WIDTH IS GOING TO BE 41 FT ON ONE SIDE. 40 FT. OF ROW WOULD BE

DEDICATED AND SIDEWALKS WOULD BE INSTALLED FRONTING THE PROPERTY. HE ALSO DISCUSSED ADDING A 12 FT DECELERATION LANE AND ADVISED HE DOESN'T FEEL THE REQUIRED STREET WIDTH IS ADEQUATE FOR THAT AREA. MR. DE JESUS EXPRESSED POTENTIAL SAFETY CONCERNS DUE TO PAVEMENT NOT CONTINUING AND CAUSING ACCIDENTS.

THERE WAS BRIEF DISCUSSION REGARDING GROWTH IN THAT AREA AND THE METROPOLITAN PLANNING ORGANIZATION (MPO).

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

12. DIRECTOR'S REPORT

- A. City Council Actions: January 18, 2022 and February 1, 2022

MRS. MENDOZA DISCUSSED CITY COUNCIL ACTIONS FOR THE JANUARY 18, 2022 AND FEBRUARY 1, 2022. SHE STATED THE REZONINGS AND VARIANCES TO THE SUBDIVISION REQUIREMENTS ON THOSE AGENDAS WERE APPROVED BASED ON P & Z RECOMMENDATION. INCLUDED IN THE ITEMS WAS THE PETITION FOR VOLUNTARY ANNEXATION AND DEVELOPMENT AGREEMENT FOR AZALEAS ESTATES.

- B. Unified Development Code Update

MRS. KIMBERLY MENDOZA DISCUSSED THE UNIFIED DEVELOPMENT CODE UPDATE. SHE ADVISED THE LAST MEETING WAS HELD IN JANUARY FOLLOWED BY STAFF MEETINGS WITH THE CONSULTANT REGARDING MODULE 2. AN UPDATED MODULE 2 DRAFT IS EXPECTED IN MARCH.

13. INFORMATION ONLY

- A. Attendance Roster

14. ADJOURNMENT

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0. MEETING WAS ADJOURNED AT 5:14 P.M.

A handwritten signature in black ink, reading "Alejandra Gonzalez". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Alejandra Gonzalez, Planning Assistant
Planning & Zoning Department



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: March 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7A:

Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, Lot 14, Trenton Terrace Subdivision, located at 1010 Leticia Street, as requested by Carlos Briones on behalf of Vista View Properties.

DESCRIPTION / SCOPE:

The property is located on the south side of Leticia Street, approximately 1,120 ft. west of South Veterans Boulevard. The property has 112.5 ft. of frontage with a lot depth of 305 ft., tract size of 0.7877 acres (34,312.50 sq. ft.), and is currently vacant. The requested zoning designation allows for single and multi-family residential uses on the subject property. The applicant is requesting the change of zone for a multi-family residential development.

The property is part of Trenton Terrace Subdivision, which was recorded on September 5, 1989 and is currently zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District to the north, south and east, and Auto-Urban Residential (AU) District to the west. The adjacent lot to the west of the subject property was rezoned from Agriculture (AG) District to Auto-Urban Residential (AU) District on November 5, 2014. Adjacent land uses are single and multi-family residential to the east and west. The subject property is approximately 360 ft. south of the De Escandon Elementary School. The future land use designation is for Auto-Urban Uses.

The subject property was annexed on December 13, 2013. As per City of Edinburg Unified Development Code (UDC) Section 1.205, "Any newly annexed land shall be designated Agriculture (AG) District unless controlled by a pre-annexation agreement that provides otherwise." The residential uses in this area predate the annexation that took place in 2013 and do not conform to the zoning district.

Staff received a Zone Change Application for the subject property on January 14, 2022. The applicant indicated that the intended use is for apartments. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing to 16 neighboring property owners and had received no comments in favor and 1 against this request at the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on April 5, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the character and uses in this area. The requested zoning designation is also in conformance with the future land use plan.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and existing land uses in the area. The proposed multifamily use is consistent with the existing uses in the area and is in keeping with the future land use. A multi-family residential development is permitted in the requested zoning designation.

Tilfred “Fred” Farley
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 3/08/2022
CITY COUNCIL – 4/05/2022
DATE PREPARED – 2/24/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District

APPLICANT: Vista View Properties

AGENT: Carlos Briones

LEGAL: Lot 14, Trenton Terrace Subdivision

LOCATION: 1010 Leticia Street

LOT/TRACT SIZE: 0.7877 acres (34,312.50 sq. ft.)

CURRENT USE: Vacant

PROPOSED USE: Multifamily residential development

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Agriculture (AG) District
South – Agriculture (AG) District
East – Agriculture (AG) District
West – Auto-Urban Residential (AU) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District.

REZONING REQUEST

CARLOS BRIONES

EVALUATION

The following is staff's evaluation of the request.

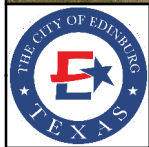
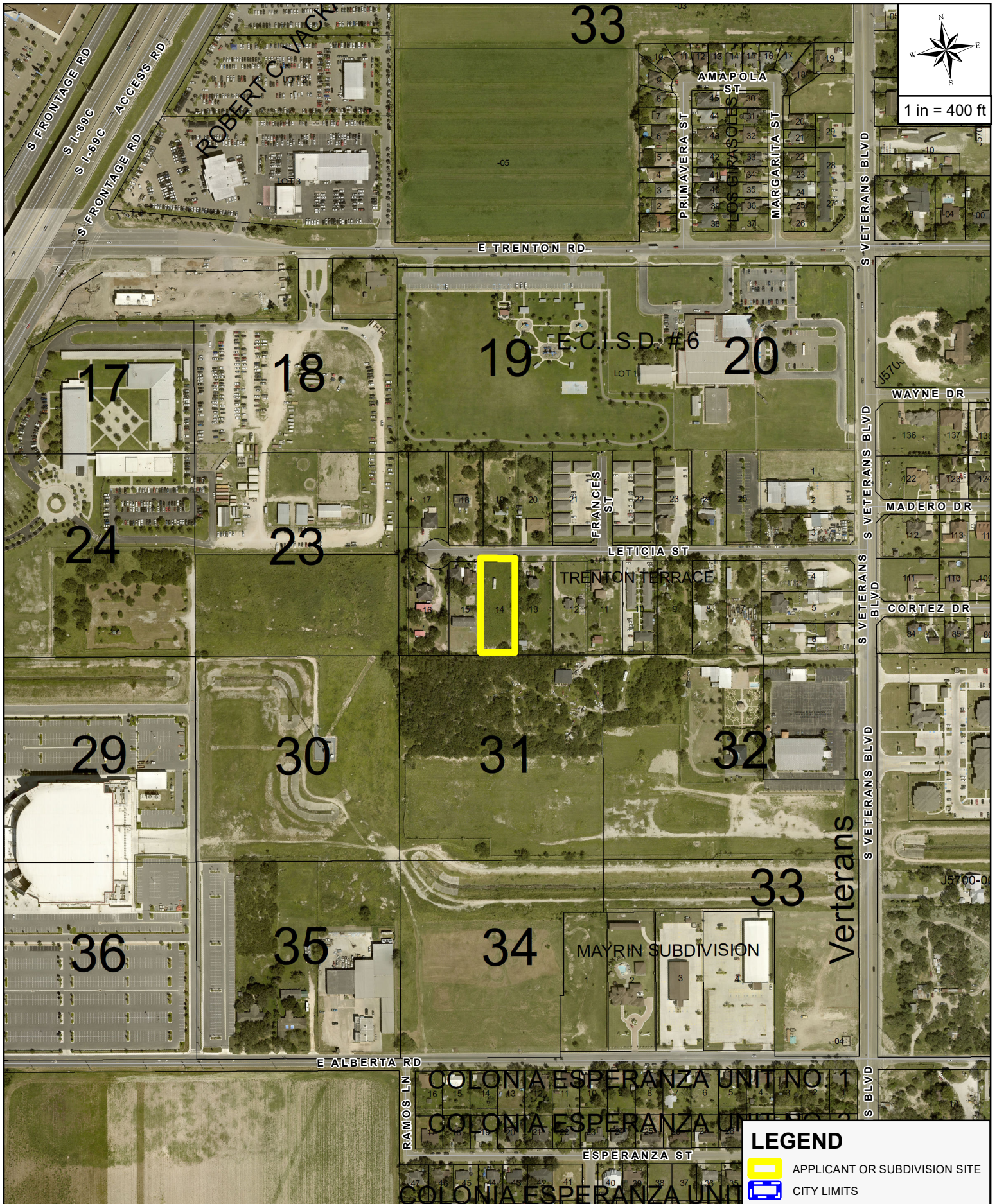
1. The land use pattern for this area of the community consists of single and multifamily residential uses.
2. The current zoning of Agriculture (AG) District was applied by the City when the property was annexed in 2013 and does not conform to the proposed use.
3. The applicant is requesting the change of zone to construct a multifamily residential development.

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The intended use is compatible with land uses near the subject property. The development trend in this subdivision is progressing toward multifamily 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 16 neighboring property owners and received no comments in favor and one against this request at the time this report was prepared.

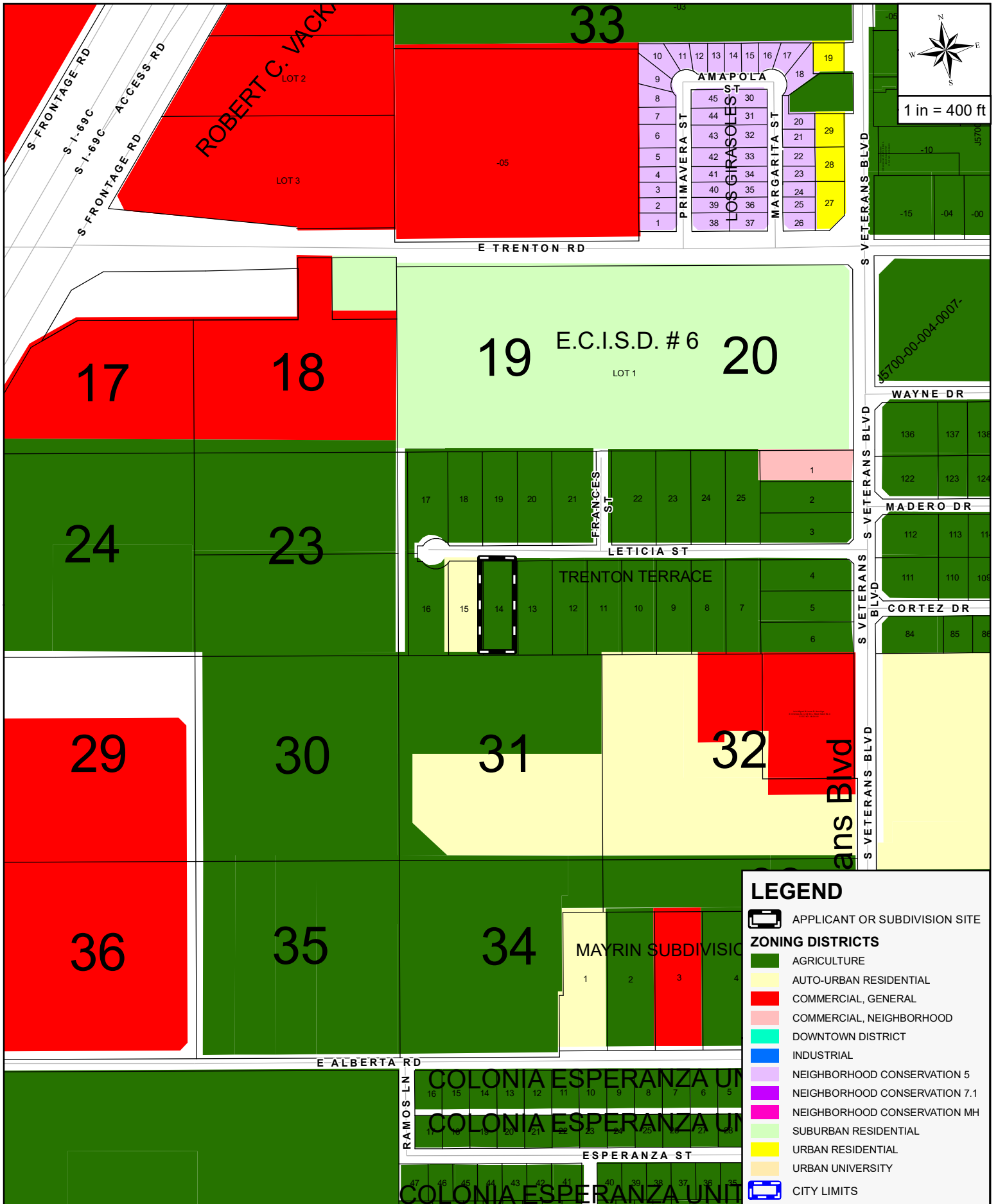
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits

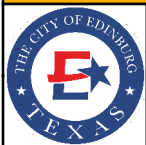
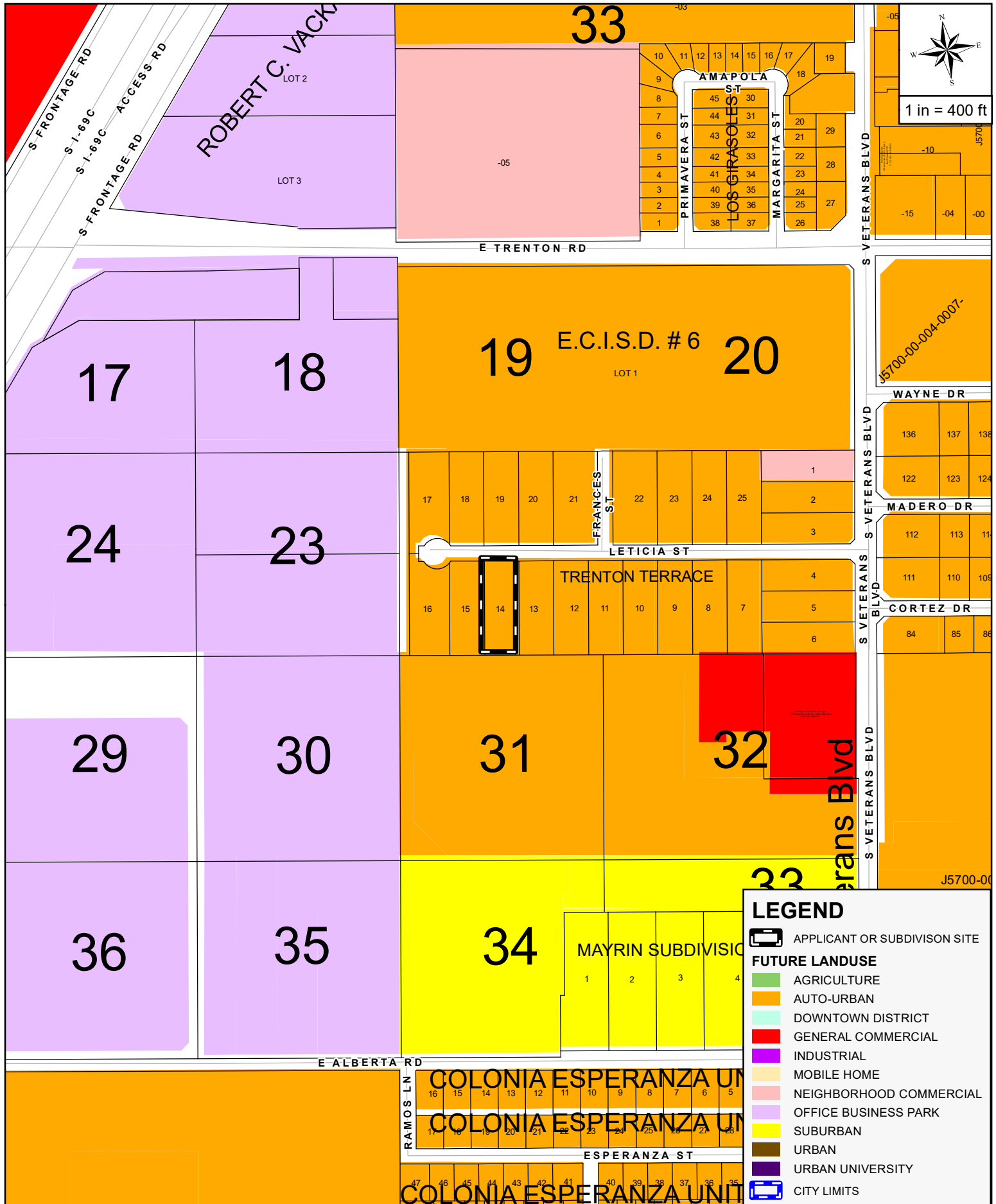


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

CARLOS BRIONES

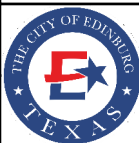
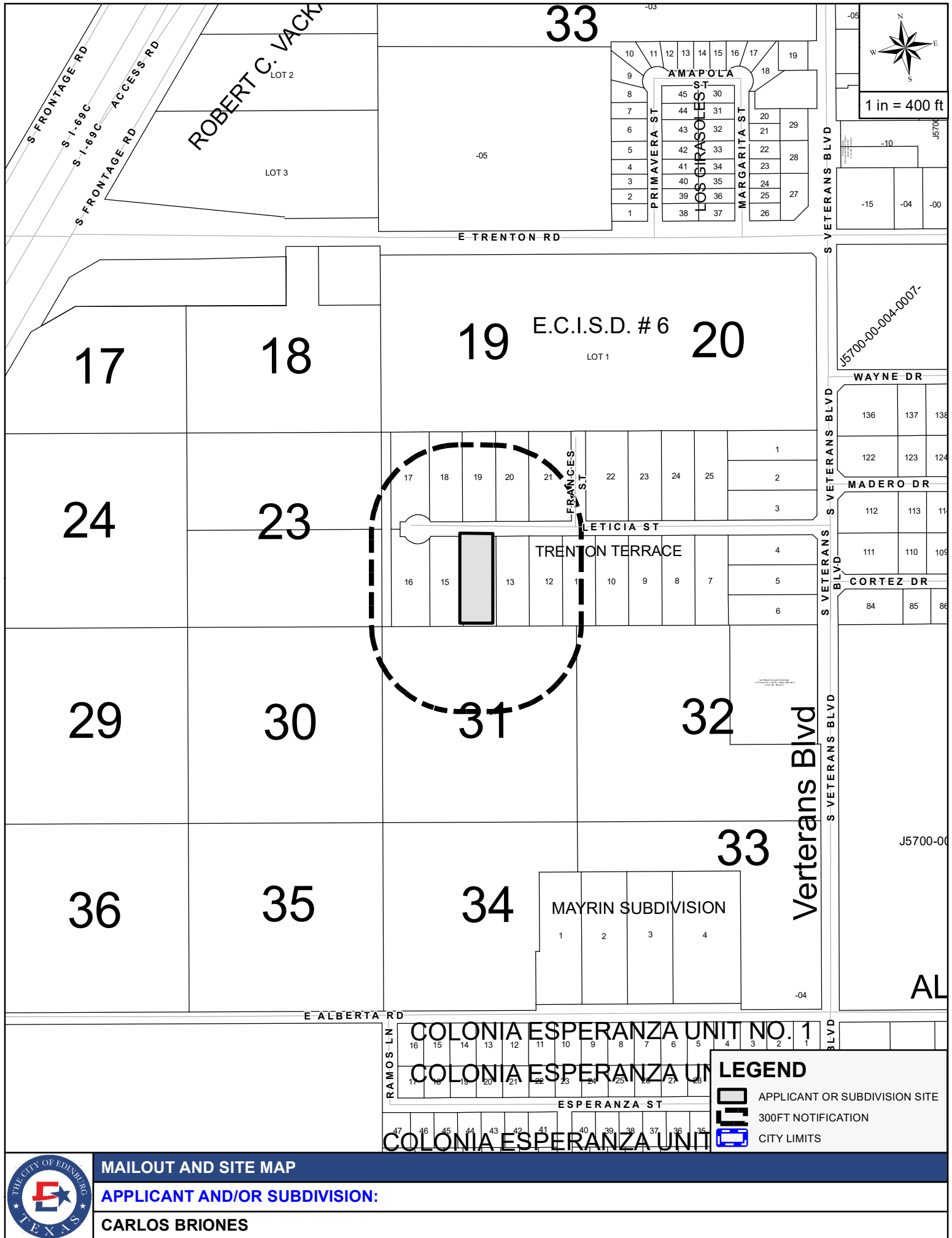




FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

CARLOS BRIONES



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CARLOS BRIONES



Case #

Edinburg

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

RZNE-2022-0041

Zone Change Application

Date: January 13, 20221. Property Owner: Vista View Properties 2. Phone: (956) 236-28533. Mailing Address: 1006 Leticia St.4. City: Edinburg State: TX Zip: 785425. Email Address: mr.briones@gmail.com 6. Cell No. (956) 236-28537. Agent: Carlos Briones 8. Agent's Phone: (956) 236-28539. Agent's Mailing Address: 1006 Leticia st10. City: Edinburg State: TX Zip: 7854211. Agent's Email: mr.briones@gmail.com12. Address/Location being Rezoned: 1010 Leticia St.13. Legal Description of Property:
Trenton Terrace Lot 1414. Property ID(s): 34698115. Zone Change: From: AG - AgricultureTo: UR - Urban Residential16. Existing Land Use: vacant lot17. Reason for Zone Change: apartmentsCarlos Briones

(Please Print Name)

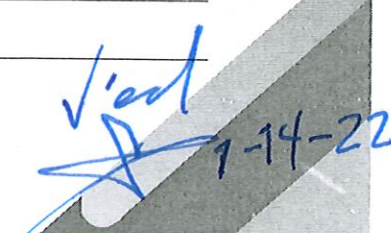

Signature

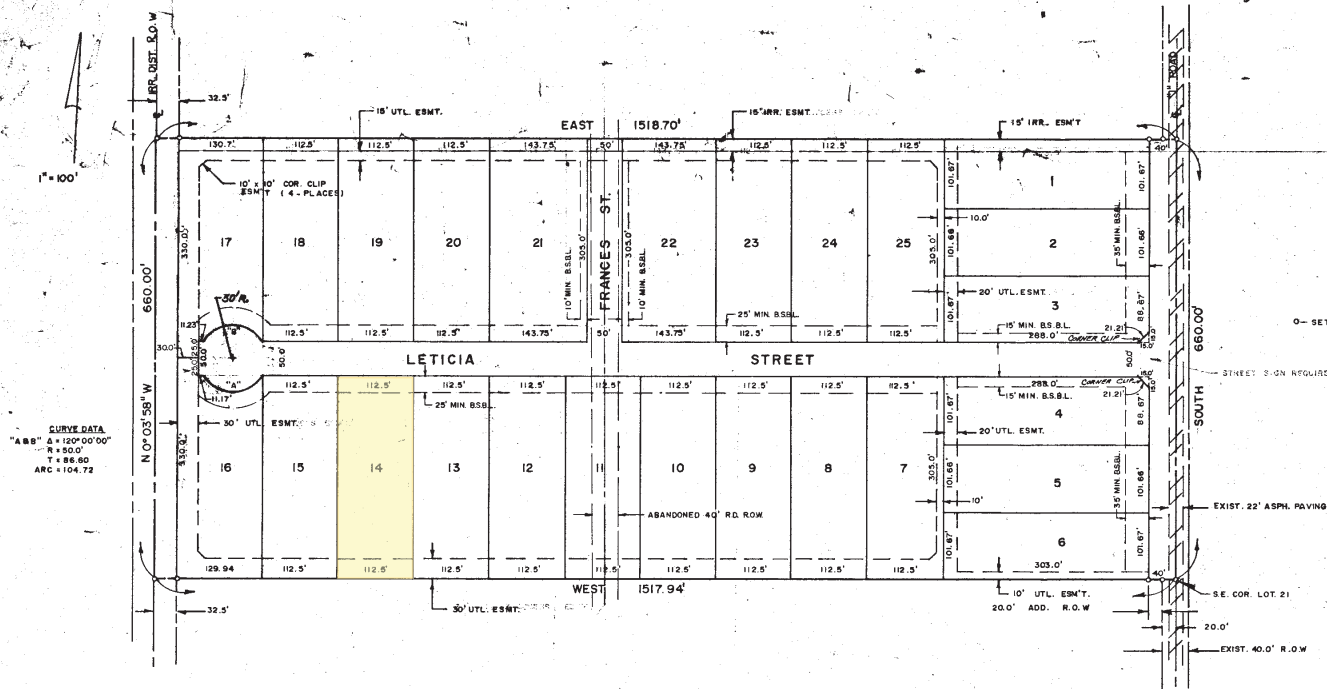
AMOUNT PAID \$ _____ RECEIPT NUMBER _____

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

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

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





PLAT OF
TRENTON TERRACE
 BEING A
 RESUBDIVISION OF LOTS 21 AND 22,
 M.L. WOODS CO. TRACT NO. 4,
 HIDALGO COUNTY, TEXAS
 23.00 ACRES

STATE OF TEXAS
 COUNTY OF HIDALGO
 KNOWN TO ALL MEN BY THESE PRESENTS
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TRENTON TERRACE TO THE CITY OF
 EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HERBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS AND EASEMENTS THEREON
 SHOWN, FOR PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, THE ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOM NAME
 IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF APRIL, 1989.

