

# PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 13, 2021–4:00 P.M EDINBURG CITY HALL 415 WEST UNIVERSITY DRIVE EDINBURG, TEXAS 78539

#### **AGENDA**

# 1. CALL MEETING TO ORDER, ESTABLISH QUORUM

- A. Prayer
- B. Pledge of Allegiance

#### 2. CERTIFICATION OF PUBLIC NOTICE

#### 3. MEETING PROCEDURES

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

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

#### 4. ABSENCES

- A. Consider Excusing the Absence of Commission Member Miki McCarthy from the February 8, 2021 Regular Meeting
- B. Consider Excusing the Absence of Chairperson Joe Ochoa from the March 9, 2021 Regular Meeting
- C. Consider Excusing the Absence of Vice Chairperson Hiren Govind from the March 9, 2021 Regular Meeting
- D. Consider Excusing the Absence of Commission Member Carlos Jasso from the March 9, 2021 Regular Meeting

#### 5. MINUTES

A. Consider approval of the Minutes for the March 9, 2021 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 <a href="mailto:PublicHearing@cityofedinburg.com">PublicHearing@cityofedinburg.com</a> or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

#### 7. PUBLIC HEARINGS

- A. Consider Ordinance restricting sign permits for off-premise signs/billboards as requested by the City of Edinburg
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, being Lot 25, Albino Rodriguez Estates, located at 4224 Northeast Lopez Drive, as requested by Argelio Chapa
- C. Consider the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, being a 5.00 acre tract of land out of Lot 7, Section 274, Texas-Mexican Railway Company's Survey, located at 1200 South Sugar Road, as requested by Ricardo Cano
- D. Consider the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, being Lot 2, Crouse Subdivision, located at 2204 North Jackson Road, as requested by Armando Ramirez
- E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Use and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, being a tract of land containing 5.50 acres of land situated in Hidalgo County, Texas, and also being a part or portion of Lot 8, Block 3, A.J. McColl Subdivision, located at 2120 West Alberta Road, as requested by Francisco Moreno
- F. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, being a 13.007 acre tract of land out of Lots 5, 6, and 7, Jas. I. Lavelle Subdivision, located at 1900 East Wisconsin Road, as requested by Julio Carranza
- G. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District To Urban Residential (UR) District, being a 5.00 gross acre tract of land, being all of Lot 8, Jas. I. Lavelle Subdivision, located at 1900 East Wisconsin Road, As Requested By Julio Carranza

- H. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 8.934 acres out of Lot 30, Kelly-Pharr Subdivision, located at 500 East Wisconsin Road, as requested by Melden and Hunt, Inc.
- I. 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, being Lot 2, Block 47, Santa Cruz Gardens No. 2 Resubdivision, located at 900 West FM 2812, as requested by Armando Contreras
- J. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, being Lot 2, Amended Lady Luck Subdivision Phase II, located at 4528 North Doolittle Road, as requested by Richard A. Garza
- K. Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 1, Windsor Estates Subdivision, located at 2816 Windsor Street, as requested by Vica Texas Enterprises L.P.
- L. Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 34, Windsor Estates Subdivision, located at 2815 Windsor Street, Vica Texas Enterprises L.P.
- M. Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, being Lots 1 And 2, Block 4, Roseland Parks Subdivision, Lots 1 and 18, University North Subdivision Unit No. 1, located at 715 West Schunior Road, as requested by Sarg Enterprises LLC. (TABLED: MARCH 9, 2021)
- N. Consider the Special Use Permit for a Wireless Communication Tower, being 0.083 acres and a 0.524 acre tract of land situated in the TM RR CO Survey, Section No. 241, Abstract No. 102, being out of called 9.20 acres, located at 322 West Chapin Street, as requested by Vertical Bridge Development

#### 8. PUBLIC HEARINGS- RESUBDIVISION

- A. Consider the Replat of Lot 53A, Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4, being a 0.20 acre tract consist of all of Lot 53 and the South 20 feet of Lot 54, Regency Square Subdivision Unit No. 4, as per the map or plat thereof recorded in Volume 23, Pages 137, Map Records in the Office of the County Clerk of Hidalgo County, Texas, located along the east side of Mesquite Street, approximately 250 feet North of Ash Circle, as requested by Salinas Engineering and Associates
- B. Consider the Replat of The Boardwalk Subdivision, Lots 1-7 and out of Lot 21, being a Resubdivison of 1.240 acres, being all of Lots 1, 2, 3, 4, 5, 6, 7, and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Melden and Hunt, Inc.

### 9. SUBDIVISION (VARIANCES)

A. Consider Variance Request to the City's Unified Development Code as follows: 1.) Article 3-District and Bulk Standards, Division 3.300- Bulk Regulations – Standard Development, Section 3.303 Multi-Family - Lot Width and Lot Area, and 2.) Article 8 – Streets, Utilities, and Drainage, Division 8.200- Streets, Sidewalks and Trails, Section 8.204 – Street Standards, Atwood Village Subdivision, being a 34.992 acres out of Lots 13 & 14, Section 238, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, located on the north side of Schunior Road and east of Hoehn Road, as requested by Melden and Hunt Inc.

#### 10. CONSENT AGENDA

- A. Consider the Preliminary Plat Approval of Lot 53-A, Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4, being the North 50 –feet of Lot 53 and the South 20 feet of Lot 54, Regency Square Subdivision Unit No. 4, as per the map recorded in Volume 23, Page 137, map records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Mesquite Street and north of Ash Circle Street; as requested by Salinas Engineering and Associates
- B. Consider the Preliminary Plat Approval of The Boardwalk Subdivision, Lots 1-7 and out of Lot 21 Subdivision, being a Resubdivision of 1.240 acres, being all of Lots 1, 2, 3, 4, 5, 6, 7, and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Melden and Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Storage Masters Subdivision; a 5.10 acre tract of land being out of a portion of Lot 6, Section 268, Texas-Mexican Railway Company's Survey Subdivision, as per the map recorded in Volume 24, Page 158-171, map records in the office of the County Clerk of Hidalgo County, Texas, located on the south side of SH 107 and East University Drive as requested by Rio Delta Engineering
- D. Consider a Preliminary Plat Approval of Erilo Investments Company, LLC. a .55 tract of land being out of a portion of Lot 12, Kelly-Pharr Subdivision, as per the map recorded in Volume 3, Page 133-134, map records in the office of the County Clerk of Hidalgo County, Texas. located on the west side of Business Highway 281 (Closner Blvd.) and south of Canton Road as requested by RO Engineering, PLLC.
- E. Consider a Preliminary Plat Approval of Monte Veranda Phase II Subdivision, a 4.97 acre tract of land being out of a portion of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, as per the map records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Jackson Road and Chachalaca Street as requested by Supreme Engineering, PLLC.
- F. Consider a Preliminary Plat Approval of Green Hill Subdivision; a 5 acre tract of land being out of a portion of Lot 7, Section 274, Texas-Mexican Company's Survey Subdivision, as per the map recorded in Volume 24, page 158-171, map records in the office of the County Clerk of Hidalgo County, Texas as requested by SAMES Engineering, Inc.

G. Consider a Preliminary Plat Approval of Nicho Produce Subdivision, a 2.798-acre tract of land out of Lot 6 Block B of the original town site of Edinburg, Texas as per map records in the office of the county Clerk of Hidalgo County, Texas located on the southwest corner of North 10<sup>th</sup> Avenue and East Chavez Street as requested by SOTEX Engineering

#### 10. INFORMATION

A. City Commission Actions: March 16, 2021 and April 6, 2021

#### 11. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 10:00 P.M. on this 9<sup>th</sup> day of April, 2021.

Nikki Marie Cavazos, Administrative Assistant Planning & Zoning Department

#### NOTICE

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



**To:** Planning & Zoning Commission Members

From: Nikki Marie Cavazos, Administrative Assistant

**Subject:** Commission Members Absence

**Date:** April 9, 2021

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







To: Planning & Zoning Commission Members

From: Nikki Marie Cavazos, Administrative Assistant

**Subject:** Commission Members Absence

**Date:** April 9, 2021

This is to advise you that action needs to be taken with regards to the absence of Chairperson Joe Ochoa from the March 9, 2021 Regular Meeting.







To: Planning & Zoning Commission Members

From: Nikki Marie Cavazos, Administrative Assistant

**Subject:** Commission Members Absence

**Date:** April 9, 2021

This is to advise you that action needs to be taken with regards to the absence of Vice Chairperson Hiren Govind from the March 9, 2021 Regular Meeting.







To: Planning & Zoning Commission Members

From: Nikki Marie Cavazos, Administrative Assistant

**Subject:** Commission Members Absence

**Date:** April 9, 2021

This is to advise you that action needs to be taken with regards to the absence of Commission Member Carlos Jasso from the March 9, 2021 Regular Meeting.





# PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 9, 2021, 4:00 P.M.

MARCH 9, 2021- 4:00 P.M.

# EDINBURG CITY HALL – CITY COUNCIL CHAMBERS 415 WEST UNIVERSITY DRIVE EDINBURG, TEXAS 78541

#### **MEMBERS PRESENT**

Miki McCarthy, Commissioner Jorge Sotelo, Commissioner Ruby Casas, Commissioner Becky Hesbrook-Garcia, Commissioner

#### MEMBERS ABSENT

Joe Ochoa, Chairperson Hiren Govind, Vice Chairperson Carlos Jasso, Commissioner

#### STAFF PRESENT

Kimberly A. Mendoza, Planning & Zoning Director Rita Guerrero, Urban Planner Nikki Marie Cavazos, Administrative Assistant Gerardo Carmona, City Engineer Brian Kelsey- Assistant City Manager Abel Beltran, Urban Planner Omar Garza, Fire Marshal Patrizia Longoria, Engineer III

#### **VISITORS**

Pamela Ledesma Hector Luna Sara Silva Claudia Hernandez Hilda Casas Elisabeth Silva Sergio Salinas Mario Reyna Armando Contreras Lou Contreras

# 1. CALL MEETING TO ORDER, ESTABLISH QUORUM:

The meeting was formally called to order by Commission Member Mrs. Becky Hesbrook-Garcia at 4:04 P.M.

- A. Prayer Prayer was announced by Commission Member Mrs. Becky Hesbrook-Garcia
- B. Pledge of Allegiance The Pledge of Allegiance was said.

Due to the absence of Chairperson Joe Ochoa and Vice-Chairperson Hiren Govind, Commission Member, Becky Hesbrook-Garcia made a motion to appoint Commission Member Miki McCarthy as Acting Chairperson for the meeting of April 13, 2021, Commission Member Ms. Ruby Casas seconded the motion, motion carried unanimously with a vote of 4-0

# 2. CERTIFICATION OF PUBLIC NOTICE

Commission Member Mrs. Miki McCarthy, verified the posting of the Planning & Zoning Commission Meeting Notice and its compliance with the Open Meetings Act. Staff indicated the agenda had been posted on Friday, March 5, 2021 at 5:00 P.M.