NOTARY PUBLIC WILLIAM H. FAIR
 My Comm. Expires 12-31-90
 In & For
 State of Texas

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3218 IN THE STATE OF TEXAS HERBY CERTIFY, AND A PROPER
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL
 SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN
 TO THIS PLAT.

SAMUEL H. FAIR



STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAT IS HERBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED
 TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES
 TO SUCH LOTS FROM THE CLOSE ST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH
 NECESSARY FACILITIES.

ATTEST: Karl Schat
 SECRETARY

T. R. Moore
 H.C.I. DISTRICT NO. PRESIDENT

DATE: APRIL 11, 1989

THIS PLAT APPROVED BY THE HIDALGO COUNTY, CITY OF EDINBURG, ON THIS THE 16th DAY OF APRIL, A.D. 1989.

ATTEST: David J. Adams
 CITY SECRETARY

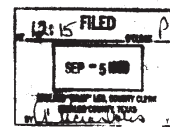
William H. Fair
 CHAIRMAN, PLANNING AND ZONING COMMISSION

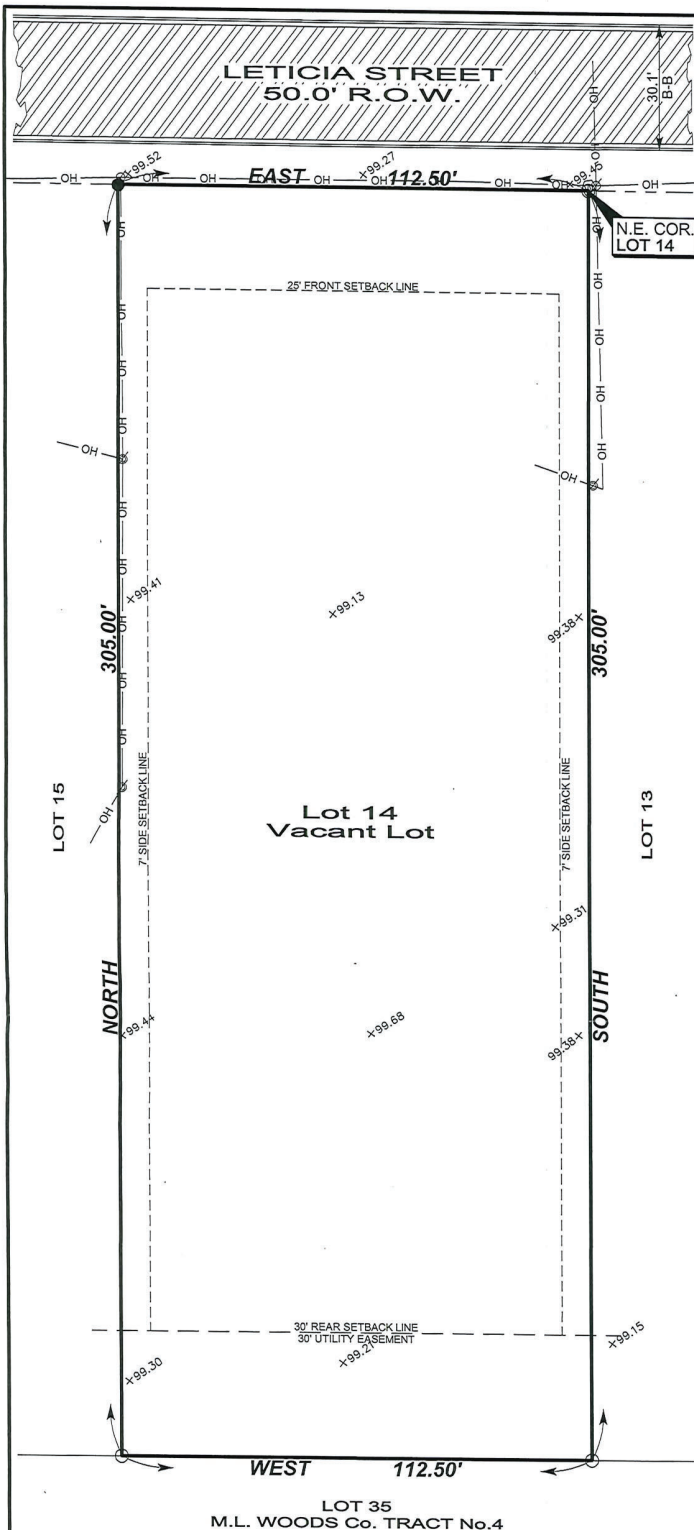
P. R. Adams
 MAYOR

APPROVED FOR RECORDING
 BY
 COMMISSIONER OF COURSE
 This the 11th day of April, 1989
 WILLIAM "BILLY" LEO, County Clerk
 My Comm. Expires 12-31-90
 By WILLIAM LEO Deputy

APPROVED FOR RECORDING
 HIDALGO CO. PLANNING DEPT.
 BY WILLIAM LEO
 DATE: APR 11 1989

CHECKED FOR DRAINAGE
 BY: WILLIAM LEO





FLOOD ZONE

ZONE "B"

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

COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1992

ADDRESS: 1010 LETICIA STREET
EDINBURG, TEXAS

FOR:

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊗ POWER POLE
- ⊗ SERVICE POLE
- ⊗ WATER METER
- OH — OH — OVERHEAD POWER LINE
- ▨ ASPHALT AREA
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.E. COR. - NORTHEAST CORNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

PLAT SHOWING LOT 14 TRENTON TERRACE VOLUME 26, PAGE 33 H.C.M.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/7/21 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

ROBERTO N. TAMEZ, RPLS No. 6238

DATE: 10/08/2021



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

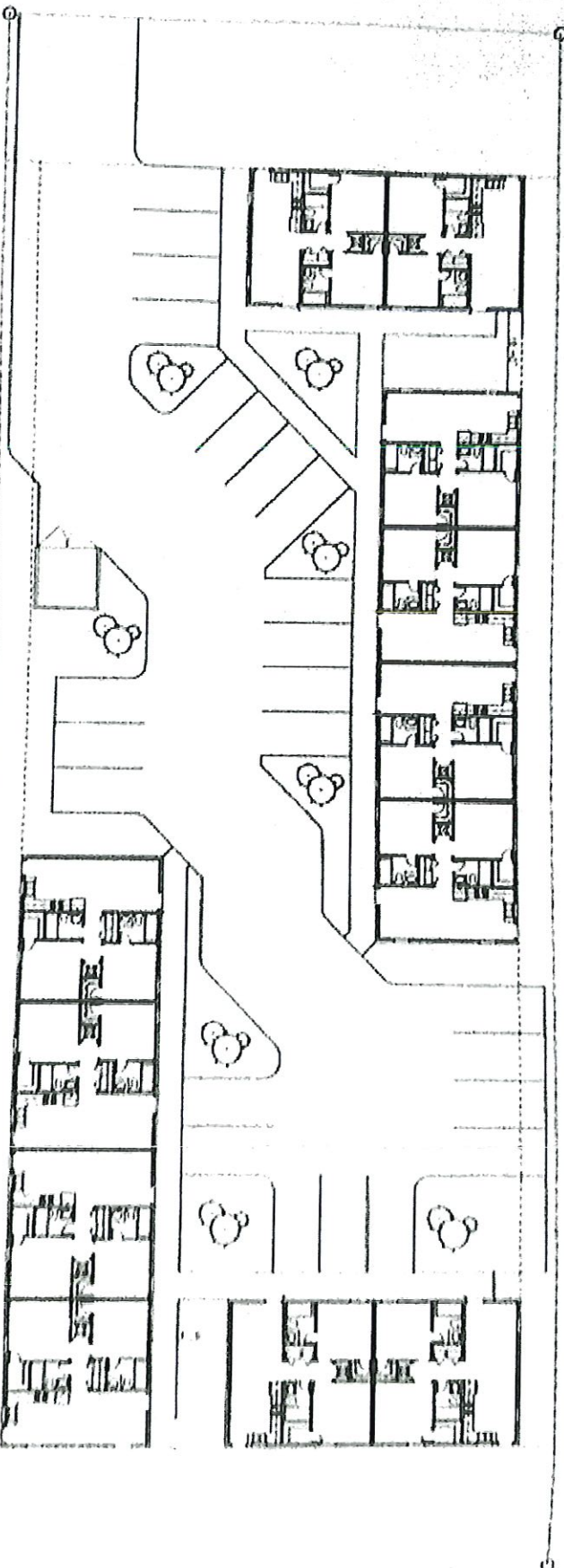
JAN 14 2022

Name: 10:15

BOOK: T-1130, PG. 72
DATE: 10/8/2021
JOB No: 21892.08
FILE NAME: 21892.08
DRAWN BY: J.C.

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

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SITE PLAN

12 - APTS UNITS

Trenton Terrace Lot 14

RECEIVED

JAN 14 2022

Name: 10:15

Rezoning 1010 Leticia st

Alfonso Fuentes <alfonso.fuentes@co.hidalgo.tx.us>
To: planning@cityofedinburg.com

Thu, Mar 3, 2022 at 11:58 AM

Good afternoon,

My name is Alfonso Fuentes I live at [1001 Leticia st Edinburg](#), I recently recieved a notification regarding rezoning property 1010 Leticia which is located just across My residence and noticed they want to make it a multifamily location. I am against it if apartment complex will be built on it. I am a Deputy Constable and had previous altercations with several people who live down the street at the other apartment complex who walk through my property. I am against the idea for an apartment complex being built in that property and will get my neighbors involved. I work all types of hours, I may not be able to go in person to concern my opinion to the city council. Please take this email as my response to rezoning 1010 Leticia into a multi family property.

Thank you for your time
Alfonso Fuentes
956 246 7722



Rezoning Request Site Photo

CARLOS BRIONES

1010 Leticia Street





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: March 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7B:

Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lots 25 and 26, Owassa Gardens Mobile Home Subdivision, located at 5614 and 5619 South Veterans Boulevard, as requested by Mike Garcia

DESCRIPTION / SCOPE:

The property is located on the east side of South Veterans Boulevard, approximately 250 ft. north of West Owassa Road. The subject property consists of two lots out of the Owassa Gardens Mobile Home Subdivision, which was recorded on September 22, 1998. The lots each have a frontage of 68.57 ft. and a depth of 163.71 ft., a combined area of 0.5154 acres (22,450 sq. ft.) and is the location of an automobile service with adjacent carwash and food stand. The requested zoning designation is the primary commercial district. It accommodates a wide range of commercial uses. The proposed zone change is to conform zoning to existing use.

The property is currently zoned Agriculture (AG) District. The surrounding zoning is Agriculture (AG) District to the north, east, and west with Commercial General (CG) and Agriculture (AG) Districts to the south. The adjacent property to the south was rezoned to Commercial General (CG) District on June 4, 2019. Surrounding land uses are a mix of commercial and residential uses. Future land use designation for the subject property is for Neighborhood Commercial Uses.

The subject property was annexed on March 17, 2015. As per City of Edinburg Unified Development Code (UDC) Section 1.205, "Any newly annexed land shall be designated Agriculture (AG) District unless controlled by a pre-annexation agreement that provides otherwise." The commercial uses at this location predate the annexation that took place in 2015 and do not conform to the zoning district.

Staff received a Zone Change Application for the subject property on January 28, 2022. The applicant indicated that the intent is to conform zoning to the existing land use.

Staff mailed a notice of the public hearing to 37 neighboring property owners and had received no comments in favor or against this request at the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on April 5, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Commercial Uses and the Rezoning Request from Agriculture (AG) District

to Commercial General (CG) District based on the existing and adjacent land uses. The City-applied zoning of Agriculture (AG) District is not appropriate for this location.

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

JUSTIFICATION:

Staff recommendation is based on current and adjacent land uses in the area. The City-applied zoning of Agriculture (AG) District is not appropriate for the subject property.

Tilfred “Fred” Farley
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 3/08/2022
CITY COUNCIL – 4/05/2022
DATE PREPARED – 2/24/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District

APPLICANT: Mike Garcia

AGENT: N/A

LEGAL: Lots 25 and 26, Owassa Gardens Mobile Home Subdivision

LOCATION: 5614 and 5619 South Veterans Boulevard

LOT/TRACT SIZE: 0.5154 acres (22,450 sq. ft.)

CURRENT USE: Commercial

PROPOSED USE: Commercial

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Agriculture (AG) District
South – Commercial General (CG) District
East – Agriculture (AG) District
West – Commercial General (CG) and Agriculture (AG) Districts

LAND USE PLAN: Neighborhood Commercial

PUBLIC SERVICES: North Alamo WSC Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
CARLOS BRIONES**

EVALUATION

The following is staff's evaluation of the request.

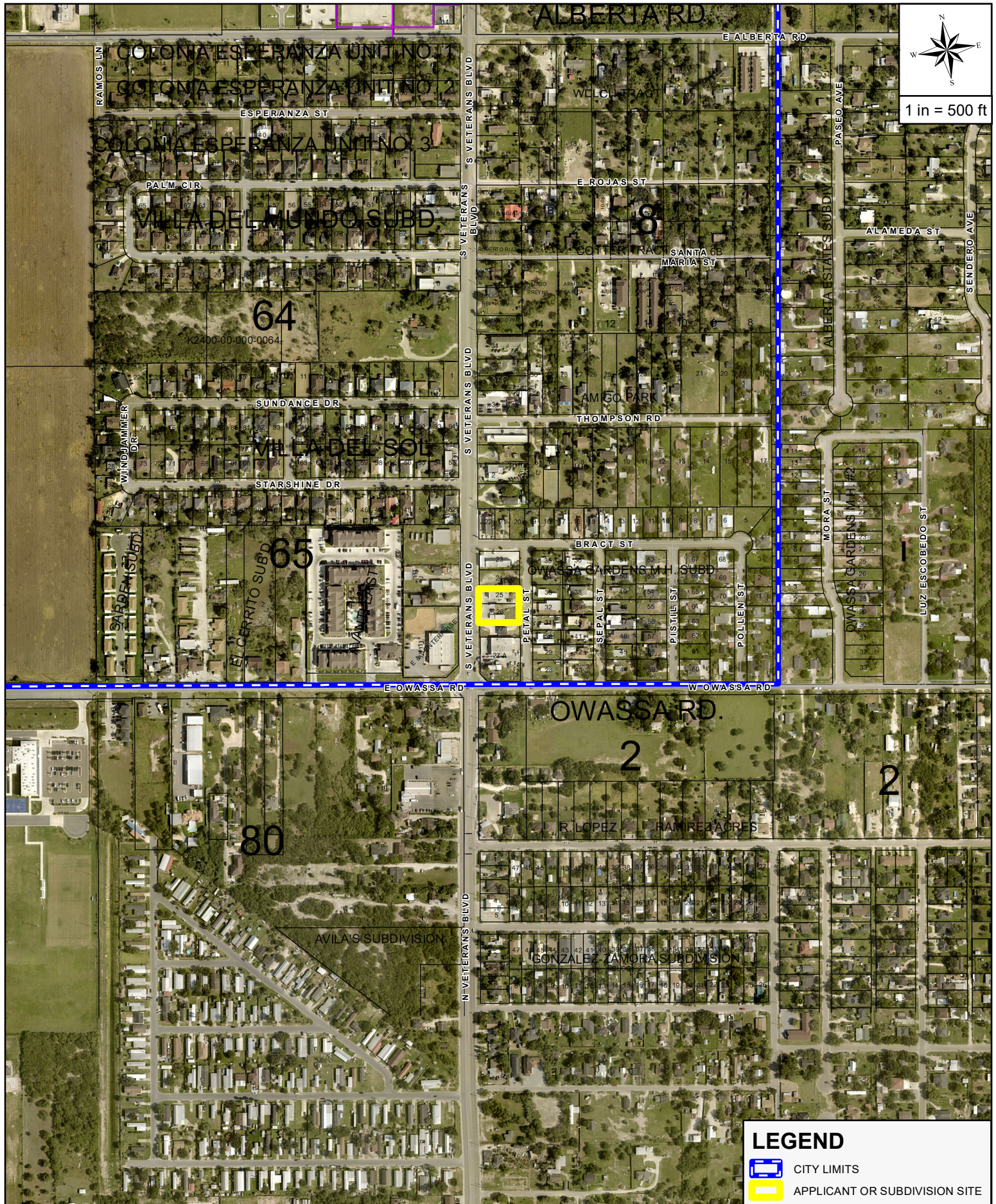
1. The land use pattern for this area of the community consists of commercial and residential uses.
2. The current zoning of Agriculture (AG) District was applied by the City when the property was zoned in 2015 and does not conform to existing use.
3. The applicant is requesting the change of zone to conform zoning to current land use.

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on current and adjacent land uses. The intended use is compatible with land uses near the subject property. Existing commercial uses were in place before annexation.

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

Staff mailed a notice of the public hearing before to 37 neighboring property owners and received no comments in favor or against this request by the time this report was prepared.

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



LEGEND



CITY LIMITS



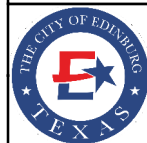
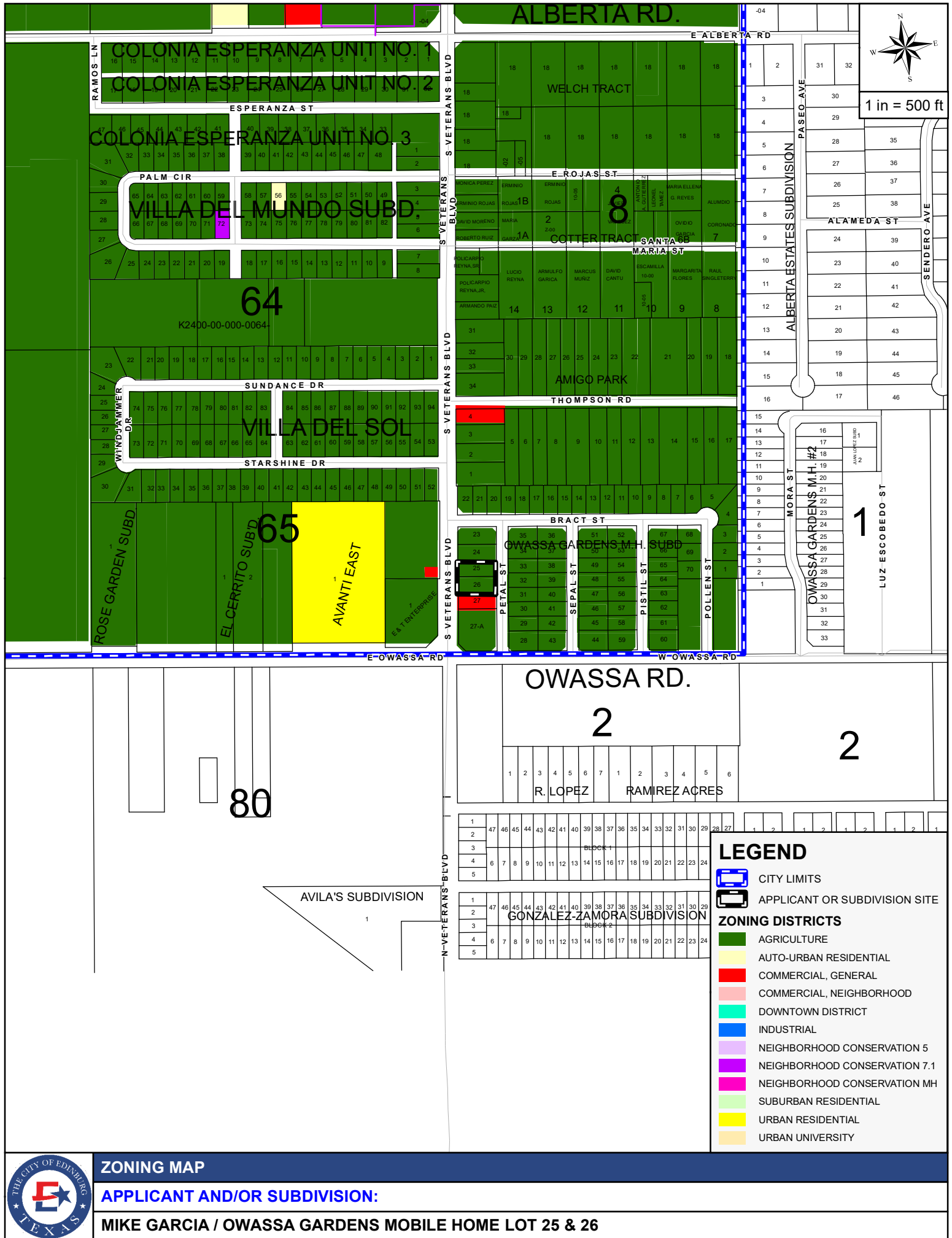
APPLICANT OR SUBDIVISION SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

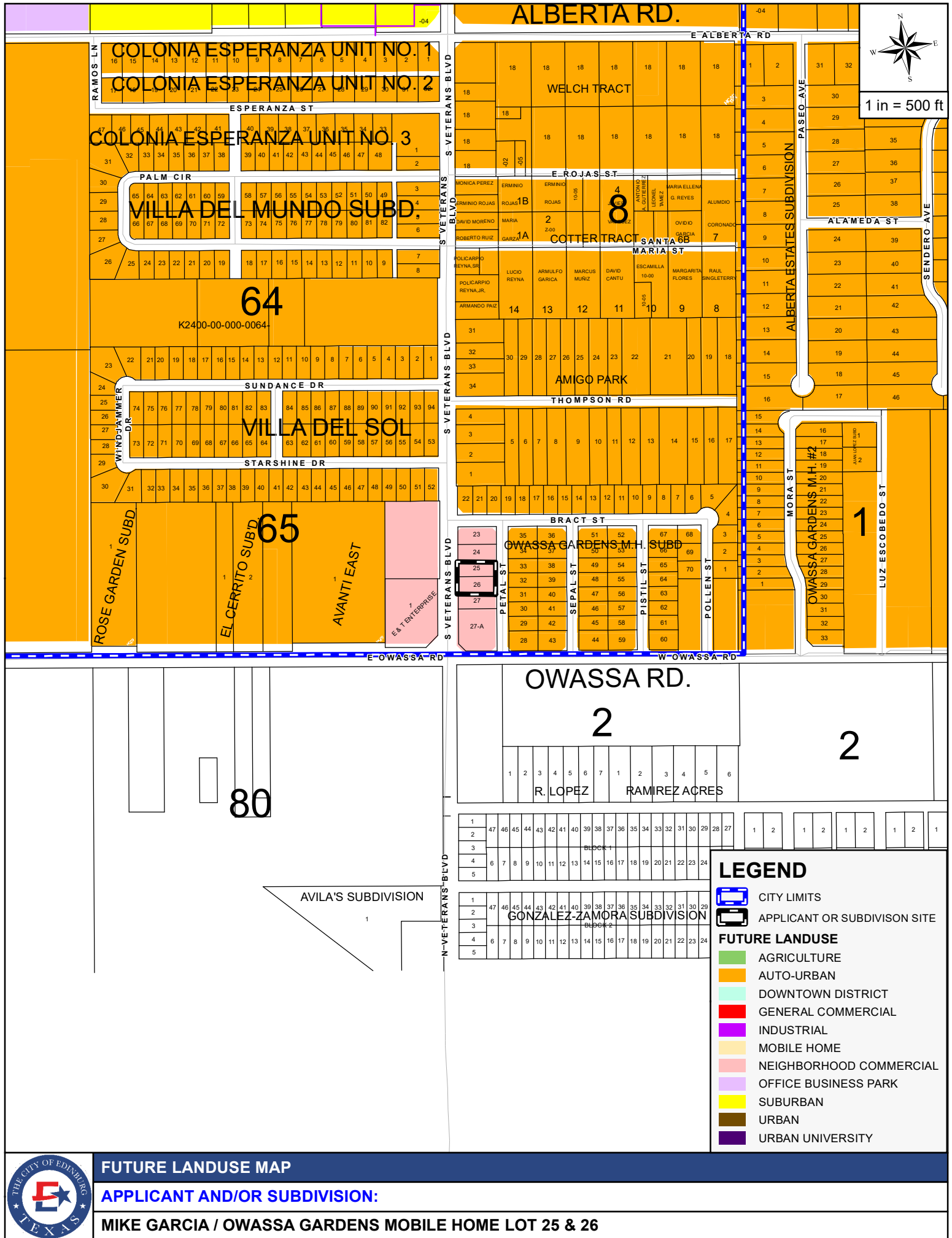
MIKE GARCIA / OWASSA GARDENS MOBILE HOME LOT 25 & 26



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

MIKE GARCIA / OWASSA GARDENS MOBILE HOME LOT 25 & 26



FUTURE LANDUSE MAP

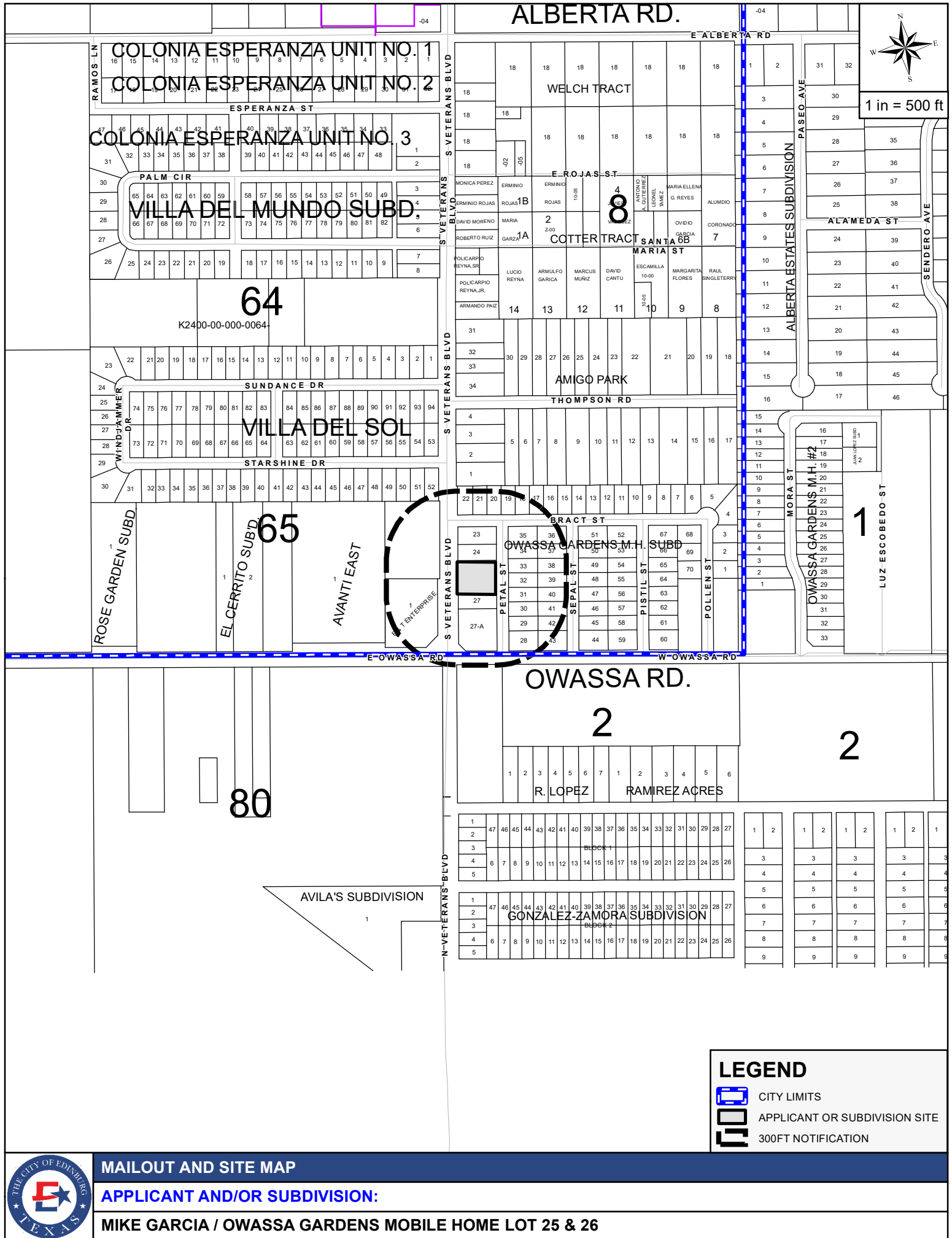
APPLICANT AND/OR SUBDIVISION:

MIKE GARCIA / OWASSA GARDENS MOBILE HOME LOT 25 & 26



LEGEND

- 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



ALBERTA RD.