### 3. MEETING PROCEDURES:

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

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

# PLANNING AND ZONING COMMISSION MEETING MARCH 9, 2021 PAGE 2

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

# 4. ABSENCES

A. Consider excusing the absence of Vice Chairperson Hiren Govind from the February 9, 2021 Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO EXCUSE THE ABSENCE OF VICE CHAIRPERSON HIREN GOVIND FROM THE FEBRUARY 9, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

B. Consider excusing the absence of Commission Member Mrs. Miki McCarthy from the February 9, 2021 Regular Meeting

ITEM WAS TABLED DUE TO NO QUORUM, SINCE COMMISSION MEMBER MRS. MIKI MCCARTHY HAD TO ABSTAIN.

#### 5. MINUTES

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

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE MINUTES FROM THE FEBRUARY 9, 2021 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

# 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 <a href="mailto:PublicHearing@cityofedinburg.com">PublicHearing@cityofedinburg.com</a> 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.

# PLANNING AND ZONING COMMISSION MEETING MARCH 9, 2021 PAGE 3

# 7. PUBLIC HEARINGS

A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Commercial General Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, being Lot 4, Block 1, Evangeline Gardens Subdivision, located at 2504 East Monte Cristo Road, as requested by Flavio & Elizabeth Silva

MOTION WAS MADE BY COMMISSION MEMBER MRS. MIKI MCCARTHY AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDEMENT AND THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

B. Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 3 & 4, Block "B", Amended Map of Edinburg, located at 1025 North Closner Boulevard, as requested by Gardenia Apartments LLC

MOTION WAS MADE BY COMMISSION MEMBER MRS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

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, being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Juan & Anilia Gonzaba

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being Lots 33, 34, and 35, Mesquite Ridge Subdivision, located at 512 South Jackson Road, as requested by Realtex Development Corporation

MOTION WAS MADE BY COMMISSION MEMBER MRS. RUBY CASAS AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

# PLANNING AND ZONING COMMISSION MEETING MARCH 9, 2021 PAGE 4

E. Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 46, Trenton Manor Subdivision, located at 1919 Madero Drive, as requested by Leonardo & Martha Garza

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MS. BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

F. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being the West 25 feet of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite, located at 420 South 21st Avenue, as requested by Omar Cura Jr.

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND DISAPPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

G. Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being a 0.32 acre tract of land out of Lot 16, Block 37, Santa Cruz Gardens Subdivision Unit No. 2, located at 705 East Davis Road, as requested by Pamela Ledesma

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

H. Consider the Rezoning Request from Neighborhood Conservation 5 (NC 5) District to Urban Residential (UR) District, being Lots 1 and 2, Block 4, Roseland Parks Subdivision, Lots 1 & 18, University North Subdivision Unit No. 1, located at 715 West Schunior Road, as requested by Sarg Enterprises LLC.

### ITEM WAS TABLED DUE TO NO QUORUM SINCE MRS. RUBY CASAS ABSTAINED

I. Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 10-12, McColl Estates Subdivision & Lot 13, McColl Estates Subdivision Unit No.2, located at 1320 North McColl Road, as requested by Sergio Luis Salinas

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER BECKY HESBROOK-GARCIA TO RECOMMEND APPROVAL OF THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

# PLANNING AND ZONING COMMISSION MEETING MARCH 9, 2021 PAGE 5

# 8. CONSENT AGENDA

A. Preliminary Plat Approval of Enchanted Estates Subdivision, being a 10 acre tract of land, being a part or portion out of Lot 4, Section 24, Texas-Mexican Railway Company Survey Subdivision, as per the map or plat thereof recorded in Volume1, Page 21, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the southeast corner of Mile 17 ½ North Road and Alamo Road, as requested by HLG Plan Review Services

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

B. Preliminary Plat Approval of Sunset Acres Subdivision, being a 19.39 acre tract of land, being a part or portion out of Lot 3, Block 57, Alamo Land & Sugar Company's Subdivision, as per the map or plat there of recorded in Volume 1, Pages 24-26, Deed Records in the office of the County Clerk of Hidalgo County, Texas, located on the east side of Tower Road, approximately 1,000 ft. south of Canton Road, as requested by Melden and Hunt, Inc.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0

C. Preliminary Plat Approval of The Heights on Trenton Subdivision, being a 20 acre tract of land, being a part or portion out of Lot 16, Block 55, Alamo Land & Sugar Company's Subdivision, as per the map or plat thereof recorded in Volume 1, Pages 24-26, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the north side of Trenton Road and approximately 200 ft. east of East Lopez Drive, as requested by Melden and Hunt, Inc.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0

D. Final Plat Approval of Hacienda Victoria Estates Subdivision, being a 25.256 acre tract of land, being a part or portion out of lot 8, Section 267, Texas-Mexican Railway Company's Survey, located on the south side of East Richardson Road at North Terry Road, as requested by Melden and Hunt, Inc.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0

E. Final Plat Approval of Oso Grande Subdivision, being a 23.04 acre tract of land, being a part or portion out of Lot 46, Baker's Subdivision, as per the map or plat thereof recorded in Volume 2, Page 45, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, located on the south side of Amber Lane, approximately 2,000 ft. west of North Expressway 281, as requested by Quintanilla Headley and Associates, Inc.

PLANNING AND ZONING COMMISSION MEETING MARCH 9, 2021 PAGE 6

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY COMMISSION MEMBER MRS. RUBY CASAS TO APPROVE THE CONSENT AGENDA ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0

# 9. <u>INFORMATION</u>

A. City Commission Actions: March 2, 2021

Mrs. Kimberly Mendoza discussed the City Commission Actions for the meeting of March 2, 2021. She discussed an item under Bids and Contractuals in which City Council voted to award RFP 2021006 to Consultant Kendig Keast Collaborative to update the Unified Development Code. She advised that the agreement has been signed by both parties, the City and the Consultant. The next step in the process would be to form a Steering Committee. The expected timeline for the project would be about 12 months.

### B. Planning and Zoning Update

Mrs. Kimberly Mendoza discussed the highlights of the department and the annual indicators for permits and applications for January 2020 through January 2021. She also discussed Intergov, which would allow online submittals by applicants, with an expected timeline of June or July of 2021.

# 10. ADJOURNMENT

There being no further information to consider, the meeting was adjourned at 4:43 PM.

MOTION WAS MADE BY COMMISSION MEMBER MRS. BECKY HESBROOK-GARCIA AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

Nikki Marie Cavazos, Administrative Assistant Planning & Zoning Department

### NOTICE

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



#### CITY OF EDINBURG

# **Planning & Zoning Commission**

**Regular Meeting** 

Meeting Date: 4/13/21

## **MEMORANDUM**

# **AGENDA ITEM:**

Consider restricting sign permits for off-premise signs/billboards in future development.

### **DESCRIPTION / SCOPE:**

The City of Edinburg wishes to participate in the Scenic City Program. This program recognizes Texas municipalities that implement high-quality scenic standards for public roadways and public spaces. At this time, the City meets most of the Scenic City Program requirements and could potentially receive one of its highest honors. However, one of the mandatory requirements of the program is not currently being upheld by the City.

In order to qualify, "no permits are allowed to be issued for new outdoor general advertising off-premises signs or devices." An Ordinance amending the City's UDC that will bring the City in compliance with this requirement is currently being drafted and reviewed. The Ordinance will be up for consideration by the Edinburg City Council at their next meeting, May 4, 2021.

# **STAFF RECOMMENDATION:**

Staff recommends approval.



#### CITY OF EDINBURG

# Planning & Zoning Commission

# **Regular Meeting**

Meeting Date: 4/13/21

# **Comprehensive Plan Amendment Rezoning Request**

#### **AGENDA ITEM:**

Hold Public Hearing and Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Being Lot 25, Albino Rodriguez Estates, Located at 4224 NE Lopez Drive, As Requested By Argelio Chapa [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

## **DESCRIPTION / SCOPE:**

The property is located at the northeast corner of E. Trenton Road and NE Lopez Drive and is currently vacant. The tract has 65 ft. of frontage along NE Lopez Drive and 140 ft. of depth for a tract size of 9,100 square feet. The applicant is requesting the change of zone for an auto sales business which is permitted in the requested zoning designation.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District to the north, east and west. The property to the south currently falls outside the City Limits of Edinburg. The surrounding land uses consists of single family residential uses and a convenience store located to the south. The future land use designation is Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 28 neighboring property owners and received no comments in favor or against this request at the time of the report.

### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

Staff recommends disapproval of the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on the surrounding residential 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 recommends disapproval of the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District. The requested zoning is not consistent with the surrounding uses in the area.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Suburban Uses to General

Commercial Uses and the Rezoning Request from Agriculture (AG)

District to Commercial General (CG) District

APPLICANT: Argelio Chapa

**AGENT**:

**LEGAL:** Being Lot 25, Albino Rodriguez Estates

**LOCATION:** Located at 4224 NE Lopez Drive

**LOT/TRACT SIZE:** 9,100 square feet

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Commercial Business

EXISTING LAND USE Vacant

**ADJACENT ZONING:** North – Agriculture (AG) District

South – Outside of the City Limits of Edinburg

East - Agriculture (AG) District West - Agriculture (AG) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** North Alamo Water Supply Coop. Water / Sewer

**RECOMMENDATION:** Staff recommends disapproval of the Comprehensive Plan Amendment

from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG)

District

# COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST ARGELIO CHAPA

## **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses and a convenience store located to the south, which is located outside the city limits.
- 2. The applicant is requesting the change of zone to construct a commercial business.

Staff recommends disapproval of the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on the surrounding uses. The requested zoning is not consistent with the surrounding uses in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

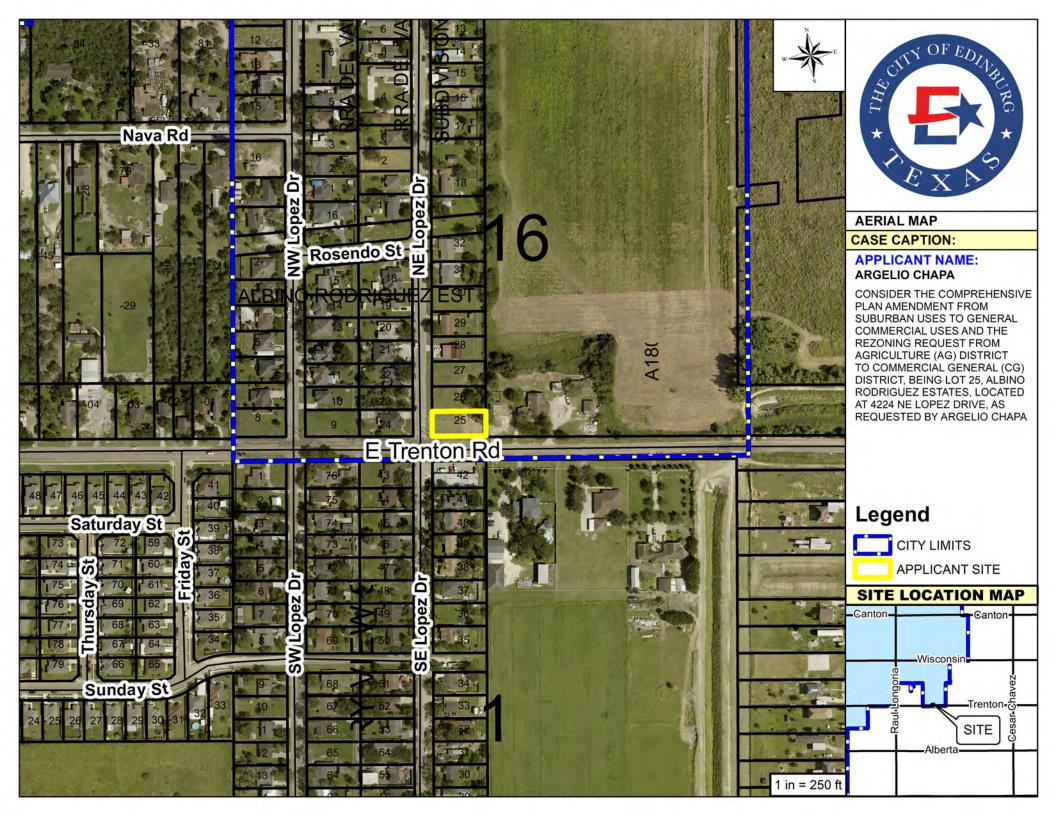
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 28 neighboring property owners and received no comments in favor or against this request at the time of the report.

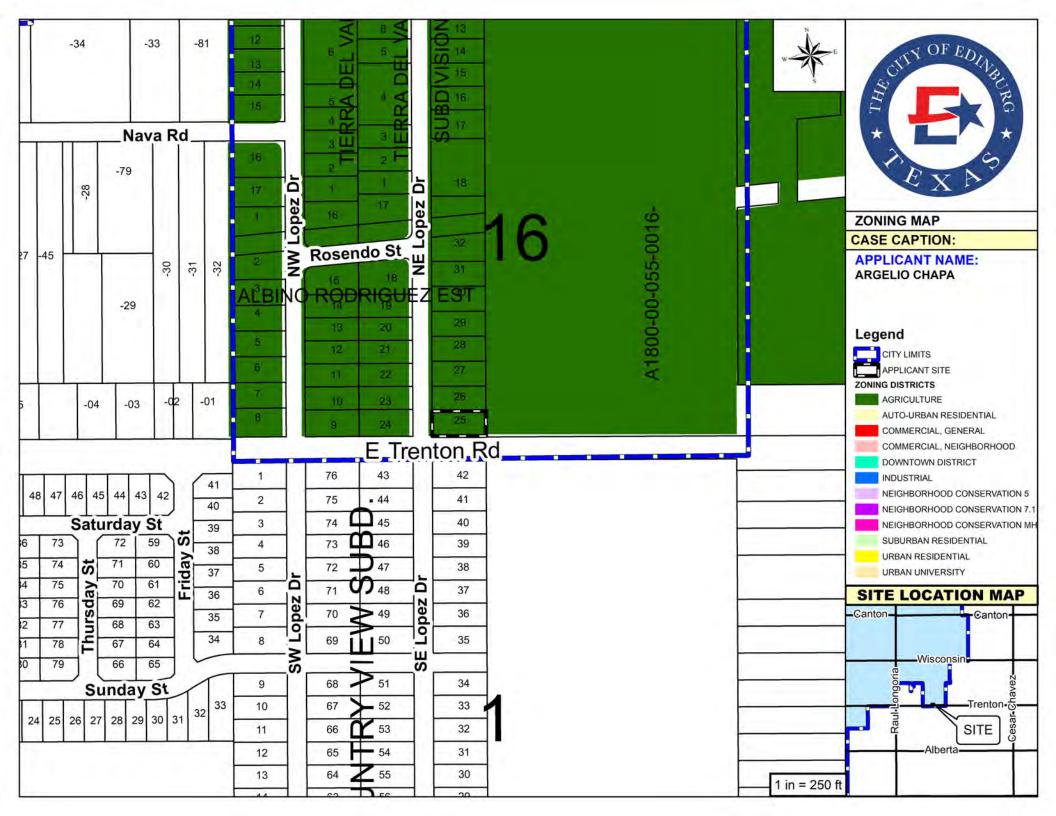
**ATTACHMENTS:** Aerial Photo

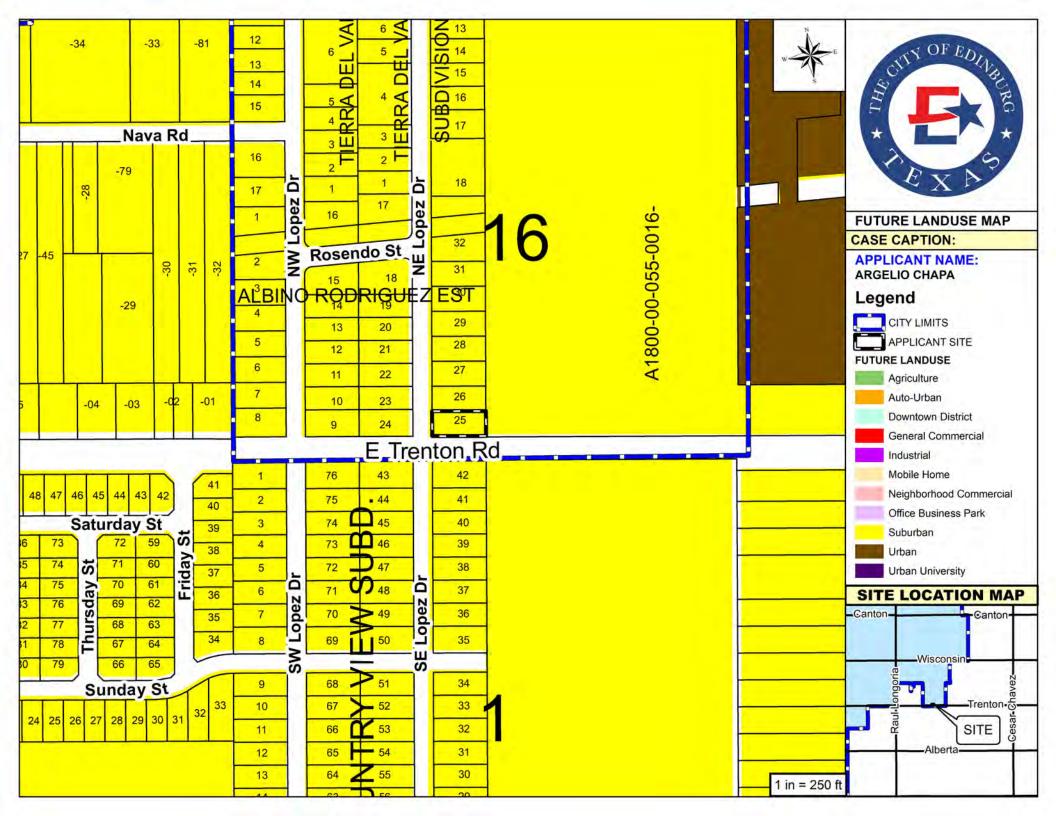
Zoning Map

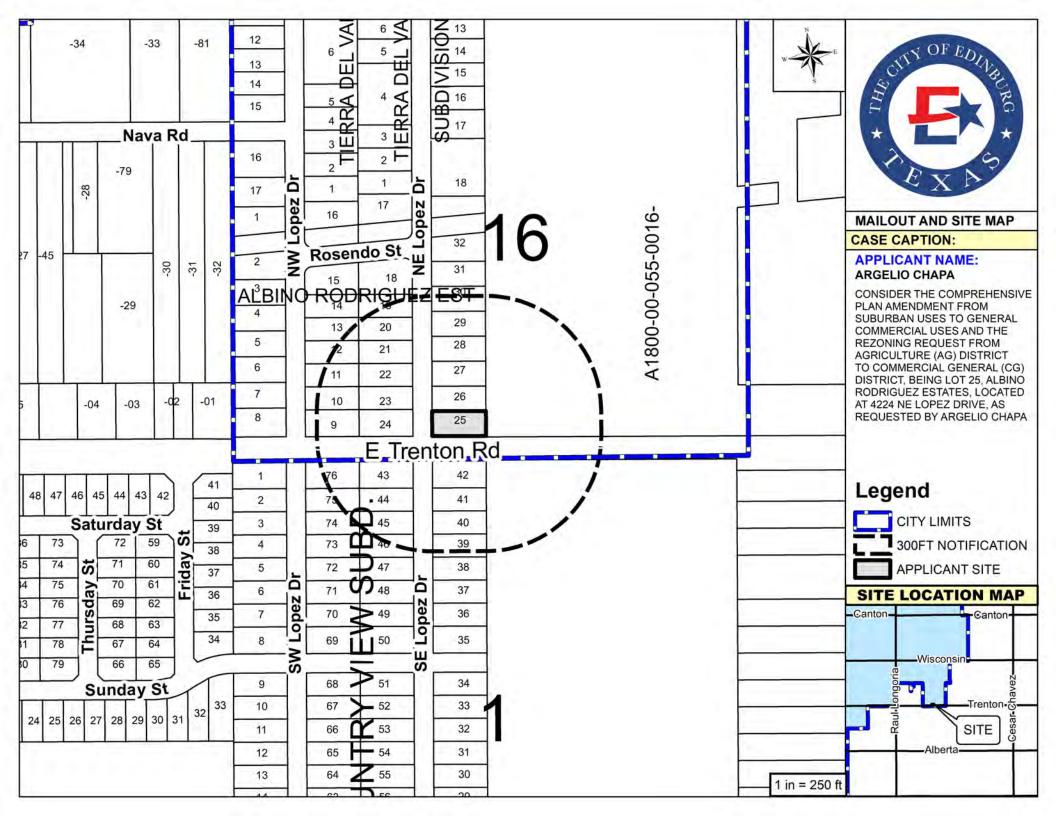
Future Land Use Map

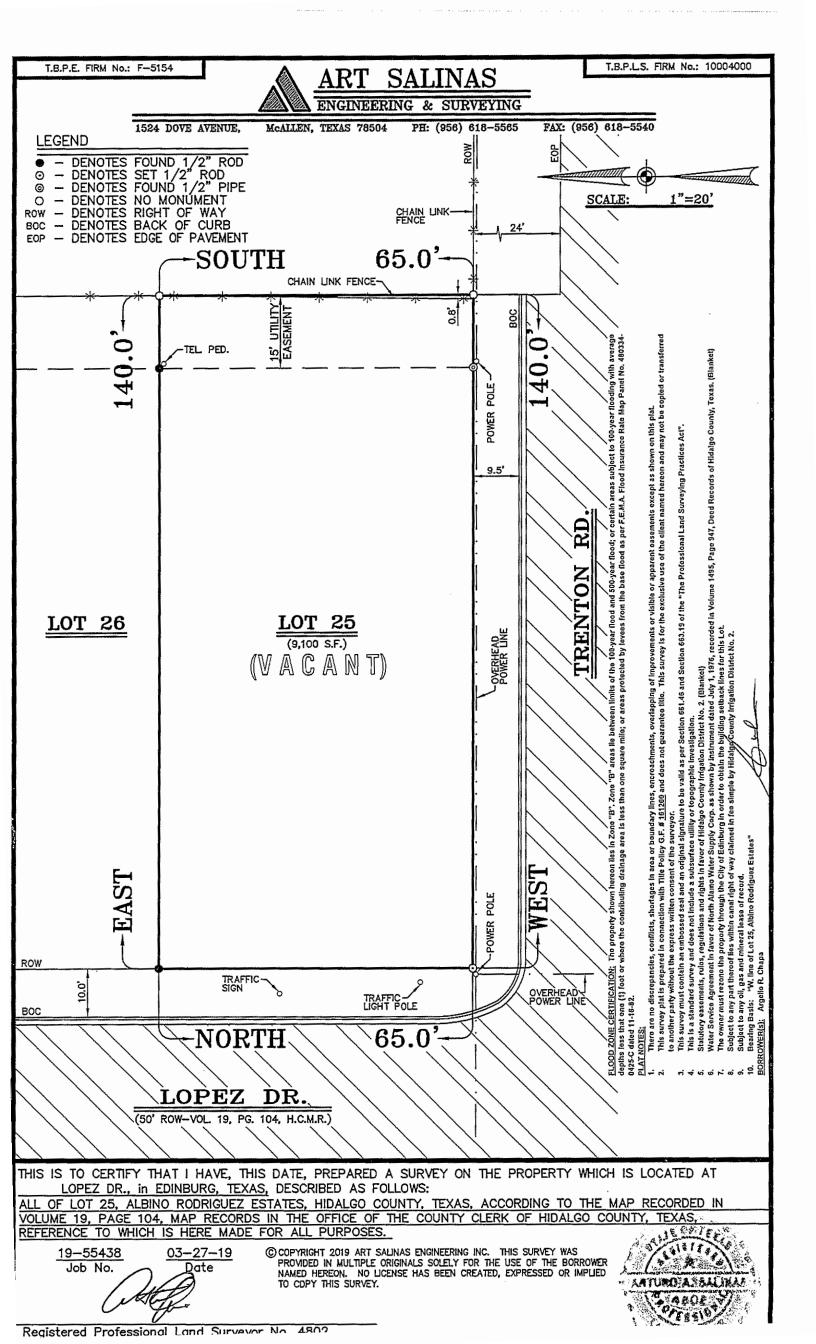
Photo of site Exhibits











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Entrance 2				

Morth

Trenton





#### CITY OF EDINBURG

# **Planning & Zoning Commission**

# **Regular Meeting**

Meeting Date: 4/13/21

## **Rezoning Request**

# **AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, Being a 5.00 acre tract of land out of Lot 7, Section 274, Texas-Mexican Railway Company's Survey, Located at 1200 South Sugar Road, As Requested By Ricardo Cano [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

## **DESCRIPTION / SCOPE:**

The property is located on the east side of S. Sugar Road, approximately 130 ft. north of Ivy Lane and currently has a vacant home on the property. The tract has 300 ft. of frontage along S. Sugar Road and a depth of 726 ft. for a tract size of 5.00 acres. The applicant is requesting the change of zone to utilize the existing home for condominiums and to construct additional units. The requested zoning designation allows for a multi-family residential development on the subject property.

The property is currently zoned Auto Urban Residential (AU) District. The surrounding zoning in the area is Neighborhood Conservation 7.1 (NC 7.1) District to the east, south and west, a drainage ditch is located to the north. The surrounding land uses consist of single family residences. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 72 neighboring property owners and received 2 comments against and 1 in favor of this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### STAFF RECOMMENDATION:

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

# **JUSTIFICATION:**

Staff recommends disapproval of the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District based on the surrounding land use.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Auto Urban Residential (AU) District to

Urban Residential (UR) District

**APPLICANT:** Ricardo Cano

**AGENT:** SAMES INC. Engineering

**LEGAL:** Being a 5.00 acre tract of land out of Lot 7, Section 274, Texas

Mexican Railway Company's Survey

**LOCATION:** Located at 1200 South Sugar Road

**LOT/TRACT SIZE:** 5.00 acres

**CURRENT USE OF PROPERTY:** Vacant home under construction

**PROPOSED USE OF PROPERTY:** Multi- Family development

**EXISTING LAND USE** Auto Urban Uses

**ADJACENT ZONING:** North – Drainage Ditch

South – Neighborhood Conservation 7.1 (NC 7.1) District East - Neighborhood Conservation 7.1 (NC 7.1) District

West - Commercial General (CG) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends disapproval of the Rezoning Request from Auto

Urban Residential (AU) District to Urban Residential (UR) District

# REZONING REQUEST RICARDO CANO

# **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses.
- 2. The applicant is proposing to utilize the existing home for condominiums and to construct additional units to the property.

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

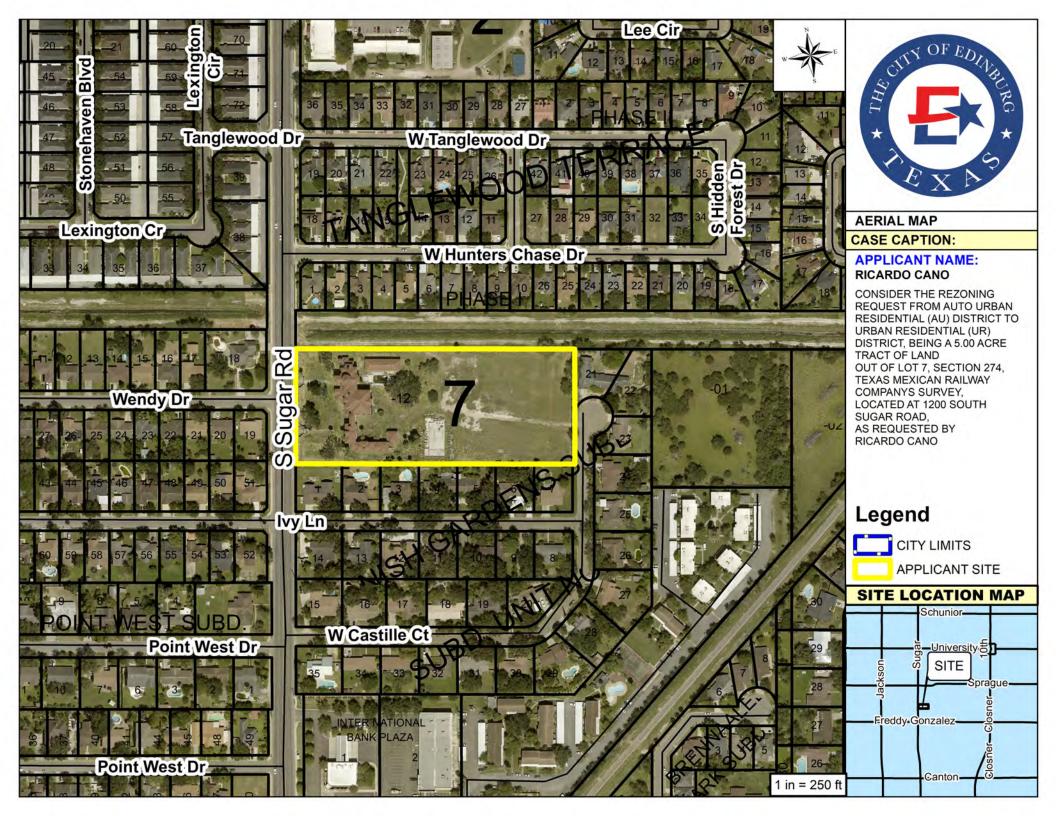
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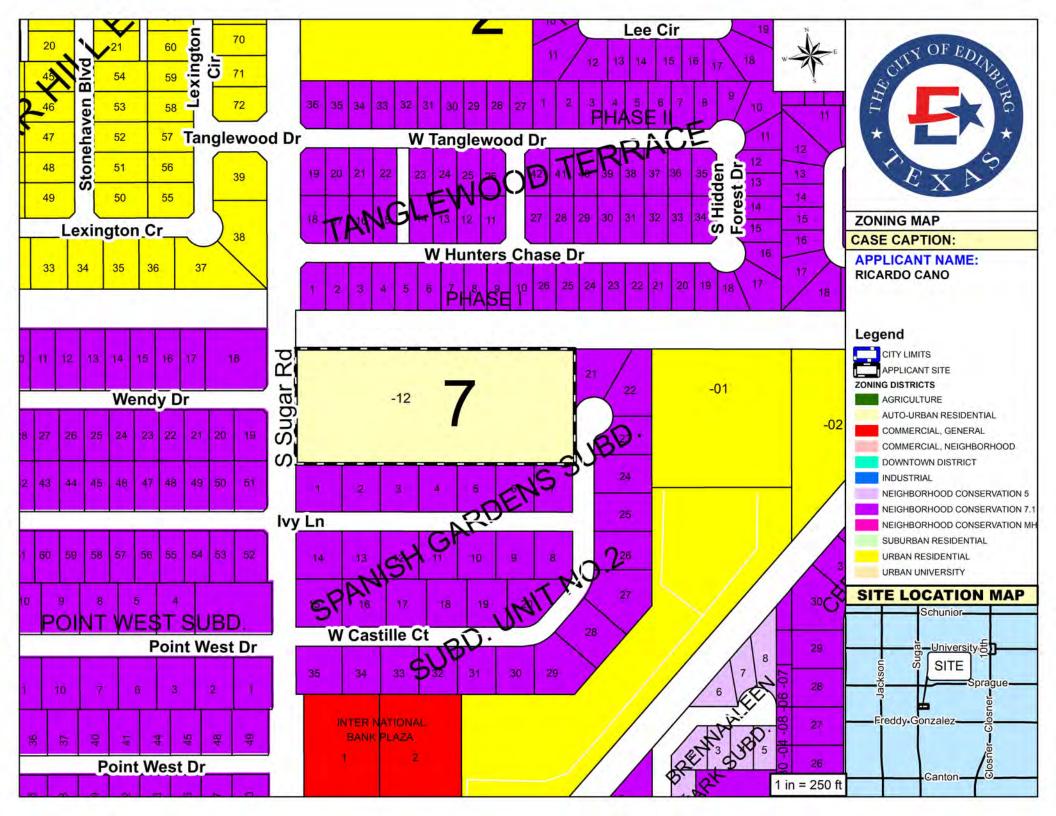
**ATTACHMENTS:** Aerial Photo