E ALBERTA RD

COLONIA ESPERANZA UNIT NO. 1

COLONIA ESPERANZA UNIT NO. 2

ESPERANZA ST

COLONIA ESPERANZA UNIT NO. 3

PALM CIR

VILLA DEL MUNDO SUBD.

64

K2400-00-000-0064

SUNDANCE DR

VILLA DEL SOL

STARSHINE DR

65

AVANTI EAST

WELCH TRACT

E. ROJAS ST

COTTER TRACT

SANTA 6B

AMIGO PARK

THOMPSON RD

BRACK ST

OWASSA GARDENS M.H. #2

OWASSA RD.

2

2

R. LOPEZ

RAMIREZ ACRES

AVILA'S SUBDIVISION

GONZALEZ-ZAMORA SUBDIVISION

LEGEND



CITY LIMITS



APPLICANT OR SUBDIVISION SITE



300FT NOTIFICATION

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

MIKE GARCIA / OWASSA GARDENS MOBILE HOME LOT 25 & 26



Case #

Edinburg

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

Zone Change Application

1. Name: Mike Garcia Phone No. (956) 655-5488
2. Mailing Address: 5732 premiere Ln
3. City: Edinburg State: TX Zip: 78542
4. Email Address: Mkgarcia3@yahoo.com Cell No. (956) 655-5488
5. Agent: _____ Phone No. _____
6. Agent's Mailing Address: _____
7. City: _____ State: _____ Zip: _____
8. Email Address: _____
9. Address/Location being Rezoned: 5619 veterans Blvd (Ira)
10. Legal Description of Property: _____ Property ID: 586343
Lot Twenty Six (26) Oucassa Gardens Mobile Home Subdivision,
Hidalgo County, Texas.
11. Zone Change: From: Ag To: Commercial CG
12. Existing Land Use: To Comply with existing land use.
13. Reason for Zone Change: _____

Mike Garcia
(Please Print Name)

[Signature]
Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

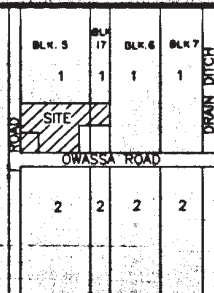
RECEIVED

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

JAN 28 2022

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

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS) Name: 12p.m.



LOCATION MAP

SC. 1"=100'

METES AND BOUNDS

A 18.73 ACRES NET OUT OF LOT 1, BLOCK 5, AND LOT 1, BLOCK 17, JOHN CLOSER SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 0, PAGE 3 AND 4 OF HIDALGO COUNTY MAP RECORDS, MORE OR LESS, PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5;

THENCE, N 81°35' E ALONG THE WEST LINE OF LOT 1, BLOCK 5, A DISTANCE OF 731.0 FT. TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 81°35' E, PARALLEL WITH THE SOUTH LINE OF LOT 1, A DISTANCE OF 1232.16 FT. TO A POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 81°35' E, ALONG THE EAST LINE OF LOT 1, BLOCK 17, A DISTANCE OF 400.0 FT. TO A POINT FOR AN OUTSIDE CORNER HEREOF;

THENCE, N 81°35' W ALONG THE NORTH LINE OF CITRUS RANCHITOS SUBDIVISION A DISTANCE OF 856.0 FT. TO A POINT FOR AN INSIDE CORNER HEREOF;

THENCE, S 81°35' W ALONG THE WEST LINE OF CITRUS RANCHITOS SUBDIVISION A DISTANCE OF 351.0 FT. TO A POINT FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 81°35' W ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 5 & 17, A DISTANCE OF 577.16 FT. TO THE PLACE OF BEGINNING AND CONTAINING 18.73 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEX. WATER CODE SEC. 49.211(C). THIS DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: alw

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, WATER COURSES, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Rolando Palacios
(OWNER OF LOT 27-A ONLY) ROLANDO PALACIOS

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE PERSON(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF May, 1998.

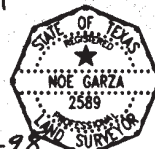


Notary Public
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

I, NOE GARZA, P.E. (A REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR), DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY DIRECTION.

NOE GARZA, P.E. REGISTERED PROFESSIONAL
ENGINEER #30486
REGISTERED PUBLIC SURVEYOR #2589

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY NOE GARZA P.E. 30486.
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



5-22-98

Recorded in Volume 33 Page 148A
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

OWASSA GARDENS MOBILE HOME SUBDIVISION

A 18.73 ACRES GROSS OUT OF LOT 1, BLOCK 5, AND LOT 1, BLOCK 17, JOHN CLOSER SUBDIVISION
HIDALGO COUNTY, TEXAS. (RECORDED IN VOL. 0, PAGE 3 & 4)

1. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
2. SEWERAGE SYSTEM EACH LOT ON THIS PLAT WILL HAVE DISPOSAL OF DOMESTIC SEWAGE INTO WASTEWATER COLLECTION OF THE CITY OF EDINBURG.
3. POTABLE WATER SOURCE: NORTH ALAMO WATER SUPPLY CORPORATION IS THE PROVIDER OF POTABLE WATER. LETTER OF APPROVAL TO BE SUBMITTED TO HIDALGO COUNTY COMMISSIONER'S COURT IN CARE OF EMILIO GARCIA, COUNTY PLANNER.
4. NO ACCESS ALONG "T" ROAD, AND OWASSA ROAD EXCEPT LOT 27-A.
5. OWASSA & "T" ROAD SUB-ENTRANCE 25' CUP EASEMENTS AND 15' ALL CORNERS INTERSECTION WITHIN THE SUBDIVISION.
6. CONVENTIONAL HOME LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
7. APARTMENTS LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
8. COMMERCIAL LOT 27-A.
9. MANUFACTURED HOME LOTS 6 THROUGH 22, AND 35 THROUGH 67.
10. MANUFACTURED HOME LOTS SET BACK LINES FRONT 20', SIDE 10', REAR 10'.
11. ALL MANUFACTURED HOMES WITH FIVE OR MORE YEARS OF USE ARE REQUIRED TO BE INSPECTED BY CITY INSPECTOR.
12. 8" MIN. ELEVATION 103.75 AT 600 NAIL IN POWER POLE S.E. COR. OF SUBD.
13. MINIMUM FINISH FLOOR ELEVATION SHOWN ON EACH LOT OR 18" FROM TOP OF CURB AT THE CENTER OF THE FRONT OF EACH LOT.
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY.

Joseph Villanueva 6/1/98 DATE
CITY SECRETARY

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, Amami Lopez, VICE-CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE COUNTY OF HIDALGO APPROVED THIS THE 22 DAY OF JUNE, 1998.

Vice-CHAIRMAN, PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 21st DAY OF May, 1998.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHT-OF-WAY OR EASEMENTS WITH/OUT EXPRESSED WRITTEN PERMISSION OF H.C.I.D. NO. 2

PRESIDENT

DATE

SECRETARY

DATE 5/2/98



APPROVED FOR RECORDING BY
COMMISSIONERS' COURT
This the 22nd day of Sept. 1998
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By: Jennifer Caruth Deputy

DATE: 9/5/97

\$645.60 AS NOTED

SHEET 1 OF 1

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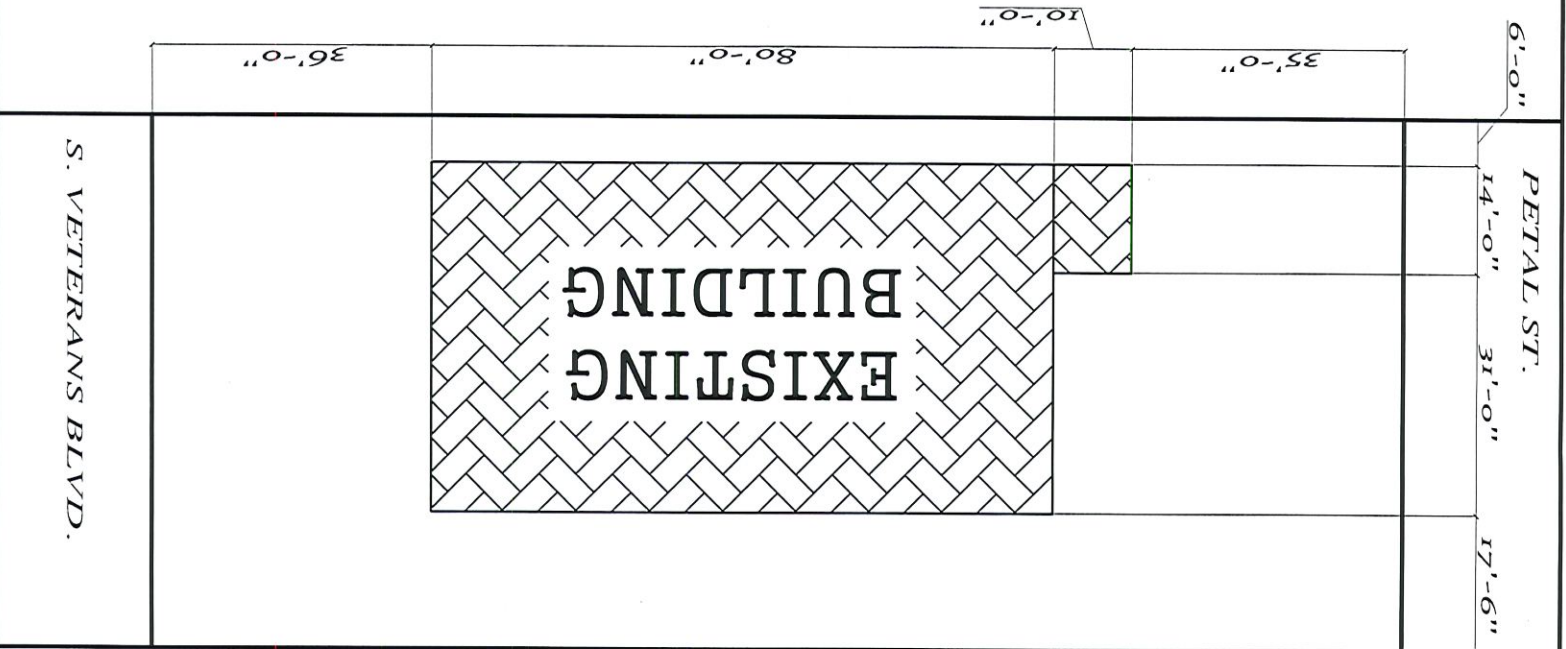
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Name: 12q.m.

JAN 28 2022

RECEIVED



S. VETERANS BLVD.

No.	
Revision/Remarks	
Date	

Project Name and Address

MIKE GARCIA
5614 S. VETERANS BLVD.
EDINBURG, TX 78942

Project Name and Address

DISTING BUILDING

Date: 01/28/2022

N.T.S.

General Notes



S. VETERANS BLVD.

PROPOSED BUILDING
3240 SQ-FT

PETAL ST.

35'-6"

27'-0"

6'-0"

6'-0"

120'-0"

35'-0"

Project: PROPOSED BUILDING

Date: 01/28/2022

Scale: N.T.S.

2/2

Project Name and Address

MIKE GARCIA
5616 S. VETERANS BLVD.
EDINBURG, TX 78542

No.

Revision/Issue

Date

RECEIVED

JAN 28 2022

Name: WPM

General Notes



June 7, 2019

Esther Gonzalez
5212 N. Huisache Avenue
McAllen, Texas 78504

Dear Mrs. Gonzalez:

Your Request to Consider the Rezoning Request from Agriculture (AG) District to Commercial District to Commercial General (CG) District, Being Lot 27 of Owassa Gardens Mobile Home Subdivision, Hidalgo County, Texas Mexican Railway Company's Survey, Located on the East side of I Road and North of Owassa Road was approved by the City Council on Tuesday, on June 4, 2019 at 6:00 p.m.

If you need additional information, please feel free to call me at 388-8202.

Sincerely,



Jesus R. Saenz
Director of Planning & Zoning

JRS/jlr-action letters June 2019



Rezoning Request Site Photo

MIKE GARCIA

5614 & 5619 South Veterans Boulevard





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: March 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7C:

Consider the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District, being all of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. Alley right of way out of Block 259, Original Townsite of Edinburg, located at 620 West University Drive, as requested by Gilbert Ortiz on behalf of Richard Ivey.

DESCRIPTION / SCOPE:

The property is located at the southeast corner of West University Drive and South 5th Avenue. The property has 124 ft. of frontage along West University Drive and 300 ft. of depth for a tract size of 37,200 sq. ft. (0.854 acres) and is the location of an automotive tire shop (Pueblo Tires & Services). The requested zoning designation is the primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses. The requested zone change is to conform zoning to existing use.

The property is currently zoned Downtown (D) District. Adjacent zoning is Downtown (D) District to the north and east, Industrial (I) District to the south, and Downtown (D) District and Urban Residential (UR) District to the west. Adjacent land uses are commercial to the north, abandoned industrial to the south, and commercial to the east and west. The future land use designation is for Downtown District.

Staff received a Zone Change Application for the subject property on February 10, 2022. The applicant is proposing to rezone the property to conform to existing land use.

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

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on April 5, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District based on existing land use and adjacent land uses.

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

JUSTIFICATION:

Staff recommendation is based on existing land use and adjacent zoning. The requested zoning conforms to existing land use. The location is in an area where a variety of zoning districts and land uses intersect, making a wide range of potential zoning districts suitable for this location, including the one requested. Most of the adjacent uses are commercial, and commercial zoning can be found directly southeast along 6th Avenue and on the west side of the adjacent block to the west along West University Drive.

Adan Elizondo
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 3/08/2022
CITY COUNCIL – 4/05/2022
DATE PREPARED – 2/24/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District

APPLICANT: Richard Ivey

AGENT: Gilbert Ortiz

LEGAL: All of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. Alley right of way out of Block 259, Original Townsite of Edinburg

LOCATION: 620 West University Drive

LOT/TRACT SIZE: 37,200 sq. ft.

CURRENT USE: General Commercial

PROPOSED USE: General Commercial

EXISTING ZONING: Downtown (D) District

ADJACENT ZONING: North – Downtown (D) District
South – Industrial (I) District
West – Downtown (D) and Urban Residential (UR) Districts
East – Downtown (D) District

LAND USE PLAN: Downtown

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District.

**COMPREHENSIVE PLAN
REZONING REQUEST
GILBERT ORTIZ**

EVALUATION

The following is staff's evaluation of the request.

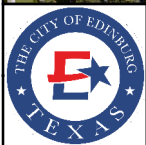
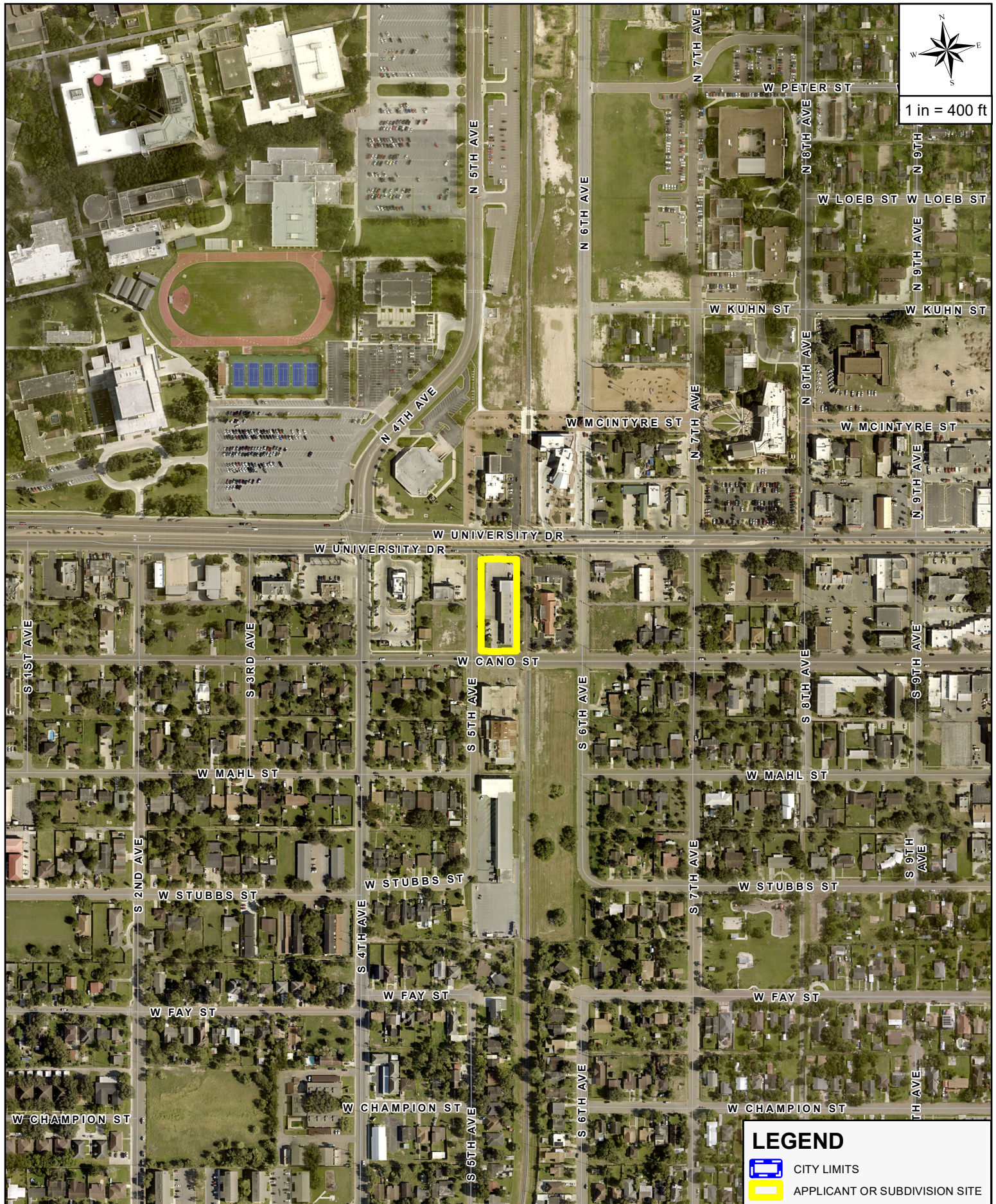
1. The land use pattern for this area is mixed uses that are mostly commercial.
2. The location of the subject property is in an area where various zoning districts and uses intersect.
3. The applicant is requesting the change of zone to conform zoning to current uses.

Staff recommends approval of the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District based on the existing land use and adjacent zoning. The intended use is compatible with land uses near the subject property.