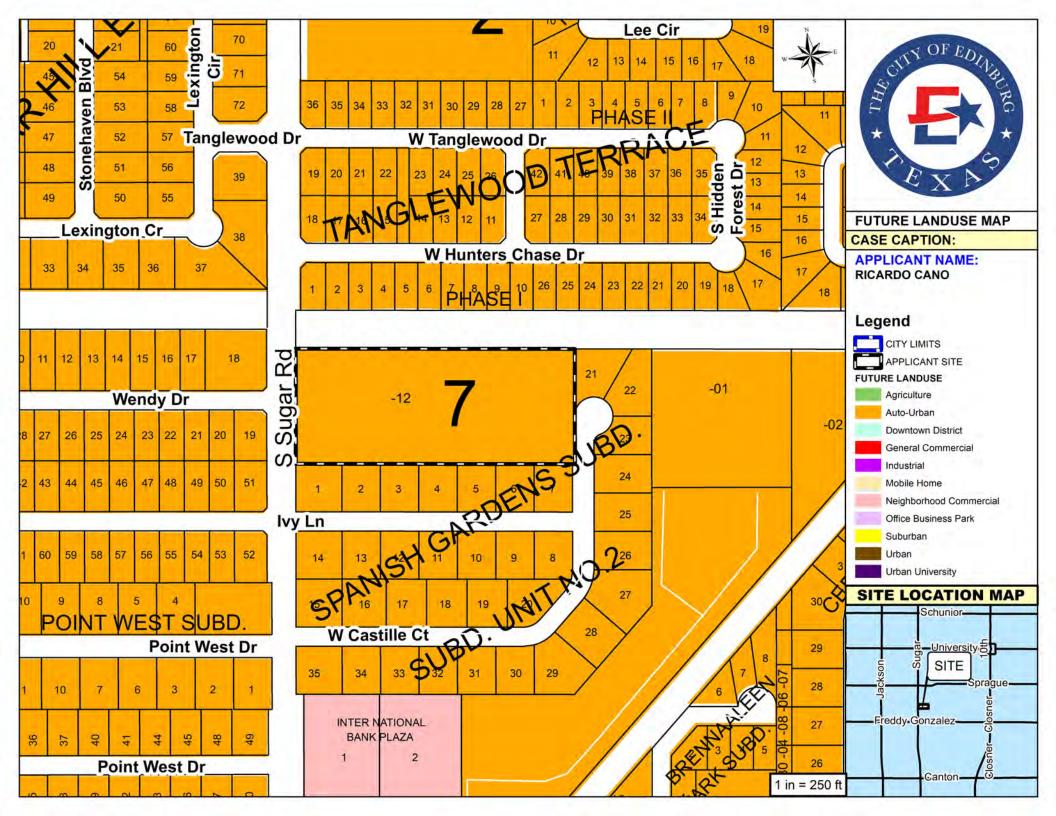
Zoning Map

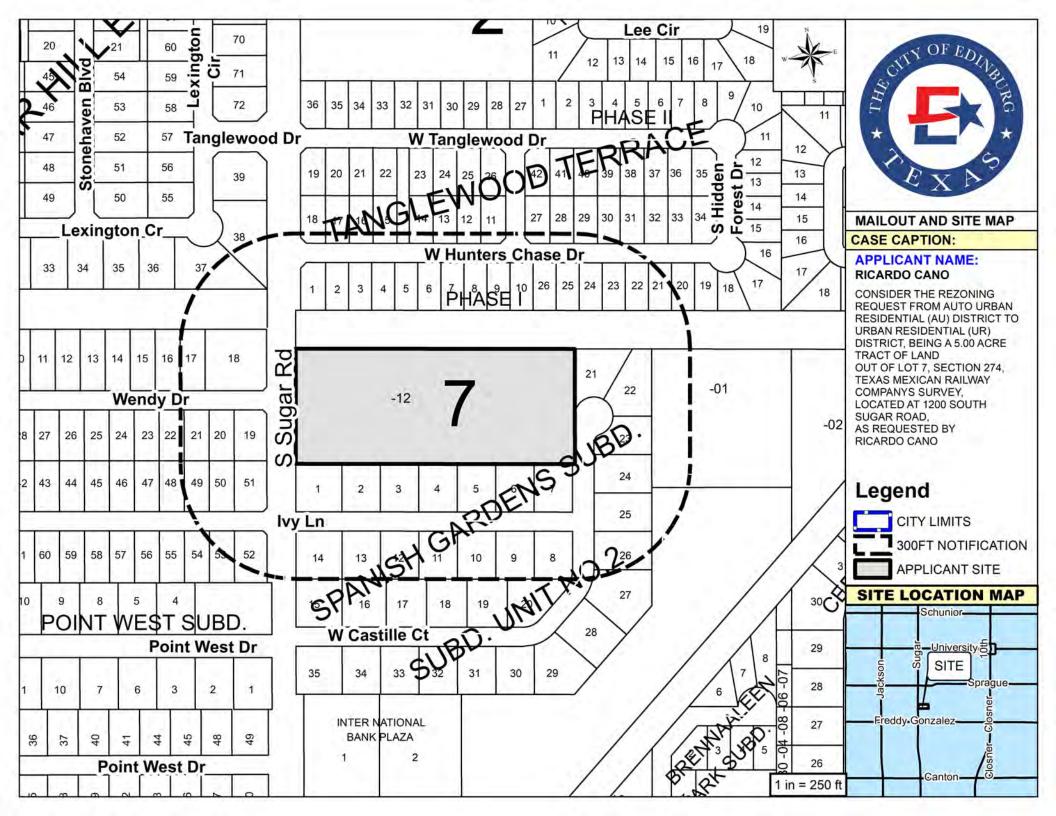
Future Land Use Map

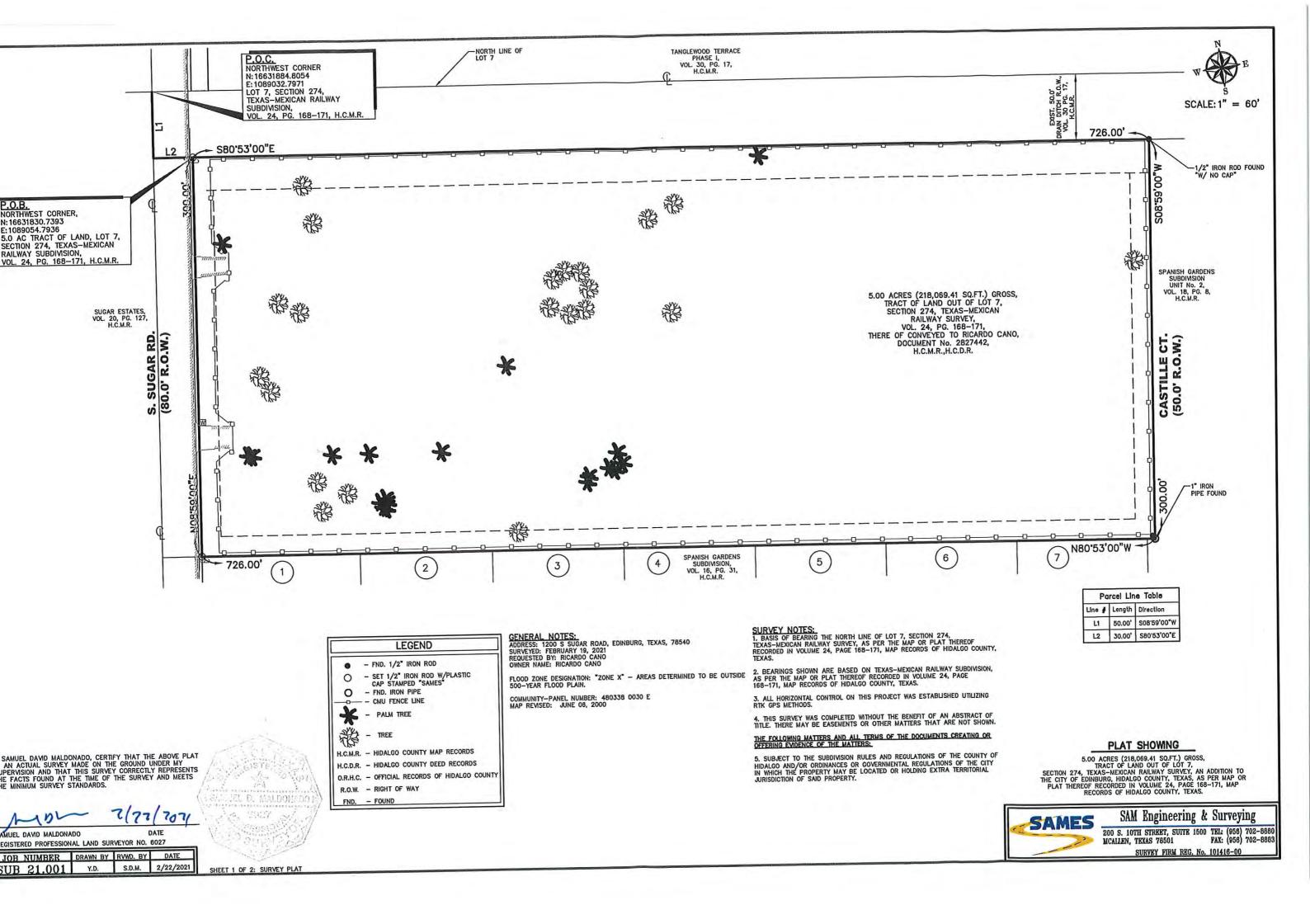
Photo of site Exhibits

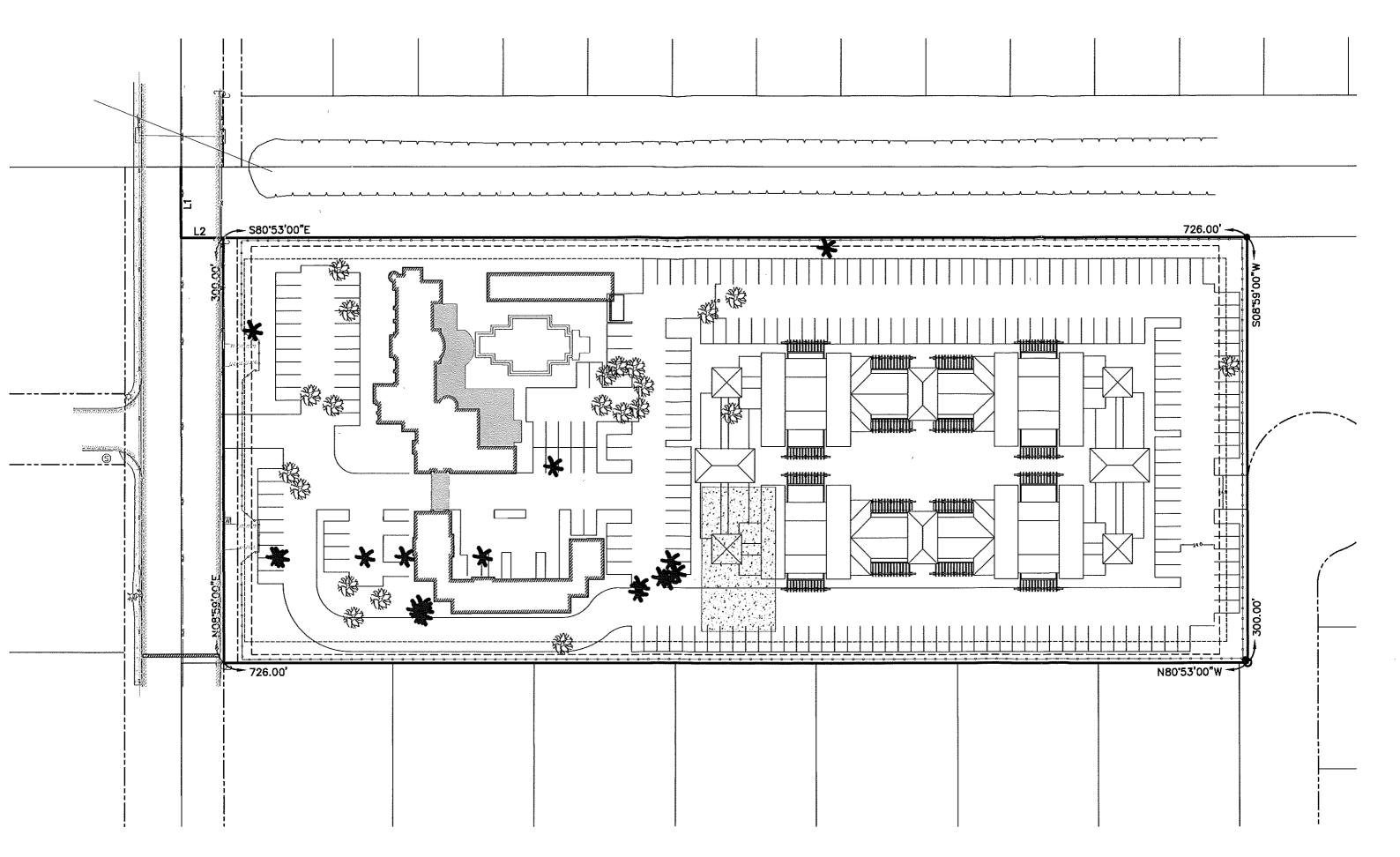


















# Planning & Zoning Commission

# **Regular Meeting**

Meeting Date: 4/13/21

# **Rezoning Request**

# **AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, Being Lot 2, Crouse Subdivision, Located at 2204 N. Jackson Road, As Requested By Armando Ramirez [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

# **DESCRIPTION / SCOPE:**

The property is located on the east side of N. Jackson Road, approximately 170 ft. north of Mile 17 ½ Road and is currently vacant. The tract has 125 ft. of frontage along Jackson Road and 330 ft. of depth for a tract size of 0.94 of an acre. The requested zoning designation allows for a multi-family residential development on the subject property. The applicant is requesting the change of zone to construct a six unit multi-family development.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning in the area is Suburban Residential (S) District to the north, south and west, Urban Residential (UR) District to the east. The surrounding land uses consists of single family residential uses and multi-family uses. The future land use designation is Suburban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 19 neighboring property owners and received no comments in favor or against this request at the time of the report.

# **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

# STAFF RECOMMENDATION:

Staff recommends disapproval of the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the future land use. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

# **JUSTIFICATION:**

Staff recommends disapproval of the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District. The requested zoning is not consistent with the future land use plan.

Rita Lee Guerrero Kimberly A. Mendoza, MPA

Urban Planner Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Suburban Residential (S) District to Urban

Residential (UR) District

**APPLICANT:** Armando Ramirez

**AGENT**:

**LEGAL:** Being Lot 2, Crouse Subdivision

**LOCATION:** Located at 2204 N. Jackson Road

**LOT/TRACT SIZE:** 0.94 of an acre

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Multi-Family Development

**EXISTING LAND USE** Suburban Uses

ADJACENT ZONING: North – Suburban Residential (S) District

South – Suburban Residential (S) District East - Urban Residential (UR) District West - Suburban Residential (S) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

<u>PUBLIC SERVICES</u>: City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends disapproval of the Rezoning Request from

Suburban Residential (S) District to Urban Residential (UR) District

# REZONING REQUEST ARMANDO RAMIREZ

# **EVALUATION**

The following is staff's evaluation of the request.

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

Staff recommends disapproval of the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the future land use. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

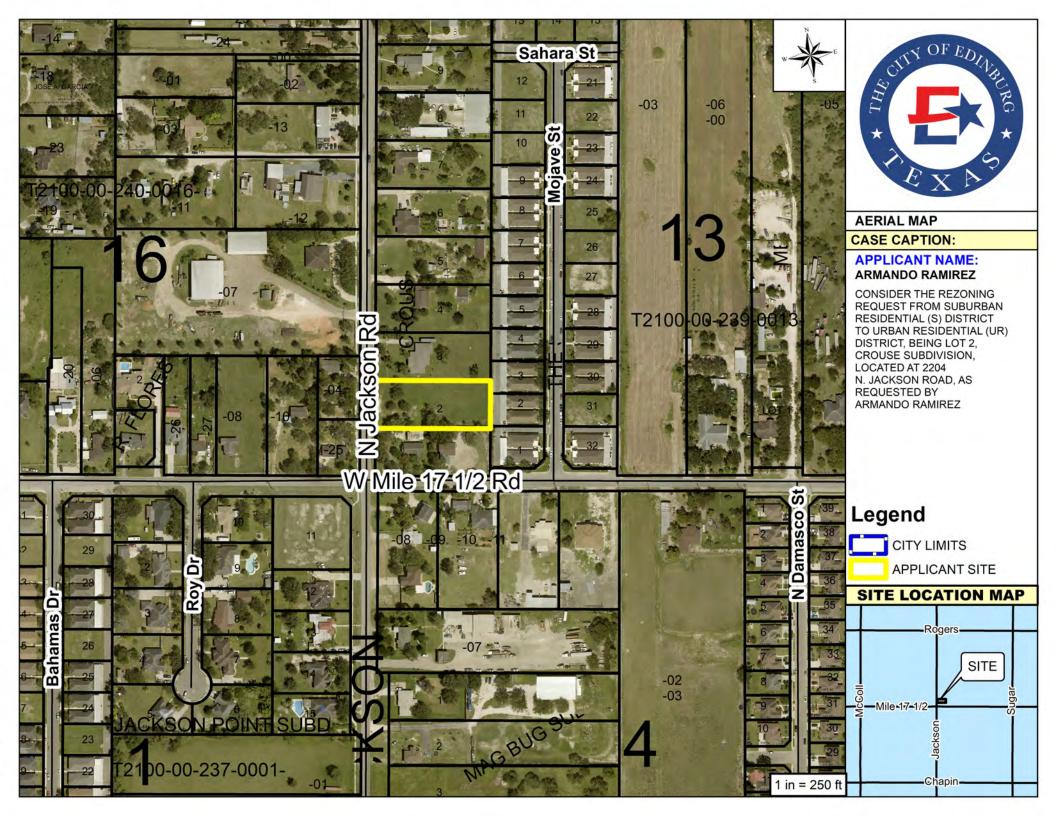
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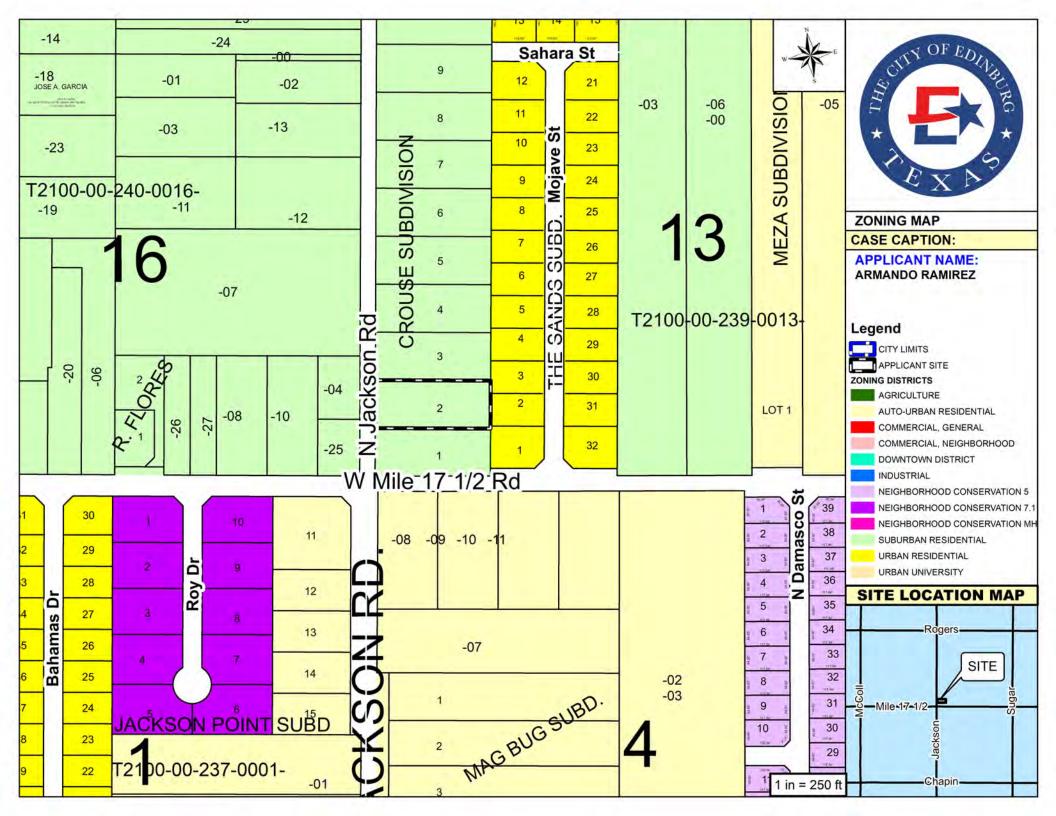
**ATTACHMENTS:** Aerial Photo