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

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

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

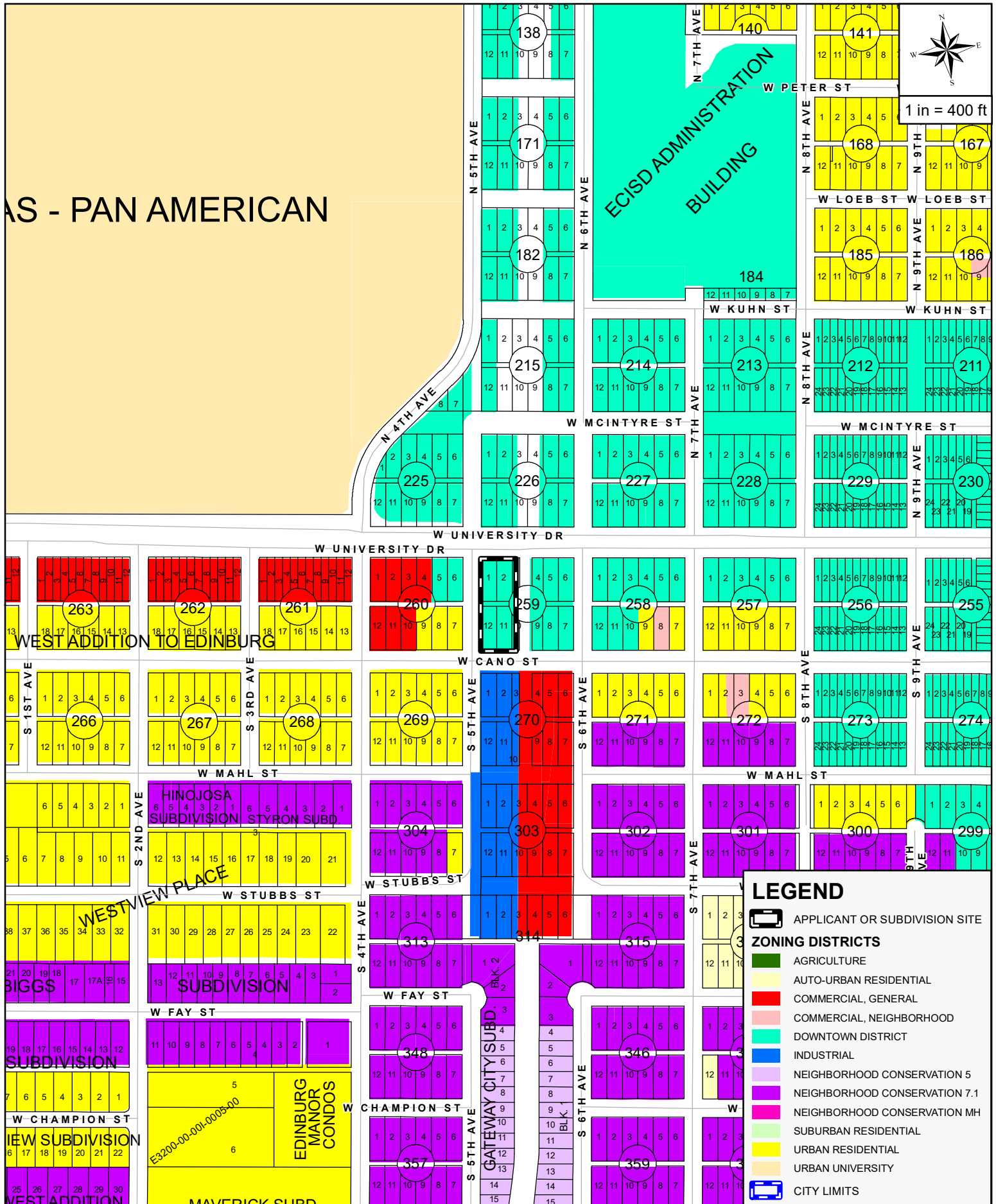


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

GILBERT ORTIZ / PUEBLO TIRES

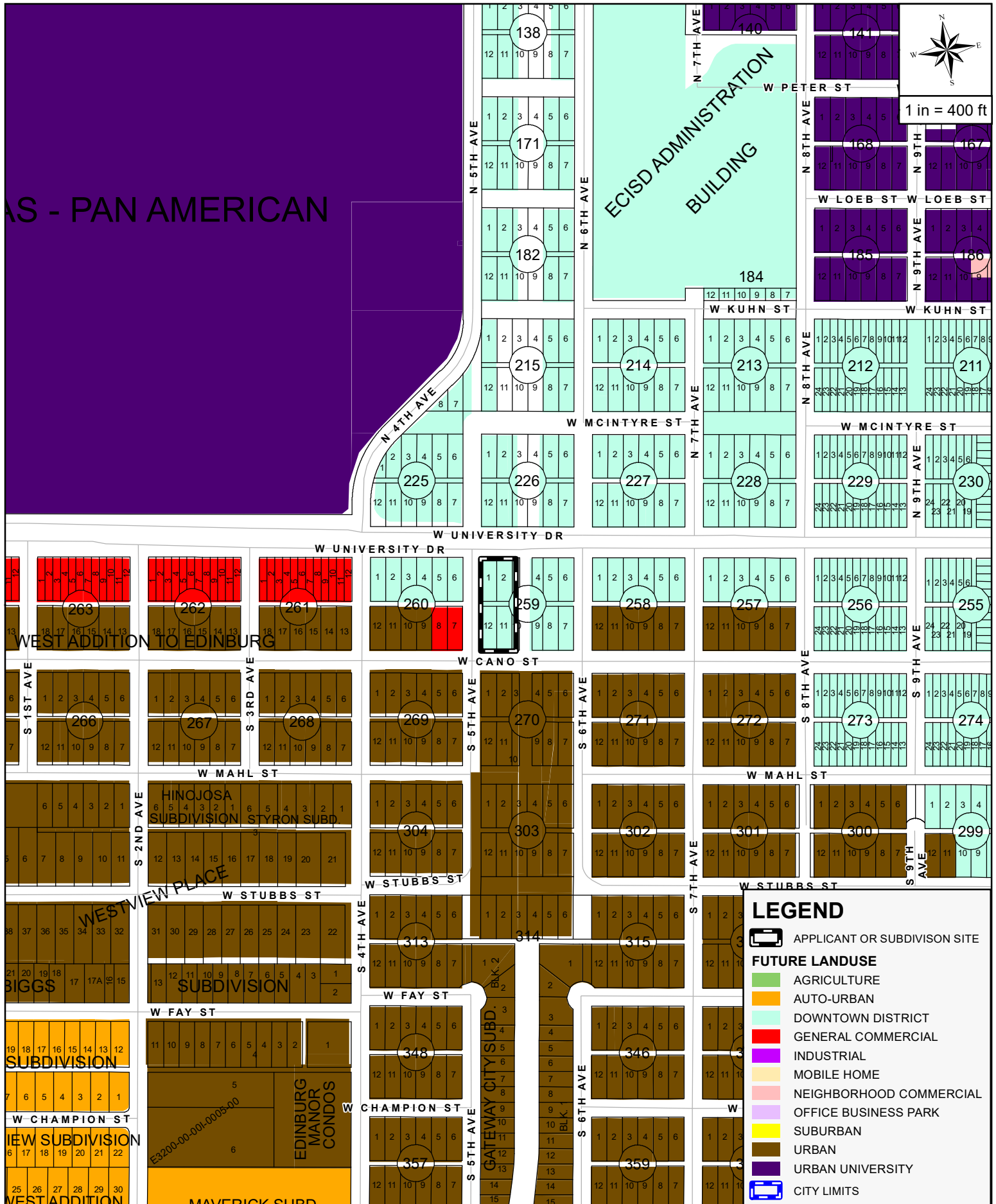
AS - PAN AMERICAN



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

GILBERT ORTIZ / PUEBLO TIRES



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

GILBERT ORTIZ / PUEBLO TIRES

AS - PAN AMERICAN



MAIL OUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

GILBERT ORTIZ / PUEBLO TIRES



Case #

THE CITY OF
EdinburgPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

1. Name: Richard Ivey Phone No. 956-227-6870
2. Mailing Address: 1919 W. BUS. US 83
3. City: McAllen State: TX Zip: 78501
4. Email Address: ricky@rickyivey.com Cell No. 956-227-6870
5. Agent: Gilbert Ortiz Phone No. 956-29-2972
739-2972
6. Agent's Mailing Address: 701 W. CANTON RD.
7. City: EDINBURG State: TX Zip: 78539
8. Email Address: ogilbert186@gmail.com
9. Address/Location being Rezoned: 620 W. UNIVERSITY DR.
10. Legal Description of Property: _____ Property ID: _____
ATTACHED —
11. Zone Change: From: ENTERTAINMENT DIST. To: _____
12. Existing Land Use: AUTOMOTIVE REPAIR/TIRES RETAIL
13. Reason for Zone Change: RESTORE PROPERTY (COMPANY) VALUE
- Richard Ivey R. Ivey
(Please Print Name) Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

RECEIVED

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

FEB 10 2022

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

Name: 4:15**(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)**

(Note: Scale of above map as recorded is 1"=400')



SCALE: 1"=50'

FLOOD ZONE

ZONE "AH"

AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

COMMUNITY-PANEL NUMBER: 480338 0005 D

MAP REVISED: AUGUST 4, 1987

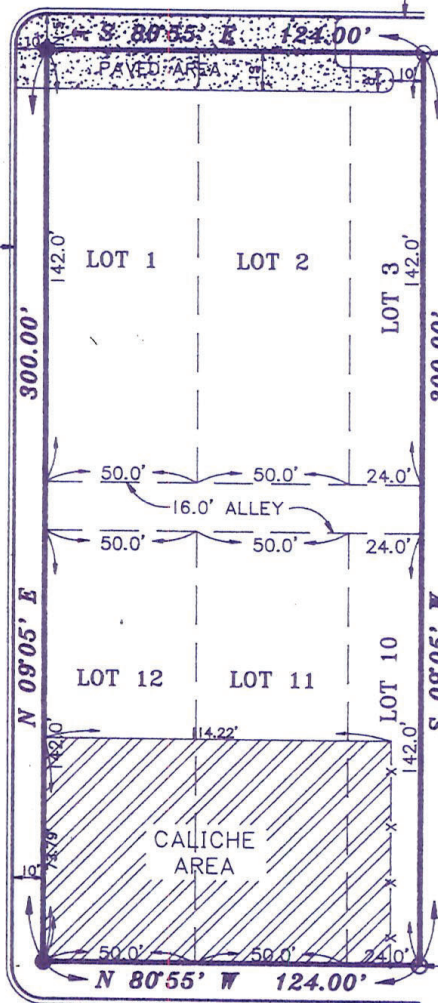
PLAT SHOWING SURVEY OF THE WEST 124 FEET OUT OF BLOCK 259 ORIGINAL TOWNSITE EDINBURG HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 03/02/94 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

LARRY L. SMITH, RPLS No. 1981-0002-0002 DATE: 3-18-94

UNIVERSITY DRIVE (S.H. 107)
(HARRIMAN St.)

5th AVENUE



RAIL ROAD TRACKS

SOUTHERN PACIFIC TRANSPORTATION COMPANY

LEGEND

- FND. No. 4 REBAR
- SET No. 4 REBAR
- X— CHAIN-LINK FENCE

PLAT FOR: EDWARDS ABSTRACT AND TITLE Co.



MELDEN & HUNT, INC.

CONSULTING ENGINEERS
& SURVEYORS

FEB 10 2022

REVISED: 03/07/94

BOOK T-370 PG. 82
DATE: 03/04/94
JOB No. 94002.41
DRAWN BY: J.C.

Name: Y.A.
203 S. 10th STREET
EDINBURG, TX 78539
PH: (210) 381-0981
FAX: (210) 381-1839

ORDINANCE NO. 1570

AN ORDINANCE VACATING, CLOSING AND ABANDONING THE 16' X 300' OF THE ALLEY RUNNING EAST AND WEST IN BLOCK 259, EDINBURG ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS; PROVIDING THAT OWNERSHIP OF SAID CLOSED ALLEY SHALL REVERT TO THE ABUTTING LANDOWNERS; AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS NEEDED TO ACCOMPLISH SUCH ABANDONMENT; WAIVING THREE SEPARATE READINGS AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Miguel Pizzuto is the owner of certain property more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Miguel Pizzuto desires to convey the said property to the Edinburg Chamber of Commerce and to W & I Corporation, commonly known as Pueblo Tires; and

WHEREAS, the Edinburg Chamber of Commerce desires to acquire the west 24 feet of Lots 4 and 9, and all of Lots 5, 6, 7, 8, Original Townsite, Edinburg, Hidalgo County, Texas; and

WHEREAS, W & I Corporation, commonly known as Pueblo Tires, desires to acquire all of Lots 1, 2, 11, 12 and the east 24 feet of Lots 3 and 10, Original Townsite, Edinburg, Hidalgo County, Texas; and

WHEREAS, the Edinburg Chamber of Commerce and W & I Corporation, commonly known as Pueblo Tires, have all of the heretofore described property from Miguel Pizzuto, Seller, under a contract to purchase same, and said property is more fully described in Exhibit "A" attached herewith and made a part of this Ordinance; and

WHEREAS, the properties are bordered by University Drive on the north side, Sixth Street on the east side, Cano Street on the south side, Fifth Street on the west side, and are divided by a Southern Pacific Transportation Company railroad track, and

WHEREAS, properties abut on and adjoin both sides of an alley (16' X 300'); and

WHEREAS, Miguel Pizzuto, the Edinburg Chamber of Commerce and W & I Corporation are of the consensus that such abandonment of alley is necessary and in the best interest for full development of said properties, as the alley is not in use, and although designated as an alley has never been in use, and is not anticipated to be used as such in the future; and

WHEREAS, the City of Edinburg has determined that the infrastructure of public utilities in said area is substandard; and

WHEREAS, the City OF Edinburg has determined that it is in the public interest that the City no longer maintain or be responsible for potential liability resulting from the continued ownership of the alley and the utilities in the alley; and

WHEREAS, the Edinburg Chamber of Commerce and W & I Corporation agree to abandon all public utilities presently located in said alley and to reroute, if necessary, any of the infrastructure for public utilities within abandoned area at their own cost and expense; and

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

Section I. The City of Edinburg hereby vacates, closes and abandons the alley more particularly described as the 16' X 300' area of alley running east and west located between the south side of Lots 1 through 6, and the north side of Lots 7 through 12, Block 259, Original Townsite, Edinburg, Hidalgo County, Texas, according to map or plat thereof recorded in Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Section II. The Mayor is hereby authorized to execute any and all documents necessary to abandon the property described above to the original grantors of such alley and the only property owners adjacent to the property abandoned.

Section III. Waiver Clause. The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the Board of Commissioners.

Section IV. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed, and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

Section V. Severability Clause. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the Board of Commissioners in passing this Ordinance that its parts

shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.


Section VI. Publication and Effective Date. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Board of Commissioners of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with Article 6252-17, V.A.T.S., on the 19th day of April, 1994.

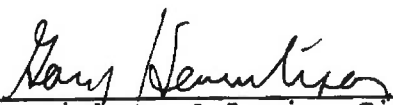
CITY OF EDINBURG, TEXAS

BY: 
Joe Ochoa, Mayor

ATTEST:

BY: 
Maria M. Corona, City Clerk

APPROVED AS TO FORM:

BY: 
Henrichson & Lewis, City Attorneys

H&L/co\sup2.2.1.1
4/4/94



Rezoning Request Site Photo

GILBERT ORTIZ - RICHARD IVEY

620 West University Drive





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: March 8, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7D:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 320 North McColl Road, as requested by Richard Flores on behalf of Gaston Sosa De La Torre

DESCRIPTION / SCOPE:

The property is located on the east side of North McColl Road, approximately 280 ft. north of West University Drive and is currently vacant. The tract has 60 ft. of frontage along North McColl Road and 1,052.52 ft. of depth to the deepest point for a tract size of 13.23 acres. The requested zoning designation allows for single and multi-family residential uses on the subject property. A subdivision submitted under the name of Las Palmeras at this location is scheduled for consideration later during this meeting (Agenda Item 9A).

The property is currently zoned Commercial General (CG) District. The surrounding zoning is Commercial General (CG) and Urban Residential (UR) Districts to the north and Commercial General (CG) District to the south, east, and west. Adjacent land uses are single and multifamily to the north, commercial to the south, and east, and vacant land with commercial uses to the west. There are also several multifamily residential developments northwest in the vicinity. The subject property is approximately 1,650 ft. from the University of Texas Rio Grande Valley (UTRGV) campus at its closest point. The future land use designation is for Commercial Uses at this location.

Staff received a Zone Change Application for the subject property on February 4, 2022. The applicant indicated that the intended use is for a multifamily development. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing to 27 neighboring property owners and had received no comments in favor or against this request at the time this report was prepared.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on April 5, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and development trends in the area. The subject property is in an area that transitions from commercial to multi-family residential

uses. The proposed dwelling units will be situated behind the commercial uses along North McColl Road and West University Drive. Proximity to the UTRGV campus makes the subject property a desirable location for multi-family development, which is trending in this area.

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

JUSTIFICATION:

Change to Auto-Urban Residential (AU) District is in keeping with development trends in this area to accommodate transitions from commercial to multi-family uses. A multi-family residential development is permitted in the requested zoning designation.

Adan Elizondo
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 3/08/2022
CITY COUNCIL – 4/05/2022
DATE PREPARED – 2/24/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District

APPLICANT: Gaston Sosa De La Torre

AGENT: Richard Flores

LEGAL: A 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 320 North McColl Road

LOT/TRACT SIZE: 13.23 acres

CURRENT USE: Vacant

PROPOSED USE: Multi-family residential

EXISTING ZONING: Commercial General (CG) District

ADJACENT ZONING: North – Commercial General (CG) and Urban Residential (UR) Districts
South – Commercial General (CG) District
East – Commercial General (CG) District
West – Commercial General (CG) District

LAND USE PLAN: General Commercial

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RICHARD FLORES**

EVALUATION

The following is staff's evaluation of the request.

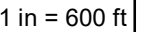
1. The land use pattern for this area of the community consists mostly of commercial and multifamily residential uses.
2. The location of the subject property is in an area that transitions from commercial to multifamily residential uses.
3. The applicant is requesting the change of zone to construct a multifamily residential development.
4. Proximity to UTRGV and recent development trends favor multifamily development at this location.



Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District based on the surrounding zoning and development trends in the area. The subject property is in an area that transitions from commercial to multi-family residential uses. The proposed dwelling units will be situated behind the commercial uses along North McColl Road and West University Drive. Proximity to the UTRGV campus makes the subject property a desirable location for multi-family development, which is trending in this area.

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

Staff mailed a notice of the public hearing to 27 neighboring property owners and received no comments in favor or against this request at the time this report was prepared.

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



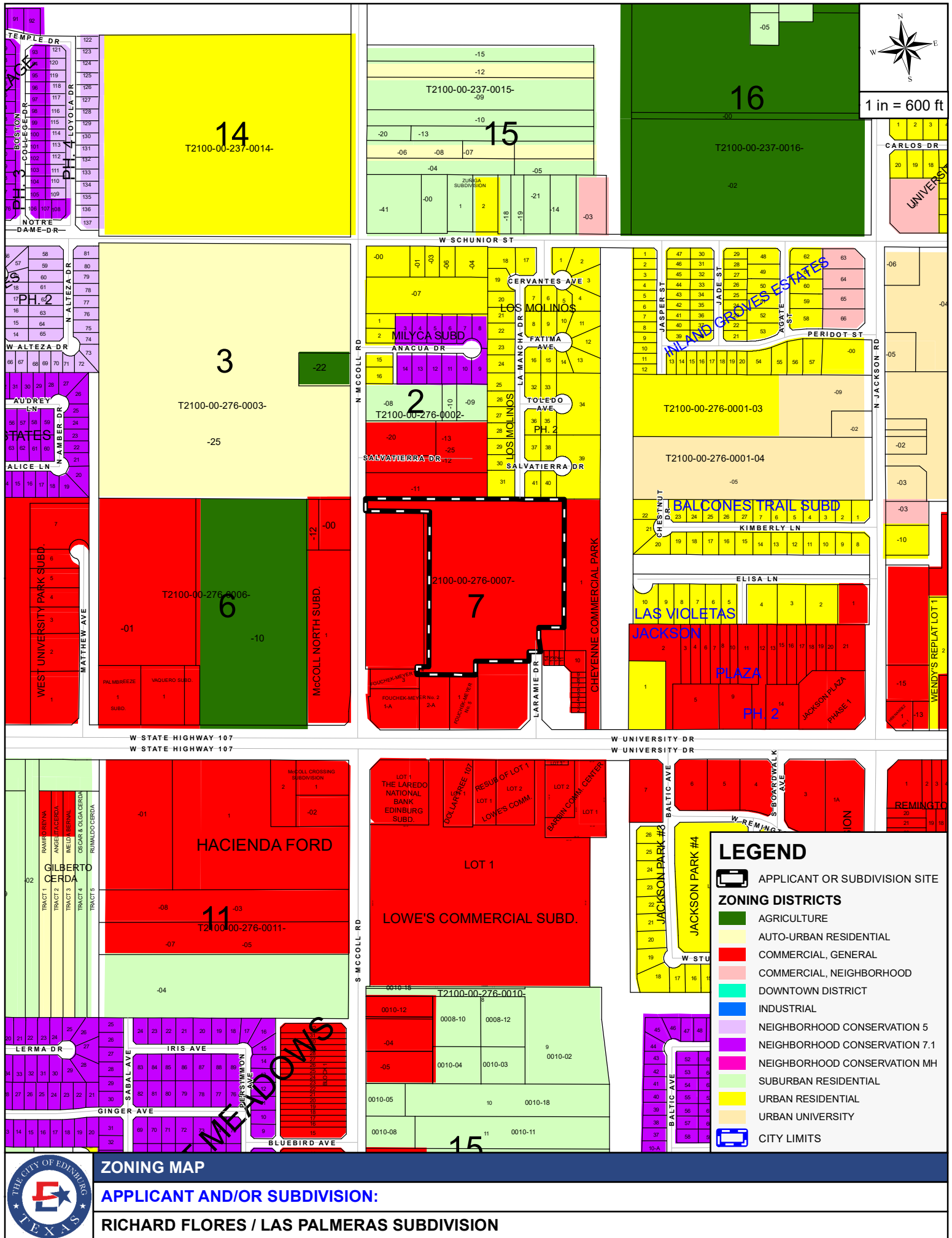
-  APPLICANT OR SUBDIVISION SITE
 CITY LIMITS



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

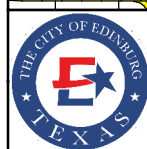
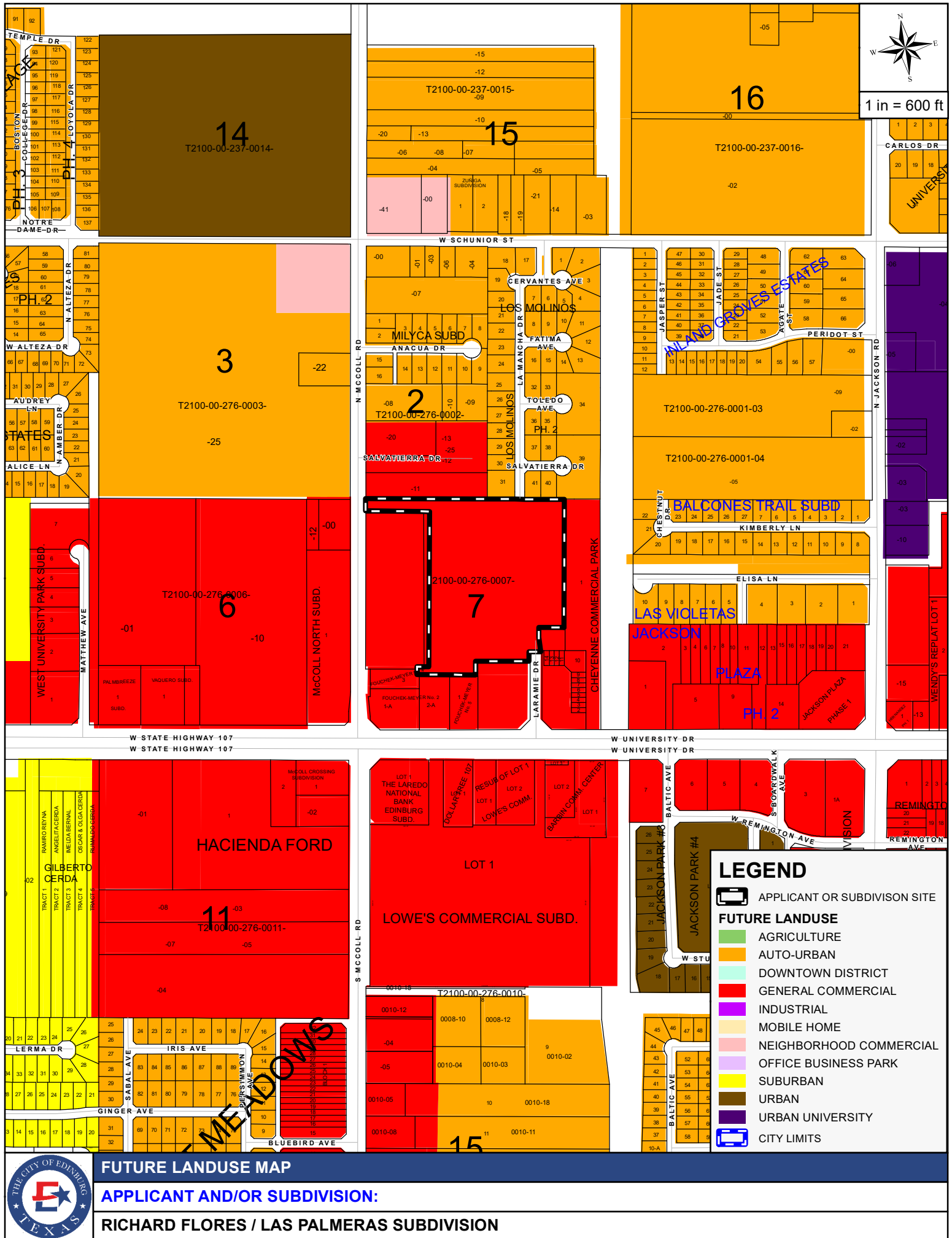
RICHARD FLORES / LAS PALMERAS SUBDIVISION



LEGEND

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

ZONING MAP
APPLICANT AND/OR SUBDIVISION:
RICHARD FLORES / LAS PALMERAS SUBDIVISION



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RICHARD FLORES / LAS PALMERAS SUBDIVISION





Case #

THE CITY OF
Edinburg

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

Zone Change Application

Date: January 7, 2022

1. Name: Gaston Sosa De La Torre

2. Phone: _____

3. Mailing Address: 607 S. 1st Lane

4. City: McAllen

State: TX

Zip: 78501

5. Email Address: gaston.sosa@aktivacp.com

6. Cell No. (553) 333-3075

7. Agent: Richard Flores

8. Agent's Phone: (956) 878-6045

9. Agent's Mailing Address: 811 Rio Grande Dr

10. City: McAllen Mission

State: TX

Zip: 78503 78572

11. Agent's Email: richard@premier-rgv.com

12. Address/Location being Rezoned: Reference Survey

13. Legal Description of Property:

14. Property ID(s): 1075277

13.23 acre tract o/o Lot 7, Section 279, Texas-Mexican Railway Co Survey (V 24 Pg 168 HCMR)

15. Zone Change: From: CG - Commerical General

To: AU - Auto-Urban Residential

16. Existing Land Use: Vacant

FEB 04 2022

17. Reason for Zone Change: Multi-Family

Name: 11:56

Gaston Sosa De La Torre

(Please Print Name)

Signature

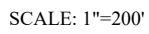
AMOUNT PAID \$ 400.00

RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: February 8, 2022

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: March 1, 2022

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



A 13.23 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 276 TEXAS-MEXICAN RAILWAY CO. SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



TBPE FIRM REG. No. F-9828



Rezoning Request Site Photo

RICHARD FLORES - GASTON SOSA DE LA TORRE

320 North McColl Road



STAFF REPORT: UHS-CORNERSTONE SUBDIVISION RE-PLAT

Date Prepared: February 18, 2022
Planning and Zoning Meeting: March 8, 2022
Agenda Item: 8A Preliminary Replat

Subject: Consider the Preliminary Replat of **UHS-CORNERSTONE SUBDIVISION**, being all of Lot 1A, Cornerstone Medical Park, Phase 1 and the West 5.0 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 South Cornerstone Boulevard, as requested by Perez Consulting Engineers.

Location: The property is located on the east side of Cornerstone Blvd. and Heart Health Drive, and is within the City of Edinburg's city limits.

Setbacks: In accordance with Commerical General (CG) District: Front 25 ft., Sides 10ft., and Rear 10 ft.

Zoning: Commercial General (CG) District

Analysis: The Preliminary replat is proposed as a commercial development with a total of two lots averaging approximately 9.16 acres (412,300.0 square feet).

Utilities: Water Distribution System and Sanitary Sewer Collection System are within the City of Edinburg – CCN service area. 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 recommends that the applicant include all of Lot 15, Cornerstone Heart Hospital, as to not create a remnant property, and 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:

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

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

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

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

City of Edinburg Solid Waste:

Commercial General District Development within the City of Edinburg city limits.

Utility Layout shall not be accepted and must be presented as a utility plan with callouts for proposed and existing system.

0002-02

0057-02

TRENTON ROAD

TRENTON RD

PHASE IV

10 LOT 1

COMMON AREA

PH 3

14 15 16 17 18 19 20 21 22 23 24

CORNERSTONE MEDICAL PARK

COMMON AREA

823003

PHASE I

1 2 3 4 5 6

C8230

PHASE II

LOT 1

4 5 6 7 8

LOT 2

2A

C823001

CORNERSTONE BLVD.

3 LOT 2

LOT 1A 4.075 ACRES

R/S LTS 1-2 BLK 4

PHASE III

13

PHASE IV

11 LOT 1

1 2 3 4 5 6 7 8 9 10

PHASE III

12

LOT 2

5.390 ACRES

15

CORNERSTONE HEART HOSPITAL

14

13 12 11 10 9 8 7 6 5 4 3 2 1

HEART HEALTH DR

10 10 10 10 10 10 10 10

16 17 18 19 20 21

C8215

-08

JACKSON CORNER

4 2

SOMA BEL SPA CONDOS

53997

J2004

KASI

2 1

K0559

JACKSON ROAD

22' ACCESS ALLEY

BENTLEY ESTATES

49 48 47 46 45 44 43 42 41 40

HAMPTON AVENUE

105 106 107 108 109 110 111 112

22' ACCESS ALLEY

34 33 32 31 30 29 28 27 26 25 24 23 22

39 38 37

1 2 3 4 5 6 11 12

15 14 13

1

2

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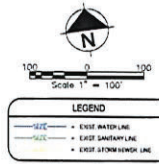
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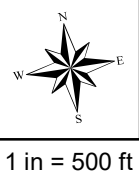
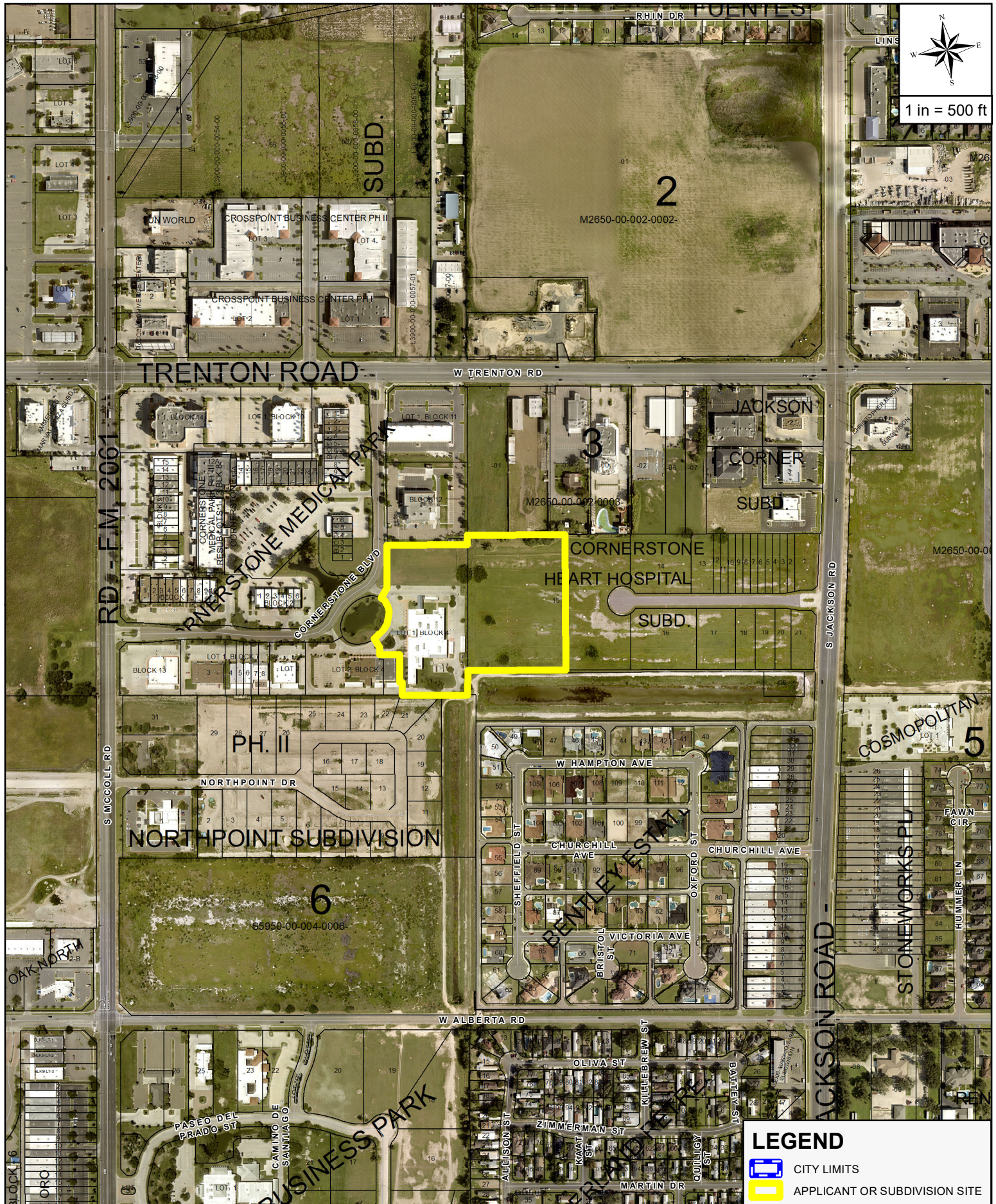
EDINBURG, TEXAS
UHS - CORNERSTONE HOSPITAL SUBDIVISION
UTILITY FAVORIT

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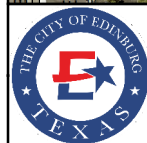
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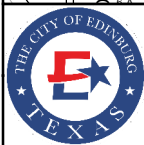
-  CITY LIMITS
-  APPLICANT OR SUBDIVISION SITE



AERIAL MAP

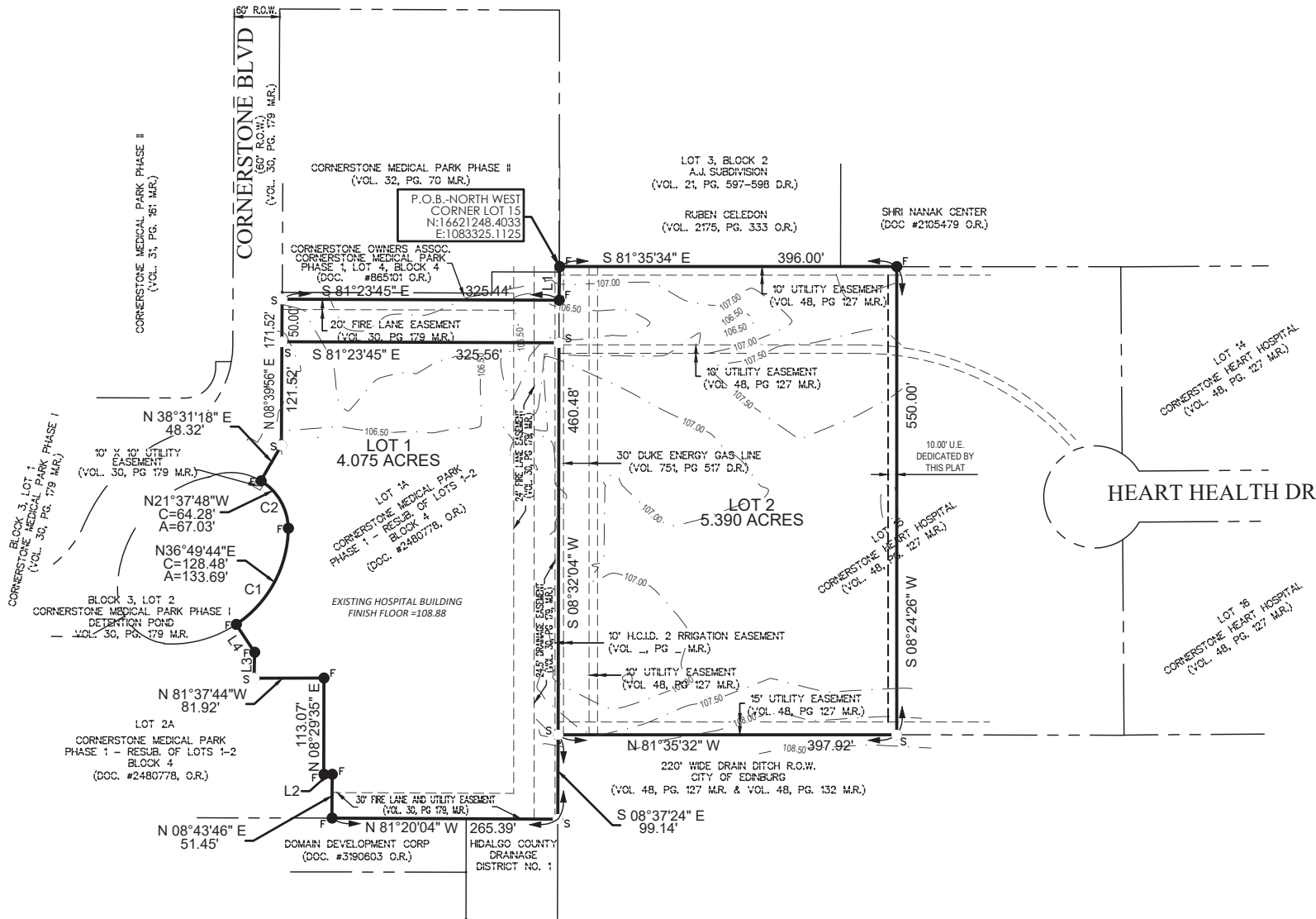
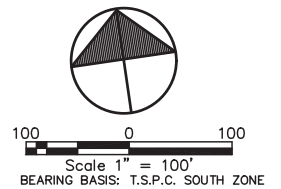
APPLICANT AND/OR SUBDIVISION:

PEREZ CONSULTING ENGINEERS / UHS CORNERSTONE HOSPITAL



LEGEND:

F ● 1/2" IRON ROD FOUND
 S ○ 1/2" IRON ROD SET
 W/A PLASTIC CAP
 STAMPED
 I.R.F. IRON ROD FOUND
 I.R.S. IRON ROD SET
 H.C.M.R. HIDALGO COUNTY MAP RECORDS
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 P.U.E. DENOTES PUBLIC UTILITY EASEMENT
 R.O.W. DENOTES RIGHT OF WAY
 --- C ROAD
 --- EXISTING R.O.W.



LINE	BEARING	DISTANCE
L1	N 09°33'23" E	39.52'
L2	N 81°52'47" W	9.91'
L3	N 09°14'14" E	30.36'
L4	N 24°57'47" W	39.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.69'	137.40'	N 36°49'44" E	128.48'
C2	67.03'	67.10'	N 21°37'48" W	64.28'

MINOR PLAT UHS - CORNERSTONE HOSPITAL SUBDIVISION EDINBURG, TEXAS

A RESUBDIVISION OF LOT 1A OF THE CORNERSTONE MEDICAL PARK.
 PHASE 1 - RESUB. OF LOTS 1-2, BLOCK 4 AND THE WEST 5 ACRES OF LOT 15,
 CORNERSTONE HEART HOSPITAL SUBDIVISION
 EDINBURG, TEXAS

RECEIVED

By Nikki Marie Cavazos at 3:51 pm, Mar 04, 2022

RECEIVED VIA EMAIL 03/04/2022 AT 3:43 PM



Case #

THE CITY OF
EdinburgPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539

(956) 388-8202

Subdivision Application

Date: February 8, 2022Request Type: Re-Plat1. Developer: Cornerstone Hospital Properties, LP2. Owner/Contact Name: Trey Weathers3. Owner/Contact Phone: (610) 382-47034. Owner/Contact Email: trey.weathers@uhsinc.com5. Owner Address: Cornerstone Hospital Properties, LP, 367 S. Gulph Rd. King of Prussia, PA 190466. Exact Name of Subdivision: UHS - Cornerstone Hospital Subdivision7. Property ID: 9629359629368. Current Zoning: CG - Commercial, GeneralRequired Zoning: CG - Commercial, General

10. Legal Description:

All of Lot 1A of the CORNERSTONE MEDICAL PARK, Phase 1 - Resub. of Lots 1-2 Block 4 and the West 5 acres of Lot 15, CORNERSTONE HEART HOSPITAL SUBDIVISION, Edinburg, Texas11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area12. Primary Consulting Firm: Perez Consulting Engineers13. Phone: (956) 631-448214. Consulting Firm Address: 808 Dallas Ave., McAllen, Texas 7850115. Consulting Firm Email(s): ah@perezce.com and jdp@perezce.com16. Desired Land Use Option: Commercial17. Number of Lots: Single Family _____ Multi-Family _____ Commercial 2 Industrial _____18. Proposed Wastewater Treatment: ☒ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op20. Irrigation District: Hidalgo County No. 2Potable-water Retailer: City of Edinburg

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.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Cornerstone Hospital Properties, LP, UHS of Cornerstone, LP	367 S. Gulph Rd., King of Prussia, PA 19406 / 3000 Granite
Owner Phone Number	Owner Email
(610) 382-4703	trey.weathers@uhsinc.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.) Name: 11:50a.m.

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omission or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature

John R. P.E.

Date

February 8, 2022

**SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS**
PRELIMINARY / FINAL STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : **February 22, 2022**

Date Filed: February 8, 2022	P&Z Preliminary: March 8, 2022	P&Z Final: _____	City Council: _____
Reviewed : _____	Staff Review : February 17, 2022	Time Line : 365 Days	Expires : _____
By: Abel Beltran, Subd. Coord.	Staff / Engineer : February 24, 2022	1st Extension : 0 Days	Expires 1: _____
abeltran@cityofedinburg.com		2nd Extension : 0 Days	Expires 2: _____

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

Owner:	Cornerstone Hospital Properties	367 S. Gulph Rd., King of Prussia, PA 19046	Jorge D. Perez, P.E., Project Engineer		
UHS CORNERSTONE HOSPITAL SUBDIVISION			Consultant : PEREZ CONSULTING ENGINEERS		
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	✓				
Flood Zone	✓				Zone "X" (Shaded) Panel # 480338-0030 E

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply - Water Distribution System
Water Distribution System Provider:	✓				City of Edinburg Water Supply - Water Distribution System
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg - Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg - Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (XX-ft B-B)	✓				Proposed Street Section (XX-ft B-B)
Minor / Major Collector Street pavement Section	✓				In Accordance to Standard Street Policy
Variances Appeals Request: 2022			✓		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 Imprvmnts: Service Connections to a Main.		✓			City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets		✓			See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Imprvmnts: Service Connections to a Main.		✓			City of Edinburg Water Supply Standard Policy's
Water Distribution Detail Sheet (Fire Hydrant Assembly)		✓			See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Imprvmnts: With outfall unto detention pond		✓			City of Edinburg - Detention Standard Policy's
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 ()			✓		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		✓			Required to be paid prior to Final Stages
Street Light Escrow	\$ -		✓		Required: 0 EA. @ \$ -
Street Escrow	\$ -		✓		Required: 0 EA. @ \$ -
Sidewalk Escrow	\$ -		✓		Required: 0 LF @ \$ -
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 # X	\$ -		✓		0 Lots @ \$ - Full rate within the ETJ
0 Residential \$ -	\$ -		✓		50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -		✓		50% Development 50% Building Stage
Water Rights: COE - CCN	\$ -		✓		0.00 Acres \$ -
Water 30-year Letter (Commerical)	\$ -		✓		0 Lots @ \$ -
Water 30-year Letter (Single-Family)	\$ -		✓		0 Units @ \$ - COE WATER-CCN
Sewer 30-year Letter COE - CCN	\$ -		✓		0 Lots @ \$ - COE SEWER-CCN
TOTAL OF FEES:	\$ -				
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 Mon Mack Road
Material Testing Fee Inspection Fees, Other F	\$ -				Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	\$ -				Reimbursement to the Developer of Subdivision
City of Edinburg	\$ -				15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -				85% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -				Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	\$ -				Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

STAFF REPORT: LAS PALMERAS SUBDIVISION

Date Prepared: February 18, 2022
Planning and Zoning Meeting: March 8, 2022
Agenda Item: 9A Preliminary Plat

Subject: Consider the Preliminary Plat of **LAS PALMERAS SUBDIVISION**, being a 13.23-acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company Survey, located at 320 North McColl Road, as requested by M. Garcia Engineering, LLC.

Location: The property is located on the east side of North McColl Road, north of West University Drive (SH 107), and is within the City of Edinburg's city limits.

Setbacks: Front 25 ft., Sides 10ft., and Rear 10 ft., with purposed set backs in accordance with Auto Urban Residential (AU) District of Front 20 ft., Sides 6ft., and Rear 20 ft.

Zoning: Property is Zoned Commercial General, with proposed zoning

Analysis: The Preliminary Plat is proposed as a multi-family residential development with a total of 31 lots averaging approximately 10,220 square feet.

Utilities: Water Distribution System and Sanitary Sewer Collection System are within the City of Edinburg – CCN service area. 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:

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

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 600 ft. for one and two family dwellings as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

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

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

City of Edinburg Solid Waste:

Multi-Family Residential Development within the City of Edinburg city limits.



ENGINEERING DEPARTMENT

Preliminary Staff Review

February 24, 2022

Mariano Garcia, P.E.

M Garcia Engineering
400 W Nolana Ste. H2
McAllen, Texas 78504
(956) 687-9421

RE: LAS PALMERAS SUBDIVISION – PRELIMINARY REVIEW

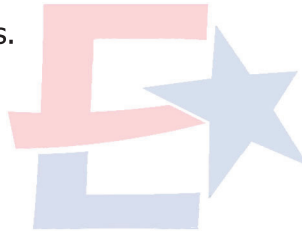
Mr. Garcia,

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

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter
Hermida
Date: 2022.02.24
10:59:04 -06'00'



Peter Hermida E.I.T.

Email: phermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539

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

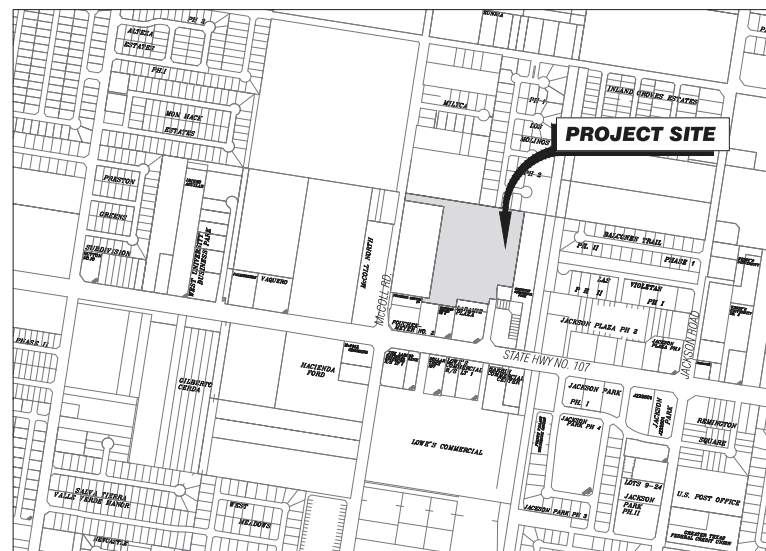
REFERENCES:

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

PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY
REVIEW BY MARIANO GARCIA, P.E. No. 90966. THIS DOCUMENT IS
FOR REVIEW PURPOSES ONLY.
FEBRUARY - 2022

CONSTRUCTION PLANS FOR LAS PALMERAS SUBDIVISION

A 13.23 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 276 TEXAS-MEXICAN RAILWAY CO. SURVEY,
HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24,
PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



PROJECT LOCATION MAP
SCALE: 1"=500'

CITY OF EDINBURG
FEBRUARY 2022

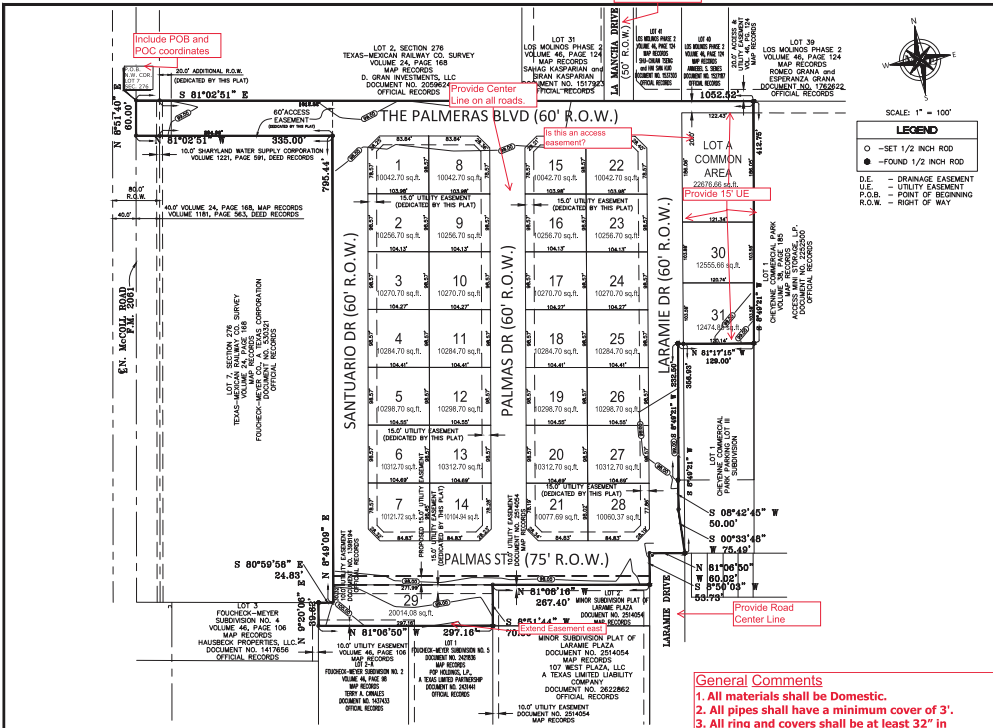
INDEX OF SHEETS

- C0.0 - COVER SHEET
- C1.0 - PLAT
- C2.0 - UTILITY LAYOUT

C0.0 --- COVER SHEET

M. GARCIA ENGINEERING
CIVIL ENGINEERING

420 W. Nolana, Ste. 112 McAllen, Texas 78504
Bus. 956.687.9421 Fax 956.687.3211
www.mgarciaengineering.com
Firm Reg. No. F-9828



General Comments

1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Plan and Profiles for Sewer and Storm, Lighting, Signage and Striping, SW3P, Details, Paving and Grading w/ Flow Arrows

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION 18" ABOVE TOP OF CURB MEASURED AT FRONT OF EACH LOT.
2. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE X" WHICH ARE "AREAS OF MINIMAL FLOODING". AS PER FEMA'S FLOOD INSURANCE RATE MAP PANEL NO. 480338 005 E. MAP REVISED: JUNE 6, 2000
3. PROPOSED SETBACKS FOR MULTI FAMILY ZONED LOTS:
FRONT 30'
REAR 20'
SIDE 4' OR GREATER FOR EASEMENT
4. THIS SUBDIVISION IS PROPERLY SERVED BY CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEM.
5. THERE SHALL BE 2,232.42 ACRES OF OFF SITE DETENTION REQUIRED FOR THIS SUBDIVISION.
6. BENCHMARK: TOP OF EXISTING STORM DRAIN INLET LOCATED ON THE EAST SIDE OF LARAMIE DR. AND APPROXIMATELY 8' FEET WEST OF THE SOUTHWEST CORNER OF THIS PROPERTY.
ELEVATION: 97.07 (NAVD)
7. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD TWO FEET IN LENGTH, W/ FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF SAID LOT.
8. FIVE (5) FOOT SIDEWALK IS REQUIRED ALONG INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE INCLUDING HANDCAP RAMPS IN COMPLIANCE WITH ADA STANDARDS TO BE LOCATED 3.0' BEHIND BACK OF CURB.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, AND IRRIGATION EASEMENTS, LOT LINES.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
11. ALL WATER AND SEWER SERVICES SHALL BE PROVIDED BY THE OWNER AT THE TIME OF SITE PLAN/BUILDING PERMIT REVIEW/APPROVAL.
12. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL USE.
13. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS/UTILITY/DETENTION EASEMENTS.
15. 50% PERCENT OF PARKLAND FEE WILL BE REQUIRED AT BUILDING PERMIT STAGE \$300.00.
16. All lots shall have a post development finish grade from the rear of the lot to the curb at a 1% min slope to accomplish positive drainage.

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL T. SEBEN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATE

DAY OF 20

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF EDINBURG

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS PALMERAS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DAY OF 20

CHAIRPERSON PLANNING AND ZONING COMMISSION

PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
FEBRUARY - 2022



DESCRIPTION
METES AND BOUNDS

A 13.23 ACRE TRACT OF LAND BEING OUT OF LOT 7 SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS, HIDALGO COUNTY, TEXAS AND SAID 13.23 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE NORTHWEST CORNER OF SAID LOT 7 IN THE RIGHT OF WAY OF N. MCCOLL ROAD, AS RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS, HIDALGO COUNTY, TEXAS AND VOLUME 1181, PAGE 563, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°02'51" E, WITH THE NORTH LINE OF SAID LOT 7, AT A DISTANCE OF 400.00' PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE EAST RIGHT OF WAY LINE OF SAID N. MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1052.25' TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1, CHAYENNE COMMERCIAL PARK, AS RECORDED IN VOLUME 38, PAGE 185, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°49'21" W, WITH THE WEST LINE OF SAID CHAYENNE COMMERCIAL PARK, A DISTANCE OF 412.75' TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO TERRY A. CANALES, ET AL AS RECORDED IN DOCUMENT NO. 3223482, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHERN MOST SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°17'15" W, WITH THE NORTH LINE OF SAID CANALES TRACT, A DISTANCE OF 129.00' TO A 3/4" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID CANALES TRACT, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 8°49'21" W, WITH THE WEST LINE OF SAID CANALES TRACT, A DISTANCE OF 232.50' TO THE SOUTHWEST CORNER OF SAID CANALES TRACT, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 8°42'45" W, WITH THE WEST LINE OF ANOTHER CANALES TRACT (DOC # 2701579 DR.), A DISTANCE OF 50.00' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 00°34'48" W, CONTINUING WITH THE WEST LINE OF SAID CANALES TRACT, A DISTANCE OF 75.49' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHEAST CORNER OF THE COMMON AREA OF SAID CHAYENNE COMMERCIAL PARK AND THE NORTHEAST CORNER OF LARAMIE DRIVE, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE A 81°06'30" W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LARAMIE DRIVE, A DISTANCE OF 60.02' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 87°00'03" W, A DISTANCE OF 53.73' TO A 3/4" IRON ROD FOUND ON THE NORTHEAST CORNER OF LOT 2, MINOR SUBDIVISION PLAT OF LARAMIE PLAZA, AS RECORDED IN DOCUMENT NO. 2514054, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 81°08'16" W, WITH THE NORTH LINE OF MINOR SUBDIVISION PLAT OF LARAMIE PLAZA, A DISTANCE OF 267.40' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, ON THE NORTHWEST CORNER OF SAID MINOR SUBDIVISION PLAT OF LARAMIE PLAZA, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 87°14'44" W, WITH THE WEST LINE OF SAID MINOR SUBDIVISION PLAT OF LARAMIE PLAZA, A DISTANCE OF 70.00' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHEAST CORNER OF LOT 1, FOUCHOCK-MEYER SUBDIVISION NO. 5, AS RECORDED IN DOCUMENT NO. 2421636, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHERN MOST SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°06'30" W, WITH THE NORTH LINE OF SAID FOUCHOCK-MEYER SUBDIVISION NO. 5, A DISTANCE OF 297.16' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHWEST CORNER OF LOT 2-A, FOUCHOCK-MEYER SUBDIVISION NO. 2, AS RECORDED IN VOLUME 46, PAGE 86, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO THE EAST LINE OF LOT 3, FOUCHOCK-MEYER SUBDIVISION NO. 4, AS RECORDED IN VOLUME 46, PAGE 106, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 09°20'06" E, WITH THE EAST LINE OF FOUCHOCK-MEYER SUBDIVISION NO. 4, A DISTANCE OF 39.62' TO A 3/4" IRON ROD FOUND ON THE NORTH-EAST CORNER OF SAID FOUCHOCK-MEYER SUBDIVISION NO. 4, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 80°59'58" E, A DISTANCE OF 24.83' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 8°49'00" E, A DISTANCE OF 795.44' TO A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 81°02'51" W, AT A DISTANCE OF 294.96' PASS A 3/4" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE WEST RIGHT OF WAY LINE OF SAID N. MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1335.00' TO THE WEST LINE OF SAID LOT 7 AND WITHIN THE RIGHT OF WAY OF SAID N. MCCOLL ROAD, FOR THE SOUTHERN MOST NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°51'40" E, WITH THE WEST LINE OF SAID LOT 7 AND WITHIN THE RIGHT OF WAY OF SAID N. MCCOLL ROAD, A DISTANCE OF 60.00' TO THE POINT OF BEGINNING, CONTAINING 13.23 ACRES OF LAND MORE OR LESS.

**PLAT OF
LAS PALMERAS SUBDIVISION**

A 13.23 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 276 TEXAS-MEXICAN RAILWAY CO. SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**M GARCIA ENGINEERING
CIVIL ENGINEERING**

400 W. Nolana, Ste. H2 McAllen, Texas 78504
Bus. 956-687-9421 Fax 956-687-3211
www.mgarciaengineering.com
Firm Reg. No. F-9328

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LAS PALMERAS SUBDIVISION AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHO'S NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

GASTON "SOSA DE LA TORRE" MANAGER
SANTUARIO INVESTMENTS & HOLDINGS LLC
607 S. 1st LANE
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES

PRINCIPAL CONTACTS
NAME ADDRESS
OWNER(S): SANTUARIO INVESTMENTS & HOLDINGS LLC 607 S. 1ST LANE
ENGINEER: MARIANO GARCIA, P.E. 400 NOLANA SUITE H2
SURVEYOR: MARIO GONZALEZ, RPLS 24053 FM 86

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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

LICENSED PROFESSIONAL ENGINEER
MARIANO GARCIA, P.E. - P.E.# 90956
400 NOLANA STE. H2
MCALLEN, TEXAS 78504
TEL: 956-687-9421 FAX: 956-687-3211

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO GONZALEZ, RPLS
REGISTERED PUBLIC LAND SURVEYOR
24053 FM 86
MONTE ALTO, TX 78538
TPLS FIRM REG. NO. 10013000



Provide the most current phone number

**M GARCIA
ENGINEERING
LLC**

CIVIL ENGINEERING

400 W. Nolana Suite H.2
McAllen, Texas 78504
Bus. 956.687.9421
Fax 956.687.3211
www.mgarciacaeengineering.com
Firm Reg. No. F-9828

TEXAS

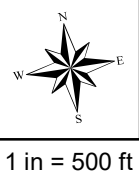
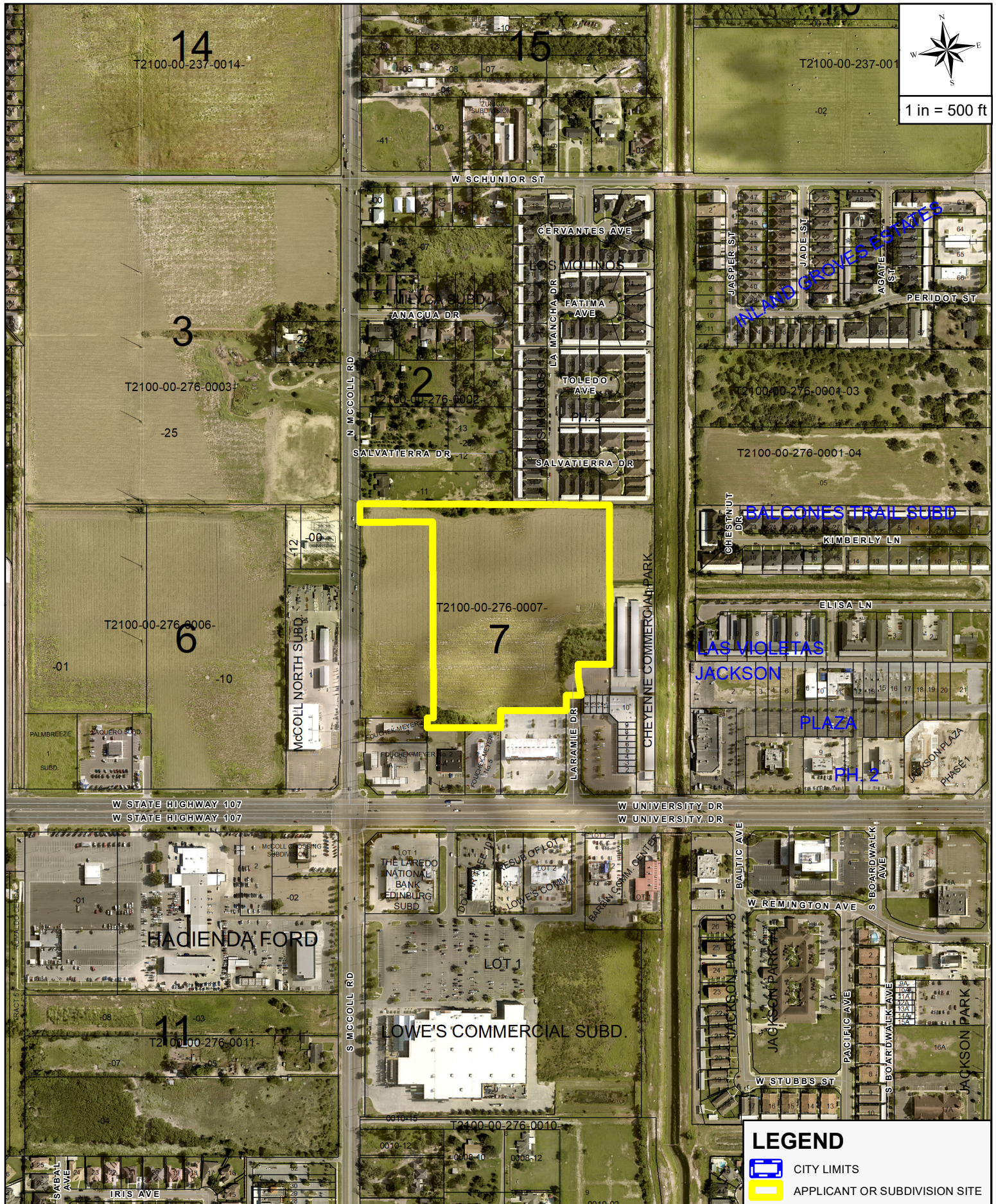
LAS PALMERAS SUBDIVISION

EDINBURG,



C2.0

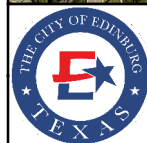


SCALE: 1"=60'



LEGEND

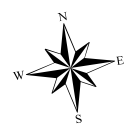
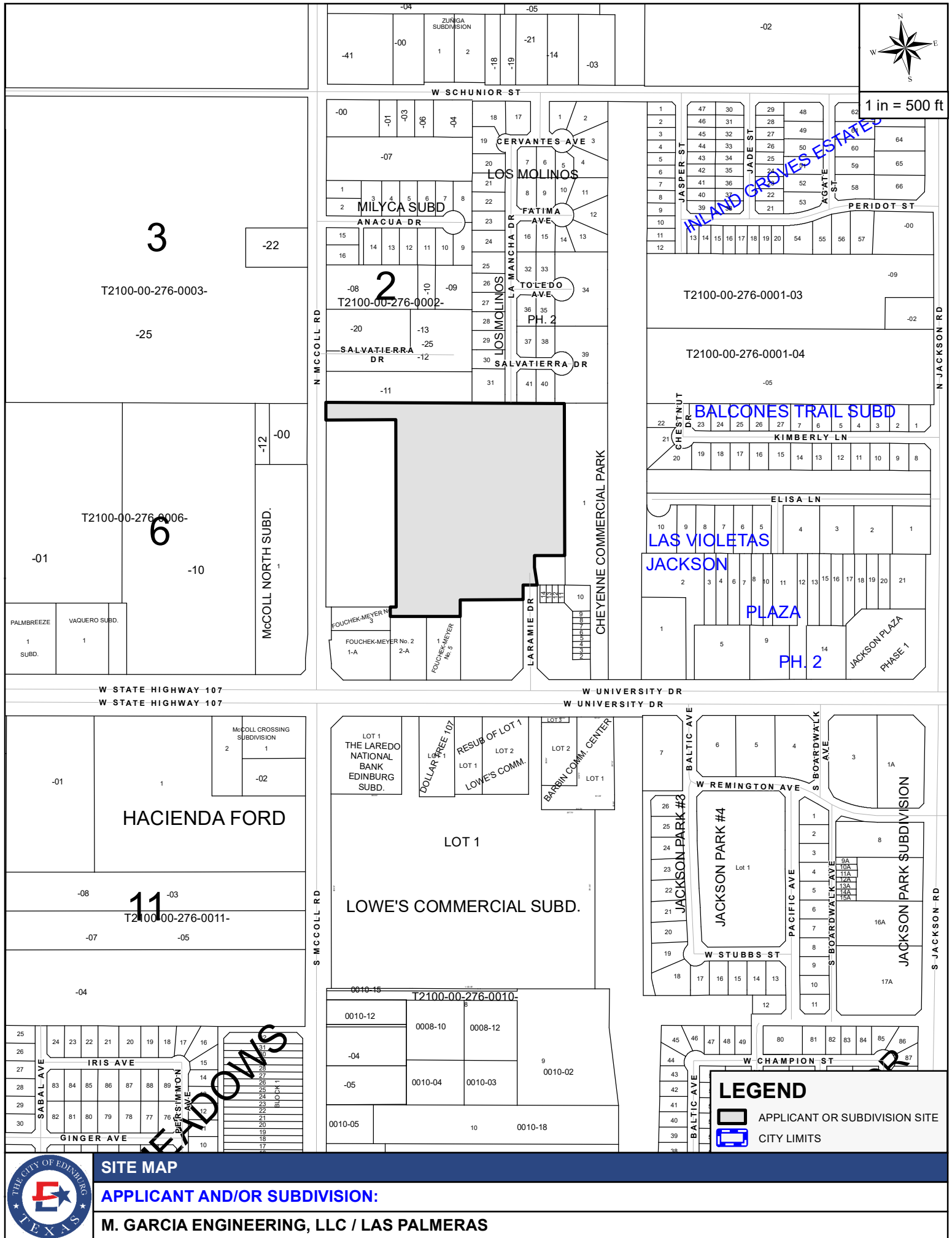
-  CITY LIMITS
-  APPLICANT OR SUBDIVISION SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

M. GARCIA ENGINEERING, LLC / LAS PALMERAS



1 in = 500 ft

LEGEND

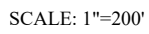
- APPLICANT OR SUBDIVISION SITE
- CITY LIMITS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

M. GARCIA ENGINEERING, LLC / LAS PALMERAS





A 13.23 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 276 TEXAS-MEXICAN RAILWAY CO. SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



RECEIVED VIA EMAIL 03/04/2022 A 12:05 PM

www.mgarciaengineering.com TBPE FIRM REG. No. F-9 8 2 8



Case #

Edinburg

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

(956) 388-8202

Subdivision Application

Date: January 7, 2022Request Type: Preliminary PlatDevelopment Plat1. Developer: Gaston Sosa De La Torre2. Owner/Contact Name: Gaston Sosa De La Torre3. Owner/Contact Phone: (553) 333-30754. Owner/Contact Email: gaston.sosa@aktivacp.com5. Owner Address: 607 S. 1st. Lane6. Exact Name of Subdivision: Las Palmeras7. Property ID: 10752778. Current Zoning: CG - Commercial, GeneralRequired Zoning: AU - Auto-Urban Residential

10. Legal Description:

13.23 acre tract o/o Lot 7, Section 279, Texas-Mexican Railway Co Survey (V 24 Pg 168 HCMR)11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area12. Primary Consulting Firm: M Garcia Engineering, LLC13. Phone: (956) 687-942114. Consulting Firm Address: 400 Nolana Ste. H215. Consulting Firm Email(s): mariano@mgarciaengineering.com16. Desired Land Use Option: Multifamily17. Number of Lots: Single Family _____ Multi-Family 31 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. 1Potable-water Retailer: City of Edinburg

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.

Owner Name(s) (Print or Type)

Gaston Sosa De La Torre

Owner Mailing Address & Zip Code

607 S. 1st Lane, McAllen TX 78501

Owner Phone Number

(553) 333-3075

Owner Email

gaston.sosa@aktivacp.com

RECEIVED

FEB 04 2022

Name: 11:56

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 owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omission or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature

Date

1/10/2022

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

PRELIMINARY STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

Date : February 15, 2022

Date
Filed: **January 7, 2022**

P&Z
Preliminary: **February 8, 2022**

P&Z
Final:

City
Council:

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

Staff Review : January 20, 2022
Staff / Engineer : January 27, 2022

Time Line :	<u>365</u>	Days
1st Extension :	<u>0</u>	Days
2nd Extension :	0	Days

Expires : _____
Expires 1: _____
Expires 2: _____

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA
Director of Utilities	Gerardo Carmona, P.E.
Director of Public Works	Vincent Romero
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM

Email : kmendoza@cityofedinburg.com
 Email : gcarmona@cityofedinburg.com
 Email : layala@cityofedinburg.com
 Email : mhinojosa@cityofedinburg.com

City Office #: (956) 388-8202
City Office #: (956) 388-8212
City Office #: (956) 388-8210
City Office #: (956) 388-8211

Owner:	Santuario Investments & Holding				607 S. 1st Lane, McAllen, TX. 78501	Mariano Garcia, P.E., Project Engineer
LAS PALMERAS SUBDIVISION					Consultant : M GARCIA ENGINEERING	
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 - Commercial General	✓				
Flood Zone	✓				Zone "X" (Un-Shaded) Panel # 480338-0015 E

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply - Water Distribution System		
Water Distribution System Provider:	✓				City of Edinburg Water Supply - Water Distribution System		
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg - Sanitary Sewer Collection System		
Sanitary Sewer Collection System Provider:	✓				City of Edinburg - Sanitary Sewer Collection System		
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1		
Minor Arterial Street Right-of-way Dedication (60-ft B-B)	✓				Proposed Street Section (43-B-B)		
Minor / Major Collector Street pavement Section	✓				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	✓				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	✓				City of Edinburg Sanitary Sewer Standard Policy's
Sanitary Sewer Detail Sheets	✓				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	✓				Sharyland 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
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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 ()	✓				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		✓			Required to be paid prior to Final Stages	
Street Light Escrow	\$ -	✓			Required: 0	EA. @ \$ -
Street Escrow (McColl Road)(FM 2061)	\$ -	✓			Required: 0	EA. @ \$ -
Sidewalk Escrow (McColl Road)	\$ 425.00	✓			Required: 17	LF @ \$ 25.00
TOTAL OF ESCROWS:	\$ 425.00					
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 #2	\$ -		✓		0 Lots @ \$ -	Full rate within the ETJ
0 Residential \$ -	\$ -		✓		50% Development	50% Building Stage
31 Multi-Family \$ 300.00	\$ 9,300.00	✓			50% Development	50% Building Stage
Water Rights: COE - CCN	\$ 38,093.05	✓			13.15 Acres	\$ 2,896.81
Water 30-year Letter (Commerical)	\$ -		✓		0 Lots @ \$ -	
Water 30-year Letter (Multi-Family)	\$ 10,075.00	✓			31 Units @ \$ 325.00	COE WATER-CCN
Sewer 30-year Letter COE - CCN	\$ 2,015.00	✓			31 Lots @ \$ 65.00	COE SEWER-CCN
TOTAL OF FEES:	\$ 59,483.05					

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	\$ 425.00	Street & Sidewalk Improvements for Mon Mack Road					
Material Testing Fee Inspection Fees, Other F	\$ 59,483.05	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements					
Reimbursements	\$ -	Reimbursement to the Developer of Subdivision					
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee					
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer					
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)					
TOTAL :	\$ 59,908.05	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts					

STAFF REPORT: OWASSA PLACE SUBDIVISION

Date Prepared: February 17, 2022
Planning and Zoning Meeting: March 8, 2022
Agenda Item: 9B Preliminary Plat

Subject: Consider the Preliminary Plat of **OWASSA PLACE SUBDIVISION**, being a 19.309 acre tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the north side of Owassa Road, approximately .75 miles east of North Tower Road and is within the City of Edinburg's Extraterritorial Jurisdiction (ETJ), approximately 4.21 miles from the current city limit boundary line.

Setbacks: Setbacks will be determined by Hidalgo County.

Zoning: N/A since property is in the ETJ.

Analysis: The Preliminary Plat is proposed as a single family residential development with a total of 82 lots averaging approximately 8,220 square feet.

Utilities: Water Distribution System and Sanitary Sewer Collection System are within the North Alamo Water Supply Corporation - CCN. 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:

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

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 600 ft. for one and two family dwellings as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per Hidalgo County Street Standards.

City of Edinburg Storm Water:

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

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

City of Edinburg Solid Waste:

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



ENGINEERING DEPARTMENT

Preliminary Staff Review

February 24, 2022

Mario Reyna, P.E.

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

RE: OWASSA PLACE SUBDIVISION – PRELIMINARY REVIEW

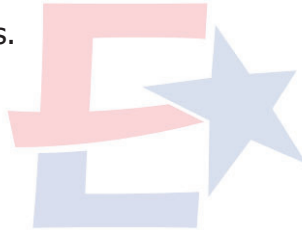
Mr. Reyna,

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

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter
Hermida
Date: 2022.02.24
14:03:29 -06'00'



Peter Hermida E.I.T.

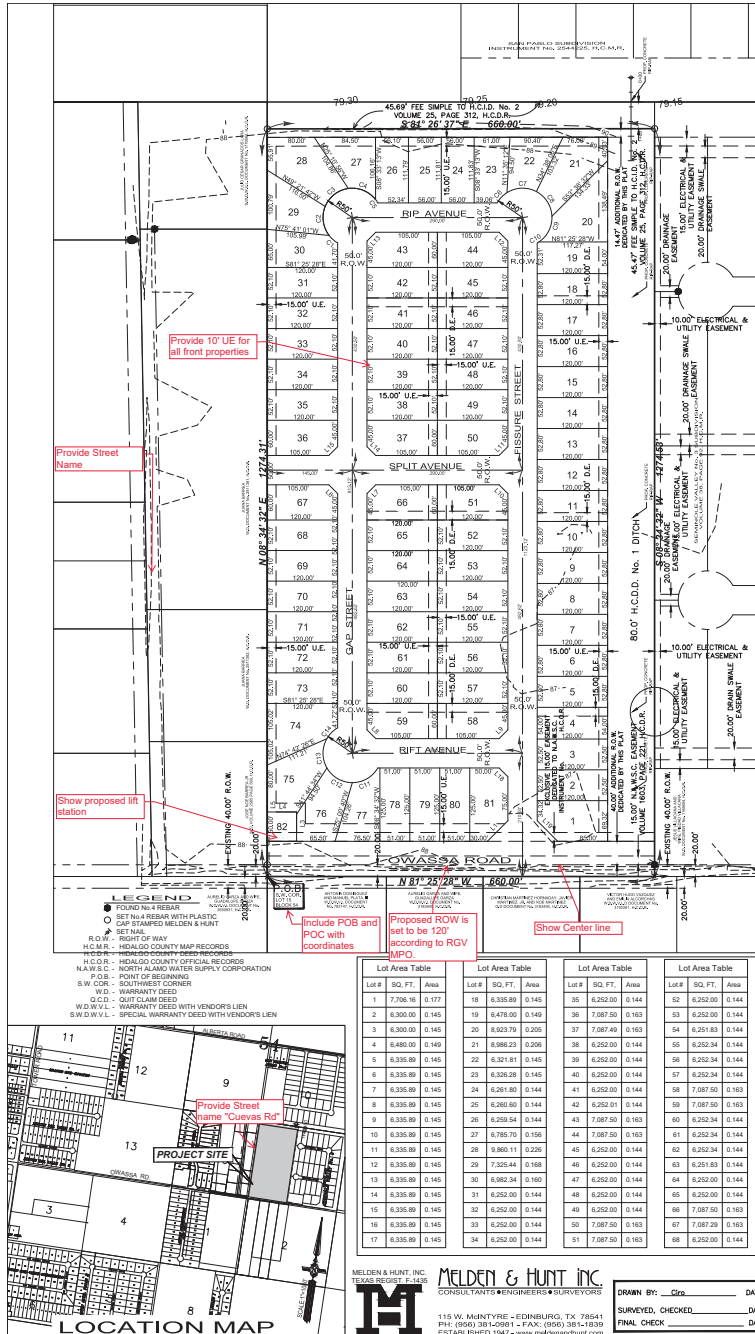
Email: phermida@cityofedinburg.com

415 W. University Drive
Edinburg, Texas 78539

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

REFERENCES:

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



SUBDIVISION MAP OF OWASSA PLACE SUBDIVISION

BEING A SUBDIVISION OF 19.309 ACRES OUT OF LOT 15, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATING: FLOOD ZONE "C", ZONE "C", AREA OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 04035 434 C, MAP REVISED NOVEMBER 16, 1982

1. SETBACKS:

- REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- SIZE: 5.00' FEET OR EASEMENT, WHICHEVER IS GREATER.
- FRONT: 25.00' FEET OR EASEMENT, WHICHEVER IS GREATER.
- QUA-LA-CAC

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A REDEVELOPMENT PERMIT APPLICATION.

3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 (GEOID 2003):

- BENCH MARK NO. 1: DISK SET AT THE SOUTH CLIP OF THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION, N 10° 00' 00" E, 119.980.00, ELEVATION 87.00.
- BENCH MARK NO. 2: DISK SET AT THE SOUTHWEST CORNER OF LOT 21 OF THIS SUBDIVISION, N 10° 00' 00" E, 119.980.00, ELEVATION 86.00.

4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 20.000 CUBIC FEET OF 1.00 ACRE FEET OF STORM WATER RUNOFF.

5. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETENTION VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVED AREA, WHICH IS GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF SUBDIVISION.

6. A 5 FOOT SIDEWALK WITH ADA RAMP IS REQUIRED ALONG OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMP AFTER PERMIT FOR CONSTRUCTION OF THIS SUBDIVISION IS GRANTED.

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

8. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE, DITCHES AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C, COUNTY CONSTRUCTION.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, BRIDGES, TREES, AND OTHER PLANTING EXCEPT LOW, LESS THAN 18 INCHES NATIVE HEIGHT, GROUND COVER, GRASS, OR FLOWERS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

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

12. ALL PUBLIC UTILITIES EASEMENTS DECLARED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

13. NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1, 75 THROUGH 81.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWERS MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.)

16. LOT 82 SHALL BE DEDICATED TO NORTH ALAMO WATER SUPPLY CORPORATION FOR LIFT STATION USE.

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

OWASSA PLACE SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED AT THE NORTH END OF OWASSA ROAD AND APPROXIMATELY 3.56 FEET EAST OF JONES ROAD, THE ONLY ADJACENT MUNICIPALITY IS THE CITY OF EDINBURGH, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURGH, (POPULATION 50,000) OWASSA PLACE SUBDIVISION IS APPROXIMATELY 3.56 MILES EAST OF THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION SET UNDER LOCAL GOVERNMENT CODE § 212.001 AND 422.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.309 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 15, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 19.309 ACRES OUT OF A CERTAIN TRACT CONVEYED TO CARSON & CARSON, LTD. BY INSTRUMENT OF A QUILTERMAN DEED RECORDED UNDER DOCUMENT NUMBER 19580, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.309 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 54, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 0° 34' 32" E ALONG THE WEST LINE OF SAID LOT 15, BLOCK 54, AT A DISTANCE OF 20.00 FEET TO A NAIL SET ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 124.51 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 87° 30' 32" E A DISTANCE OF 680.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 0° 34' 32" W AT A DISTANCE OF 124.51 FEET PASS A NAIL FOUND ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 124.51 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 87° 30' 32" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 54, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.309 ACRES OF WHICH 4.00 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 15.309 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS

COUNTY OF HIDALGO

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

MARCO A. REYNA, P.E. #17788 DATE: 11/26/2021
JOB NO. 202030.00

THE properties required Detention must be 109,742 or more.

STATE OF TEXAS

COUNTY OF HIDALGO

I, RUBEN JAMES DE JESU, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

RUBEN JAMES DE JESU, R.L.S. #613 DATE: 11/26/2021
JOB NO. 202030.00

APPROVED FOR RECORDING ON THIS 11/26/2021 **DATE**

CHAIRPERSON PLANNING AND ZONING COMMISSION

General Comments

1. Provide Erosion control layout and Street light layout
2. Provide SWP3, Signage and Striping, Storm, Paving, & Sewer Plan and Profile for Construction Plans Review

NO IMPROVEMENTS REQUIRED

INDEX TO SHEET OF OWASSA PLACE SUBDIVISION

SHEET 1: DESCRIPTION (METES AND BOUNDS), HEADINGS, INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUTS, SURVEYORS CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, REVISION NOTES, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, PLAT NOTES AND RESTRICTIONS, CERTIFICATION, ATTESTATION, CITY APPROVAL, CERTIFICATE, HIDALGO COUNTY JUDGE, ALAMO PLANNING & ZONING, COUNTY CLERK'S RECORDING CERTIFICATE, IRIGATION CERTIFICATE, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS.

SHEET 4: DRAINAGE & STREETS, MAP OF TOPOGRAPHY, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

SHEET 5: DETAILS OF WATER, SANITARY SEWER, DRAINAGE AND STREETS.

STATE OF TEXAS

COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

CARSON & CARSON, LTD.

AS GRANTOR, I, CARSON & CARSON, LTD., DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.002 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (B) THE WATER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
- (C) THE GAS CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

ATTEST THAT THE MATTERS ABOVE SET FORTH IN THIS PLAT ARE TRUE AND COMPLETE.

CARSON & CARSON, LTD. DATE: 11/26/2021
WILLIAM C. CARSON
DESSA, TEXAS 78768

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM C. CARSON, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11/26/2021 **DAY OF** 20.

NOTARY PUBLIC IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:

MAJOR CITY OF EDINBURGH DATE: 11/26/2021

CITY SECRETARY DATE: 11/26/2021

RIGHT OF WAY EASEMENT

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS 11/26/2021.

CARSON & CARSON, LTD. (GRANTOR'S SIGNATURE)
P.O. BOX 12021
DESSA, TEXAS 78768

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM C. CARSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11/26/2021 **DAY OF** 20.

NOTARY PUBLIC IN THE STATE OF TEXAS

MY COMMISSION EXPIRES:

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

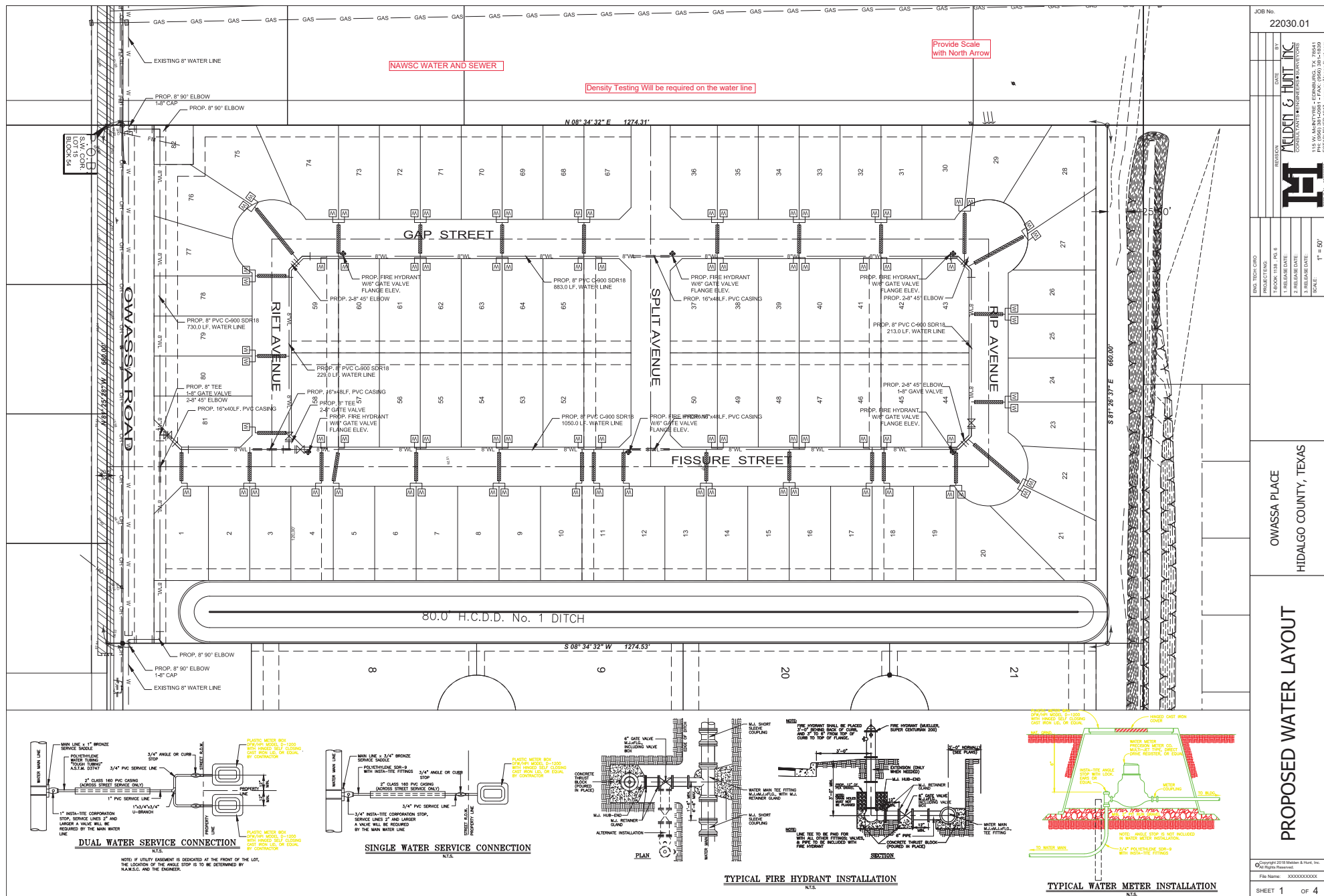
ON: 11/26/2021 **AT:** 11:00 AM/PM

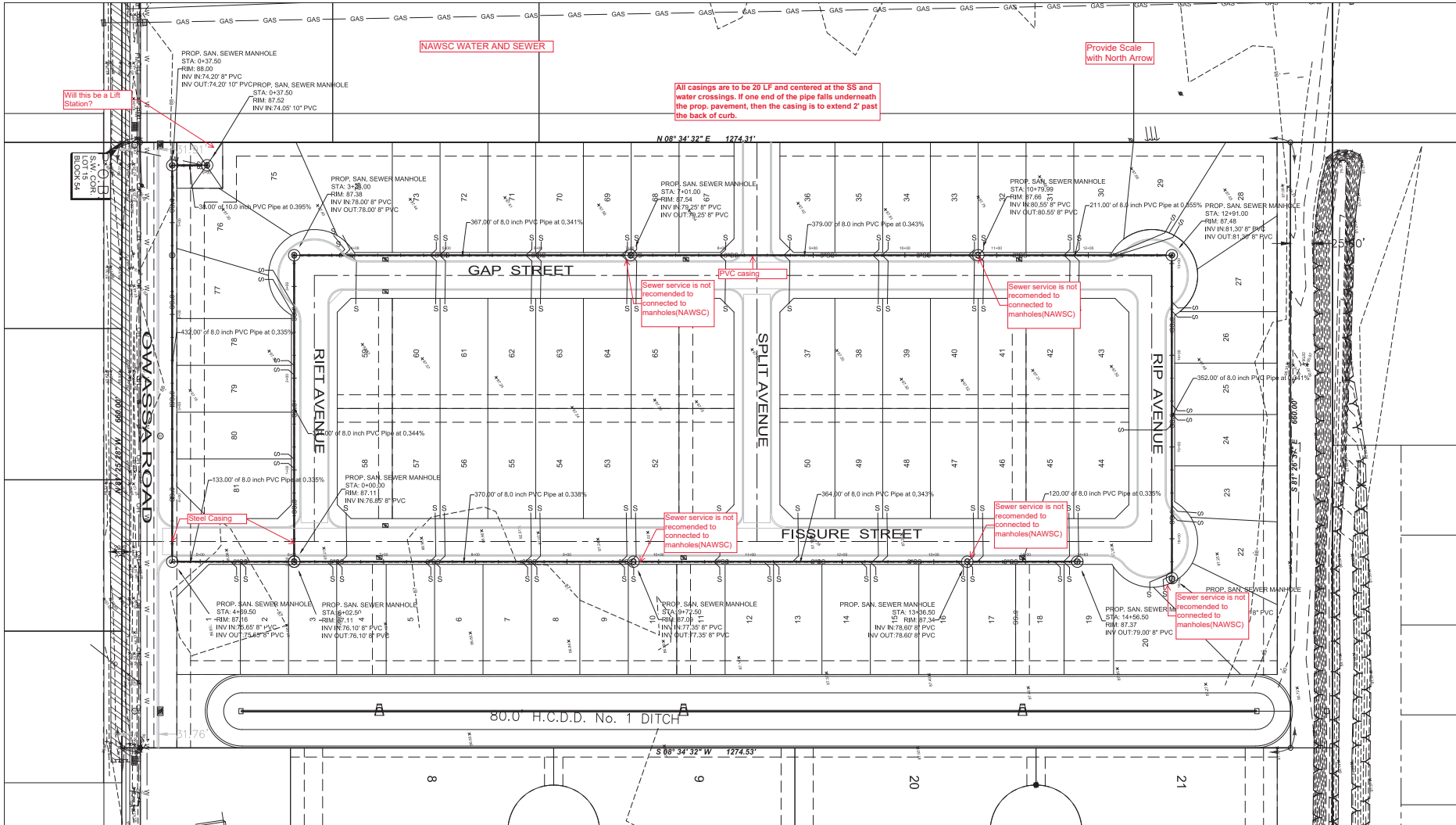
INSTRUMENT NUMBER:

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: 11/26/2021 **DEPUTY**

SHEET 1 OF 5 SHEETS





JOB No.
22030.01

BY
JELDEN & HUNT INC

DATE
11/15/2022

REVISION
1

ENV. TECH. CDR.
PROJECT NO.
11/15/2022

1. RELEASE DATE
11/15/2022

2. RELEASE DATE
11/15/2022

3. RELEASE DATE
11/15/2022

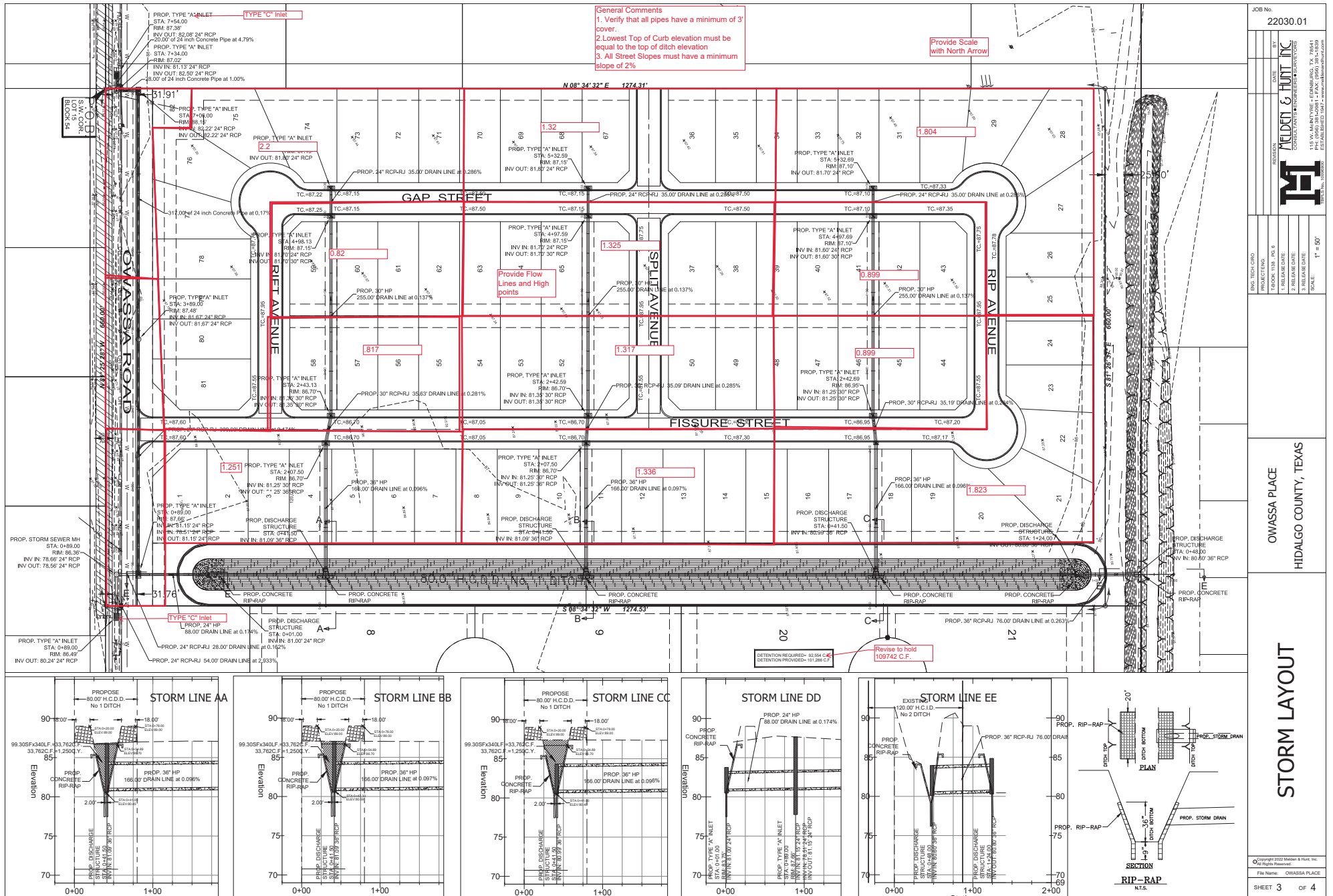
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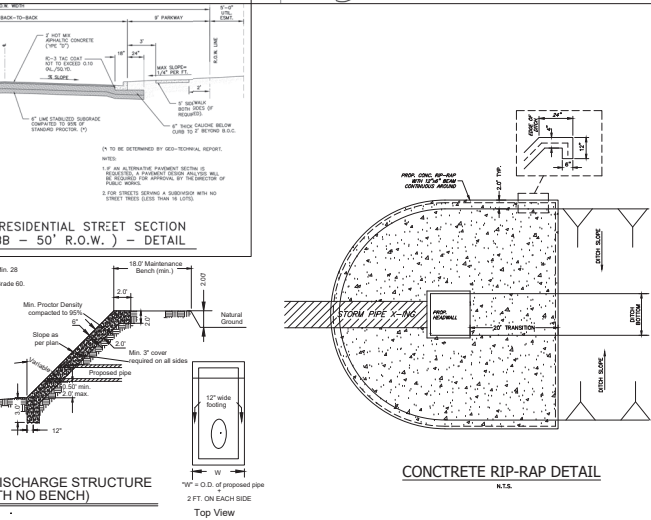
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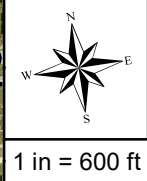
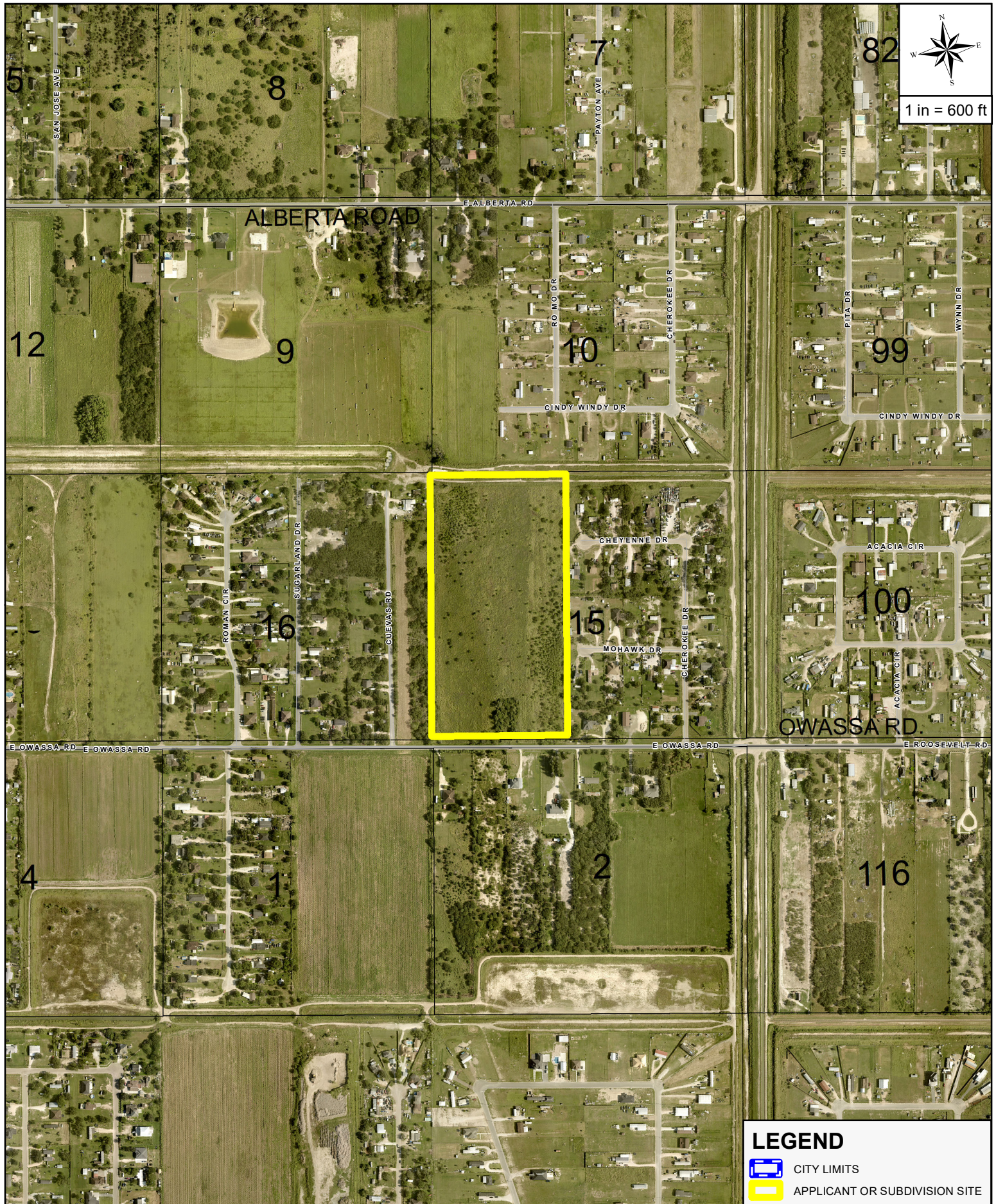
OWASSA PLACE
HIDALGO COUNTY, TEXAS

PROPOSED SANITARY
SEWER LAYOUT


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File Name: 220300000001
SHEET 2 OF 4




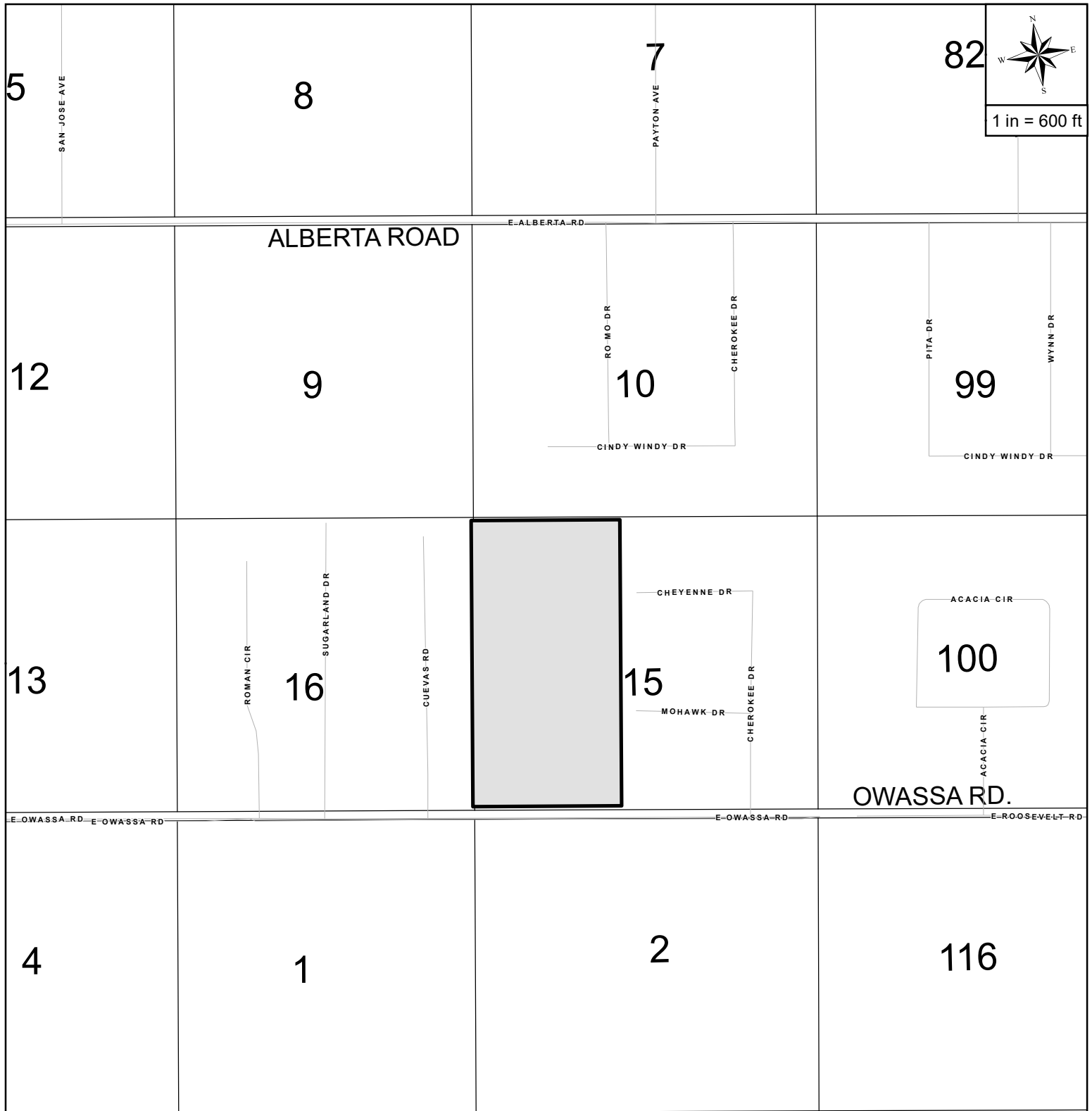





LEGEND


 CITY LIMITS

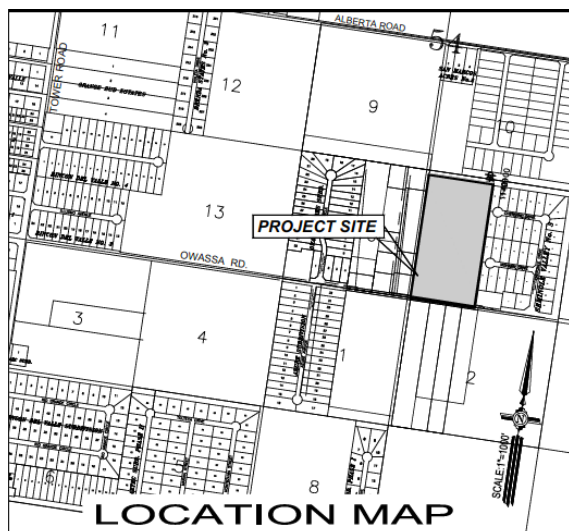
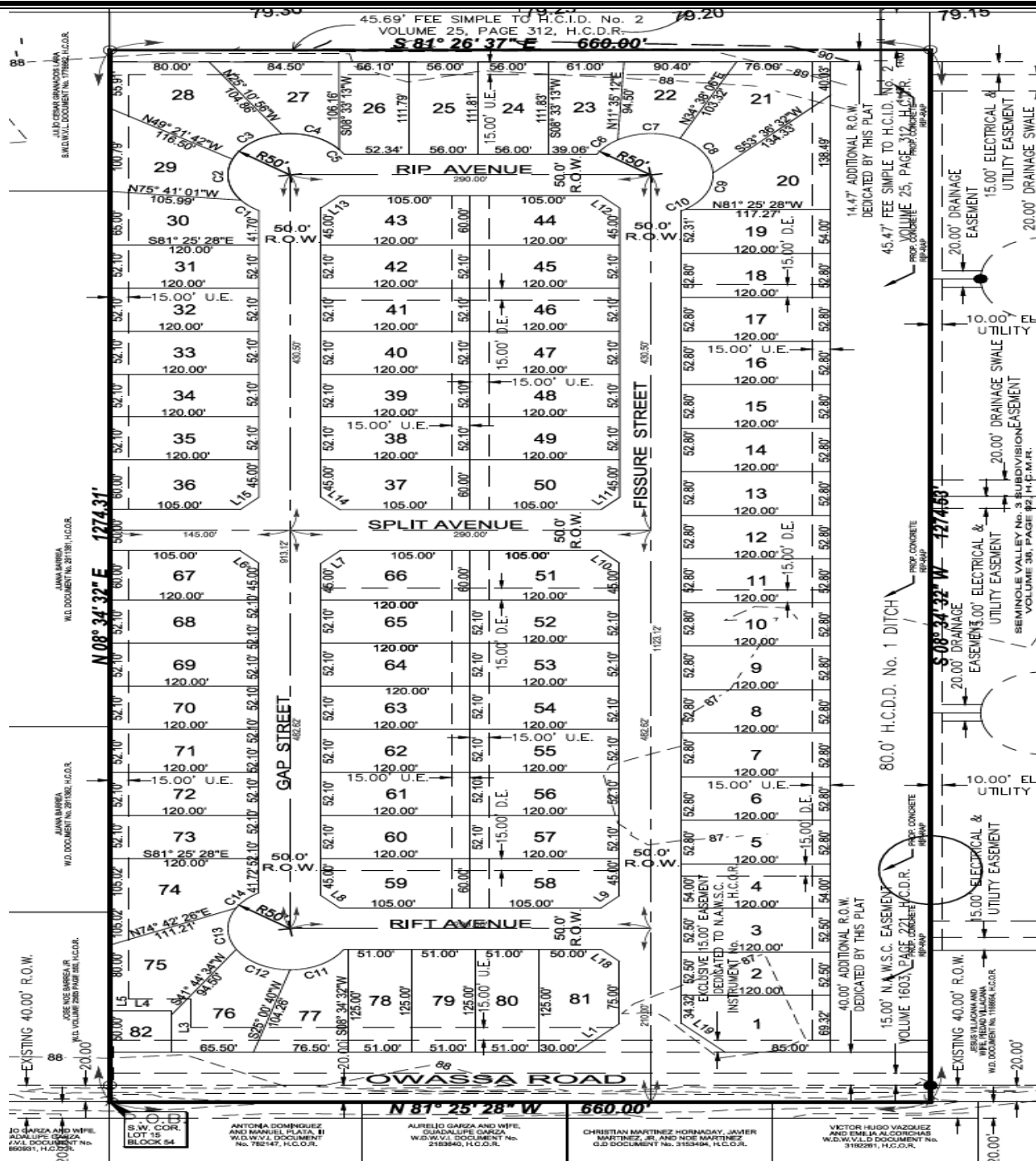
 APPLICANT OR SUBDIVISION SITE



LEGEND

 CITY LIMITS

 APPLICANT OR SUBDIVISION SITE



SUBDIVISION MAP OF OWASSA PLACE SUBDIVISION

BEING A SUBDIVISION OF 19.309 ACRES OUT OF
LOT 15, BLOCK 54,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.





Case #

Edinburg

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

(956) 388-8202

Subdivision Application

Date: February 7, 2022 Request Type: Preliminary Plat Final Plat

1. Developer: Rhodes Development 2. Owner/Contact Name: Carson & Carson, LTD
3. Owner/Contact Phone: (956) 381-0981 4. Owner/Contact Email: mario@meldenandhunt.com
5. Owner Address: 115 West McIntyre Street, Edinburg, TX 78542
6. Exact Name of Subdivision: ALAMO LAND & SUGAR CO LOT 15 BLK 54 W1 7. Property ID: 113275
8. Current Zoning: ETJ Required Zoning: ETJ
10. Legal Description: Being a subdivision of 19.309 acres out of Lot 15, Block 54, Alamo Land and Sugar Company's Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-26, Hidalgo County Map Records.

11. Inside City Limits? No If "No," is in the ☒ Comprehensive Development Area ☐ Rural Development Area
12. Primary Consulting Firm: Melden & Hunt, Inc. 13. Phone: (956) 381-0981
14. Consulting Firm Address: 115 West McIntyre Street, Edinburg, TX 78542
15. Consulting Firm Email(s): mario@meldenandhunt.com and drobles@meldenandhunt.com
16. Desired Land Use Option: Single Family
17. Number of Lots: Single Family 82 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: Magic Valley Electric Co-op
20. Irrigation District: Hidalgo County No. 2 Potable-water Retailer: North Alamo 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.

Owner Name(s) (Print or Type) CARSON & CARSON LTD	Owner Mailing Address & Zip Code PO BOX 12221, ODESSA, TX 79768-2221
Owner Phone Number	Owner Email

RECEIVED

FEB 08 2022

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

Name: 3:26pm☒ Yes ☐ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omission or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature

Date

2-8-2022

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 ()		✓			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		✓			Required to be paid prior to Final Stages
Street Light Escrow	\$ -	✓			Required: 0 EA. @ \$ -
Street Escrow (Owassa Road) (+3.5 Mile)	\$ -		✓		Required: 0 EA. @ \$ -
Sidewalk Escrow (Owassa Road)	\$ -		✓		Required: 0 LF @ \$ -
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 # 2	\$ -		✓		0 Lots @ \$ - Full rate within the ETJ
81 Residential \$ 300.00	\$ 24,300.00	✓			50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -		✓		50% Development 50% Building Stage
Water Rights: NAWSC - CCN	\$ -		✓		19.31 Acres \$ -
Water 30-year Letter (Commerical)	\$ -				0 Lots @ \$ -
Water 30-year Letter (Single-Family)	\$ -		✓		81 Units @ \$ - NAWSC WATER-CCN
Sewer 30-year Letter NAWSC - CCN	\$ -		✓		81 Lots @ \$ - NAWSC SEWER-CCN
TOTAL OF FEES:	\$ 24,300.00				
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 Mon Mack Road
Material Testing Fee Inspection Fees, Other F	\$ -				Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	\$ -				Reimbursement to the Developer of Subdivision
City of Edinburg	\$ -				15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -				85% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -				Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	\$ -				Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

0.00	TOTAL ACRES			
0.000	43560.00	0	0	Existing HCDD 1 Ditch ROW
0.000	43560.00	0	0	Owassa Road ROW
0.00	ACRES			
Current Acre Water Rights Cost :		\$	2,896.81	\$ -
0.00	NET ACRES			

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 ()		✓			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		✓			Required to be paid prior to Final Stages
Street Light Escrow	\$ -	✓			Required: 0 EA. @ \$ -
Street Escrow (Owassa Road) (+3.5 Mile)	\$ -		✓		Required: 0 EA. @ \$ -
Sidewalk Escrow (Owassa Road)	\$ -		✓		Required: 0 LF @ \$ -
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 # 2	\$ -		✓		0 Lots @ \$ - Full rate within the ETJ
81 Residential \$ 300.00	\$ 24,300.00	✓			50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -		✓		50% Development 50% Building Stage
Water Rights: NAWSC - CCN	\$ -		✓		19.31 Acres \$ -
Water 30-year Letter (Commerical)	\$ -				0 Lots @ \$ -
Water 30-year Letter (Single-Family)	\$ -		✓		81 Units @ \$ - NAWSC WATER-CCN
Sewer 30-year Letter NAWSC - CCN	\$ -		✓		81 Lots @ \$ - NAWSC SEWER-CCN
TOTAL OF FEES:	\$ 24,300.00				
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 Mon Mack Road
Material Testing Fee Inspection Fees, Other F	\$ -				Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	\$ -				Reimbursement to the Developer of Subdivision
City of Edinburg	\$ -				15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -				85% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -				Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	\$ -				Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

STAFF REPORT: PUEBLO DE PALMAS PHASE 26 SUBDIVISION

Prepared on: February 24, 2022
Planning and Zoning Meeting: March 8, 2022
Agenda Item 10A: Final Subdivision Plat

Subject: Consider Final Plat of **Pueblo De Palmas Phase 26 Subdivision**; a 29.04 acre tract of land out of Lots 28 & 30, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4201 N Cesar Chavez Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the west side of Cesar Chavez Road in the City of Edinburg, ETJ. This property is situated on the north side of Monte Cristo Road (FM 1925).

Setbacks: Will be determined by Hidalgo County.

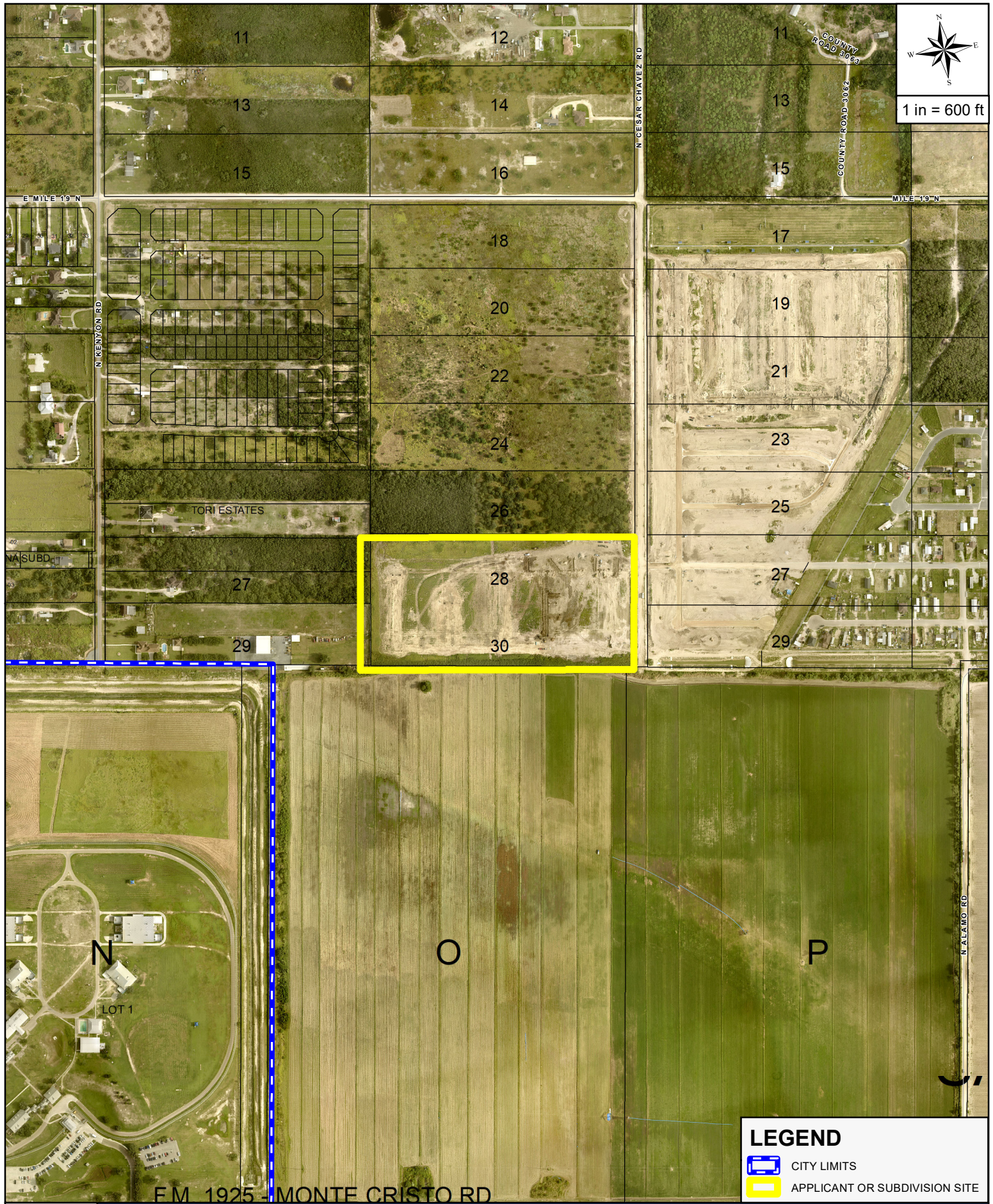
Zoning: This property is within the City's Extra Territorial Jurisdiction.

Analysis: The Final Plat proposes a single-family development with 106 lots with an average of approximately 6,100 sq. ft. each. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

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

Recommendation:

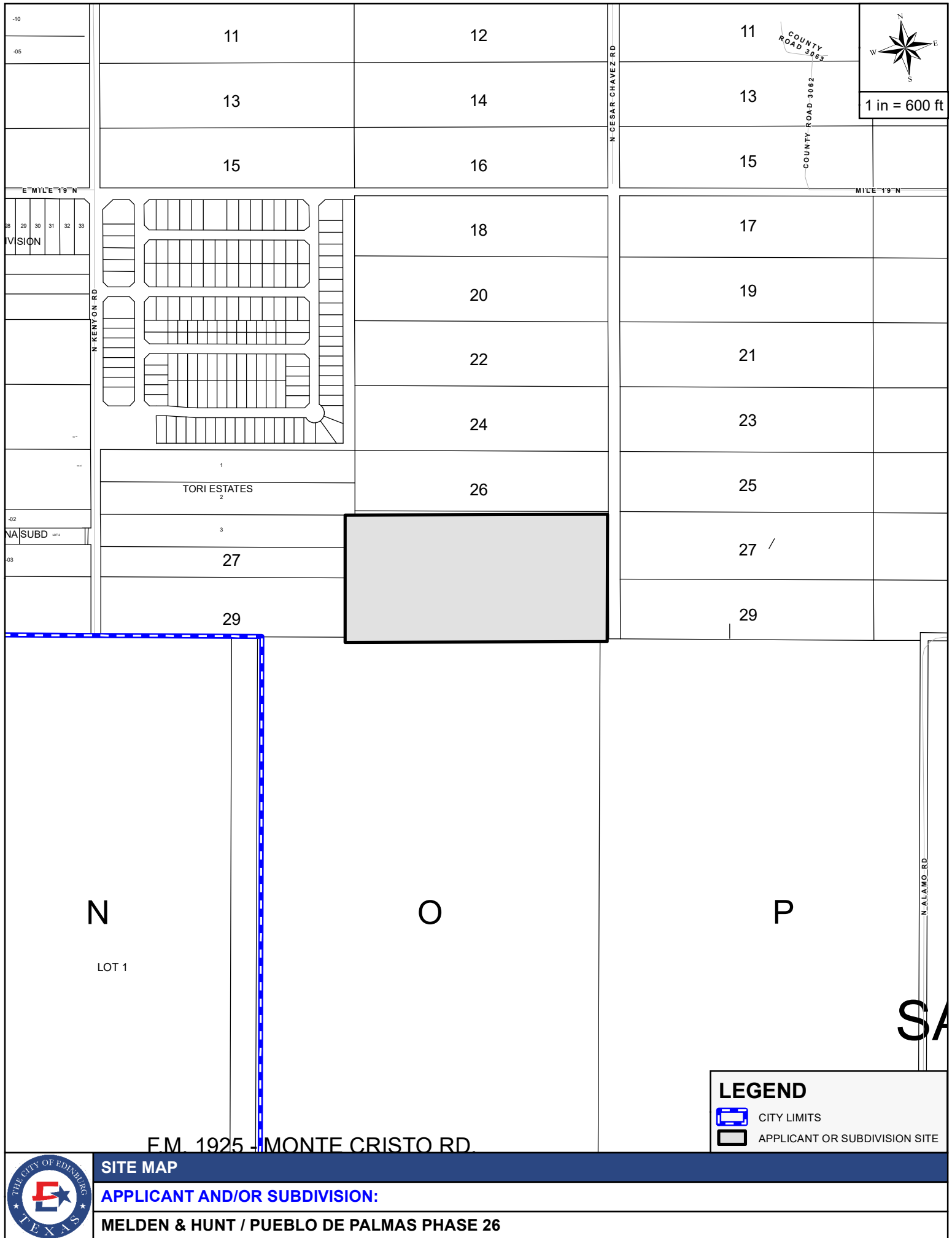
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, accepted cost estimates by the City of Edinburg, and acceptance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat. Financial Guarantee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



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / PUEBLO DE PALMAS PHASE 26



SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / PUEBLO DE PALMAS PHASE 26

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 83 (GEOID 2008)

SCALE: 1"=100'

TORIESTATES

VOLUME 36, PAGE 138, H.C.M.R.

LOT 2

LOT 3

AMENDED MAP OS LOT P
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.

ROBERTO G. GARZA
S.W.D. DOCUMENT NUMBER 641519, H.C.O.R.

RICARDO AND CARMELA DE LEON
C.G.D. DOCUMENT NUMBER 2748378, H.C.O.R.

N 08° 36' 11" E 644.66'

STREET "A"

STREET "B"

STREET "C"

STREET "D"

STREET "E"

CESAR CHAVEZ ROAD

S 08° 36' 11" W 643.28'

LOT O
SANTA CRUZ RANCH SUBDIVISION
VOLUME "Z", PAGE 161, H.C.D.R.

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 26

BEING A RE-SUBDIVISION OF 19.527 ACRES
CONSISTING OF 10.006- ACRES OUT OF LOT 28,
9.521- ACRES OUT OF LOT 30, BLOCK 62
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

P.O.B.
S.E. COR.
LOT 30
BLOCK 62

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

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : **March 2, 2022**

Date Filed: July 1, 2020	P&Z Preliminary: August 20, 2020	P&Z Final: March 8, 2022	City Council: _____
Reviewed : _____	Staff Review : July 23, 2020	Time Line : 365 Days	Expires : July 1, 2021
By: Abel Beltran, Subd. Coord. abeltran@cityofedinburg.com	Staff / Engineer : July 30, 2020	1st Extension : 0 Days	Expires 1: July 1, 2021
		Calendar Days: 243 Days	Completed: March 1, 2022

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

Owner:	PDP MILE 4, LTD, Texas Limited				P.O. Box 1000 Mission TX. 78573		Ruben James De Jesus, P.E., Project Engineer	
PUELBO DE PALMAS No. 26 SUBDIVISION							Consultant : MELDEN & HUNT, INC. ENGINEERING	
DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	✓				
Flood Zone	✓				Zone "X" (Shaded) Panel # 480334-0325 E

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				North Alamo Water Supply - Water Distribution System
Water Distribution System Provider:	✓				North Alamo Water Supply - Water Distribution System
Existing & Proposed Sewer Collection Layout (Lift Station)	✓				City of Edinburg - Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg - Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (50-ft B-B)	✓				Proposed Street Section (32-ft B-B)
Minor / Major Collector Street pavement Section	✓				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	✓				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	✓				City of Edinburg Sanitary Sewer Standard Policy's
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
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Pre-Construction Meeting:

Notice To Proceed	✓				Dated: By: Engineering Department
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 (*)	✓				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(Cesar Chavez)(VARIANCE)	\$ -	✓			Required: 200 EA. @ \$ -
Sidewalk Escrow (Cesar Chavez 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 # 5	\$ -			✓	0 Lots @ \$ - Full rate within the ETJ
106 Residential \$ -	\$ -	✓			50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -			✓	50% Development 50% Building Stage
Water Rights: NAWSC - CCN	\$ -			✓	15.87 Acres \$ -
Water 30-year Letter (Commerical)	\$ -				0 Lots @ \$ -
Water 30-year Letter (Single-Family)	\$ 530.00			✓	106 Units @ \$ 5.00 Transfer Fee NAWSC WATER-CCN
Sewer 30-year Letter COE - CCN	\$ 6,890.00			✓	106 Lots @ \$ 65.00 City Lift Station COE SEWER-CCN
TOTAL OF FEES:	\$ 7,420.00				

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 Mon Mack Road
Material Testing Fee Inspection Fees, Other F	\$ 7,420.00	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	\$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from Broads)
TOTAL :	\$ 7,420.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts



City Council Actions
Meeting Date: February 15, 2022

SPECIAL USE PERMIT:

Consider Ordinance providing for a Temporary Special Use Permit and Request for Waiver of Fees for a Special Event, “53rd Annual Fiesta Edinburg Celebration” to be held on Thursday, February 24, 2022 through Sunday, February 27, 2022 at H.E.B. Park, Lot 1, Family Recreation & Aquatic Center Subdivision, located at 1616 South Raul Longoria Road, as requested by Ronnie Larralde on behalf of Edinburg Chamber of Commerce

- City Council **approved** on February 15, 2022

ANNEXATION:

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

- City Council **approved** on February 15, 2022

INITIAL ZONING:

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

- Planning & Zoning Commission recommended approval on January 17, 2022
- City Council **approved** on February 15, 2022



City Council Actions
Meeting Date: March 1, 2022

COMPREHENSIVE PLAN AMENDMENT & REZONING:

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

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council **approved** on March 1, 2022

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

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council **tabled** on March 1, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 5.0 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located at 1000 North McColl Road, as requested by Quintanilla, Headley & Associates, Inc. on behalf of Cubic Walls, LLC.

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council **disapproved** on March 1, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc. on behalf of The Shoppes at Rio Grande Valley

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council **approved** on March 1, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 4.98 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc. on behalf of Rosendo and Stephanie V. Benitez

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council ***approved*** on March 1, 2022

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

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council ***approved*** on March 1, 2022

Attendance - 2022

[illegible]