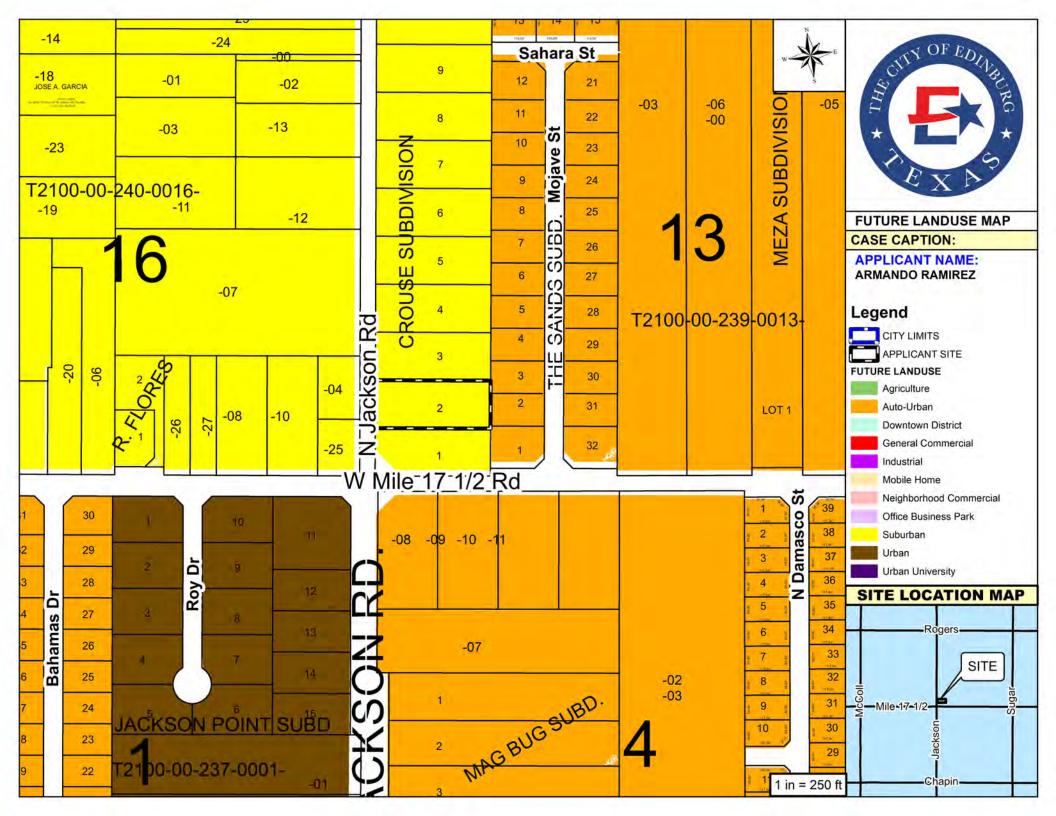
Zoning Map

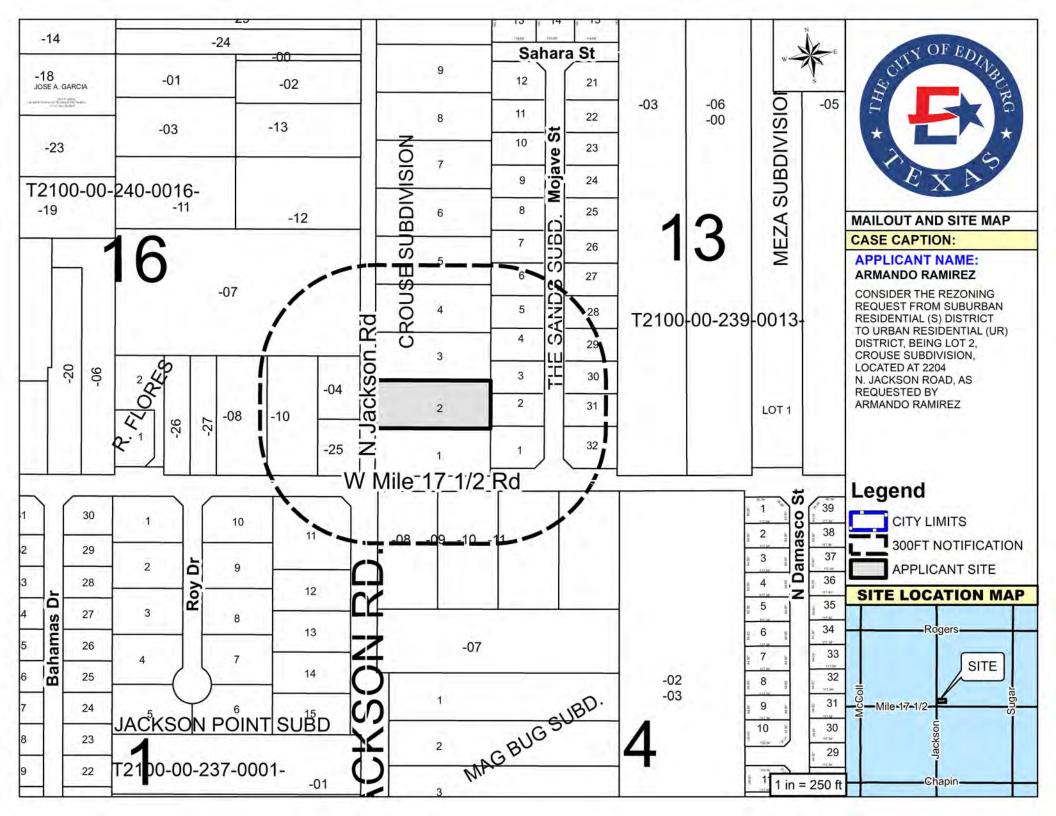
Future Land Use Map

Photo of site Exhibits





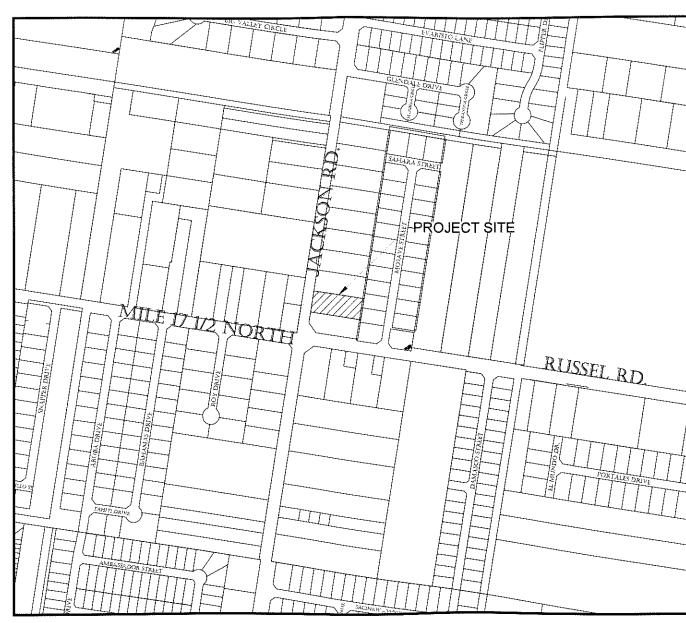






# PROPOSED APARTMENTS

2204 NORTH JACKSON ROAD EDINBURG, TEXAS



# EDINBURG, TX SCALE: N.T.S.

LUCAS CASTILLO JR.

119990

CENSE

SS / ONAL ENGINE

ATLAS ENGINEERING CONSULTANTS, LLC TBPE FIRM NO. 17057 2820 GULL, MCALLEN, TEXAS 78504 (956) 379-3857

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

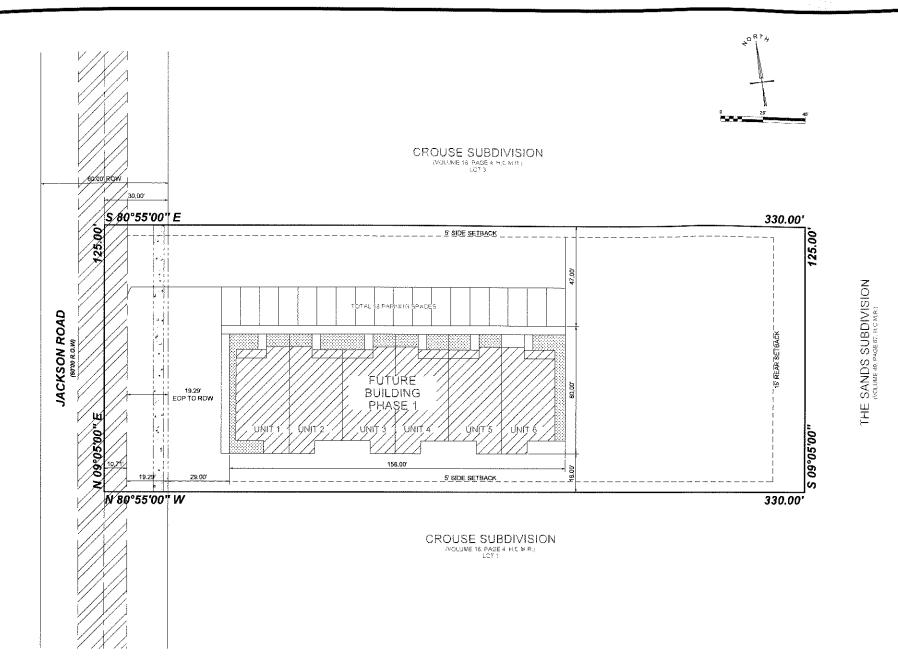
## SHEET INDEX

	COVER SHEET
C-1.0	VICINITY MAP
C-2.0	SITE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING PLAN
C-5.0	PAVEMENT PLAN
C-6.0	SWPPP









GENERAL SITE NOTES

SITE CIVIL PLANS PREPARED BY ATLAS ENGINEERING CONSULTANTS, LLC FOR THE SOLE RELIANCE OF THE FACILITY OWNER(s) AND ITS ASSIGNS.
 SITE SURVEY PREPARED BY THIRD PARTY AND FOR THE SOLE RELIANCE OF ATLAS.

2. SITE SURVEY PREPARED BY THIRD PARTY AND FOR THE SOLE RELIANCE OF ATLAS ENGINEERING CONSULTANTS, LLC, FACILITY OWNER, AND ITS ASSIGNS, ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF DOCUMENTS PREPARED BY OTHERS.

3. CIVIL SITE WORK COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH

 CIVIL SITE WORK COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR CITY STANDARDS, WITH THE MORE STRINGENT DESIGN CONSIDERED AS THE ACCEPTABLE SPECIFICATION.

 CONTRACTOR SHALL BE SOLE RESPONSIBLE PARTY FOR ENSURING COMPLIANCE WITH STATES AND FEDERAL LABOR, ENVIRONMENTAL, SAFETY, AND CONSTRUCTION GUIDELINES RULES AND REGULATIONS.

STATES AND FEDERAL LABOR, ENVIRONMENTAL, SAFET, AND CONSTRUCTION GUIDELINES, RULES, AND REGULATIONS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION. ANY NECESSARY CHANGES OR MODIFICATIONS RESULTING FROM THE CONTRACTOR'S NEGLIGENCE, OR LACK OF WRITTEN COMMUNICATION WITH THE ENGINEER SHALL RESULT IN NON PAYMENT TO THE CONTRACTOR.

ANY BUILDING PAD LOCATIONS SHOWN ON CIVIL PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR. ONLY THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE USED FOR LAYING OUT BUILDINGS. THE BUILDING LAYOUT SHOWN ON CIVIL PLANS IS INTENDED TO GIVE THE LIMITS OF EXCAVATION. DISCREPANCIES WHICH MAY IMPACT THE SITE LAYOUT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IDENTIFYING ANY BUILDINGS, ROADS,

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR IDENTIFYING ANY BUILDINGS, ROADS, PARKING LOTS, BUILDING PADS, SIDEWALKS, SWALES, ETC. CONTRACTOR SHALL BE REQUIRED TO EMPLOY A STATE REGISTERED PROFESSIONAL LAND SURVEYOR FOR CONDUCTING CONSTRUCTION STAKING, WITH SAID SURVEYOR BEING RESPONSIBLE TO MAINTAIN SITE-BENCHMARK CONTROL POINTS THROUGHOUT THE DURATION OF THE PROJECT. SURVEYOR SHALL PROVIDE THE ENSINEER IN WRITING THE CIT SHEETS WHEN LAYING OUT UTILITIES, AND OR ROADWAYS. IN THE EVENT ANY CONSTRUCTION STAKING IS CONDUCTED BY ANY NON-AUTHORIZED PERSONNEL, SAID STAKING ACTIVITIES WILL BE CONSIDERED NON COMPLIANT AND SUBJECT TO MONETARY RESTITUTION TO THE ENGINEER FOR THE REPAIRS.

8. THE SURVEYOR SHALL PROVIDE IN WRITING TO THE ENGINEER DOCUMENTATION CERTIFYING THAT THE LAYOUT IN THE FIELD IS IN ACCORDANCE TO THE ENGINEER'S PLANS.

 CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ENGINEER ESTABLISHED REFERENCE POINTS, HUBS, MONUMENTS, LOT CORNER MARKERS, AND ELEVATION REFERENCES AND SUBJECT TO MONETARY RESTITUTION TO THE ENGINEER FOR THE REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, AND PAY ALL
APPLICABLE PERMIT FEES. CONTRACTOR SHALL PROVIDE PROOF TO THE ENGINEER
THAT THESE PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
 ENGINEER PROVIDED INFORMATION ON THE PLANS IF FOR CONVENIENCE TO THE

11. ENGINEER PROVIDED INFORMATION ON THE PLANS IF FOR CONVENIENCE TO THE CONTRACTOR, THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR MAINTAINING AND IMPLEMENTING SAFE WORKING CONDITIONS DURING THE CONSTRUCTION OF WORK UNDER THE CONTRACTOR'S RESPONSIBILITY, NEITHER THE OWNER NOR THE ENGINEER ACCEPTS ANY LIABILITY IMPLIED OR OTHERWISE FOR THE CONSTRUCTION METHODS AND PROCESSES OF CONSTRUCTION.

12. CONTRACTOR SHALL NOT COMMENCE WORK WITHOUT WRITTEN APPROVAL FROM THE OWNER OR THE REGULATING ENTITIES. ANY WORK CONSTRUCTED WITHOUT OWNERS AUTHORIZATION SHALL CONSTITUTE THE CONTRACTOR'S TRESPASS ONTO THE OWNER'S PROPERTY.

PROPERTY.

3. TEXAS ACCESSIBILITY STANDARD SPECIFICATIONS SHALL PREVAIL WHEN PERTAINING TO HANDICAP PARKING SPACES, TEXTURED FINISHES, RAMPS, ACCESS LANES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH APPLICABLE AMERICAN WITH DISABILITIES ACT REGULATIONS. CONTRACTOR SHALL PRESENT ANY CONFLICTS BETWEEN THE CIVIL PLANS AND THE TDLR/ADA REQUIREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.

14. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ONE-CALL SYSTEM FOR UTILITY IDENTIFICATION PRIOR TO CONSTRUCTION, AS WELL AS RESPONSIBLE FOR THE COST OF REPAIRS TO ANY DAMAGED UTILITIES.

15. CONTRACTOR SHALL EMPLOY NECESSARY TRAFFIC CONTROL MEASURES NECESSARY FOR CONSTRUCTION, CONTRACTOR SHALL PRESENT THE ENGINEER COPIES OF THE TRAFFIC CONTROL PLAN PRIOR TO CONSTRUCTION, ANY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH CURRENT MUTCD (MANUAL OF TRAFFIC CONTROL DEVICES) AND TXDOT REGULATIONS.

2820 GULL, McALLEN TEXAS | castillo atlas@gmail.com



E SEAL APPEARING ON THIS DOCUMENT WAS THORIZED BY LUCAS CASTILLO JR. P.E. 119930. TERATION OF A SEALED DOCUMENT WITHOUT OPER NOTIFICATION TO THE RESPONSIBLE GINEER IS AN OFFENSE UNDER THE STATE OF TEXAS (SINFERING PRACTICE ACT)

PROPOSED APARTMENTS 2204 NORTH JACKSON ROAD EDINBURG, TEXAS

REVISIONS
DESCRIPTION
DESCRIPTION
DISCRIPTION
DISCRIPT

CV20-032 12/28/2020

RAVIN BY L.C.

AS NOTED
SITE PLAN

C2.0

SITE PLAN
SCALE: 1"=20"



# **Planning & Zoning Commission**

# **Regular Meeting**

Meeting Date: 4/13/21

# Comprehensive Plan Amendment Rezoning Request

#### **AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, being a tract of land containing 5.50 acres of land situated in Hidalgo County, Texas, and being a part or portion of Lot 8, Block 3, A.J. McColl Subdivision, Located at 2120 W. Alberta Road, As Requested By Francisco Moreno [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

## **DESCRIPTION / SCOPE**:

The property is located at the southeast corner of W. Alberta Road and S. Jackson Road and currently has a commercial business. The tract has 450 ft. of frontage along N. Alberta Road and 435 ft. of depth along S. Jackson Road for a tract size of 5.50 acres. The applicant is requesting the change of zone to utilize the business as his homestead. The requested zoning designation allows for a single family resident on the subject property/

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 31 neighboring property owners and received no comments in favor or against this request at the time of the report.

# **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

# STAFF RECOMMENDATION:

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

# **JUSTIFICATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District. The requested zoning is consistent with the adjacent zoning and land uses in the area.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto Urban Uses to

Suburban Uses and the Rezoning Request from Commercial

General (CG) District to Suburban Residential (S) District

**APPLICANT:** Francisco Moreno

**AGENT:** Mary Alice Palacios

**LEGAL:** Being a tract of land containing 5.50 acres of land situated in

Hidalgo County, Texas, and being a part or portion of Lot 8, Block

3, A.J. McColl Subdivision

**LOCATION:** Located at 2120 W. Alberta Road

**LOT/TRACT SIZE:** 5.50 acres

**CURRENT USE OF PROPERTY:** Commercial Business (Office)

**PROPOSED USE OF PROPERTY:** Single Family Residence

**EXISTING LAND USE** Auto Urban Uses

**ADJACENT ZONING:** North – Commercial General (CG) District

South – Suburban (S) District East - Suburban (S) District

West - Commercial General (CG) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends approval of the Comprehensive Plan Amendment

from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S)  $\,$ 

District

# COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST FRANCISCO MORENO

# **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of commercial uses, single family residential uses and vacant land.
- 2. The applicant is proposing to utilize the structure as his homestead single family residence on the property.

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

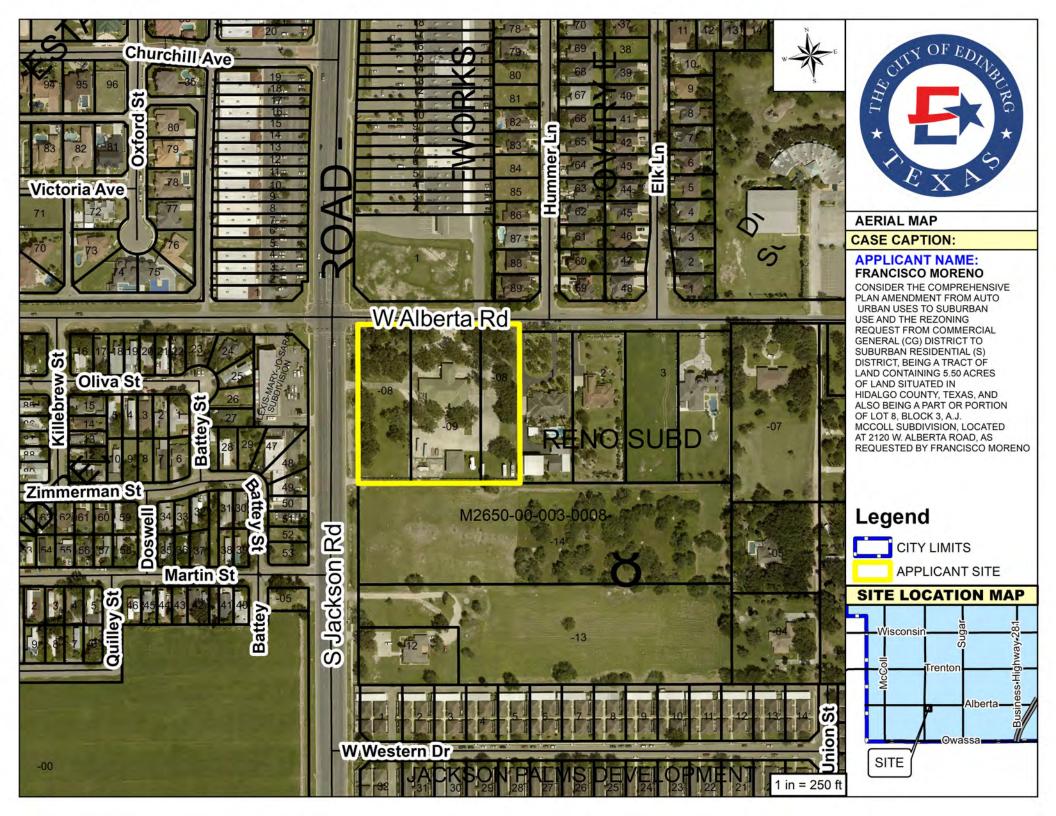
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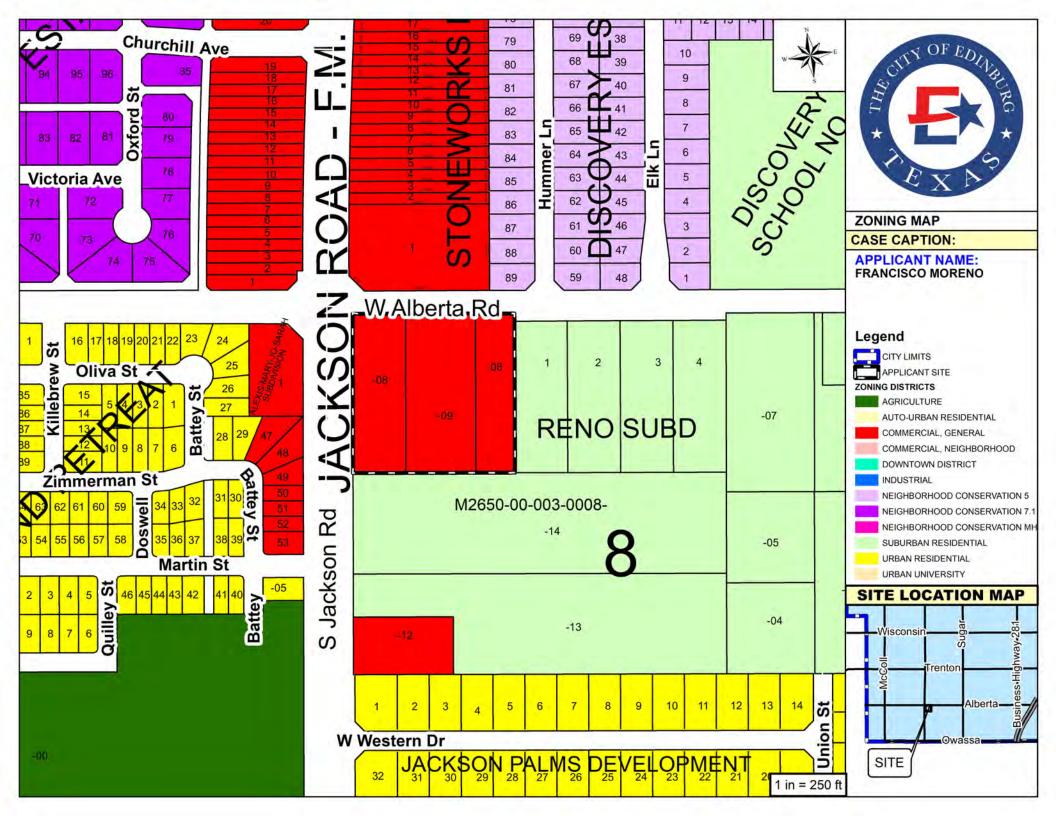
**ATTACHMENTS:** Aerial Photo

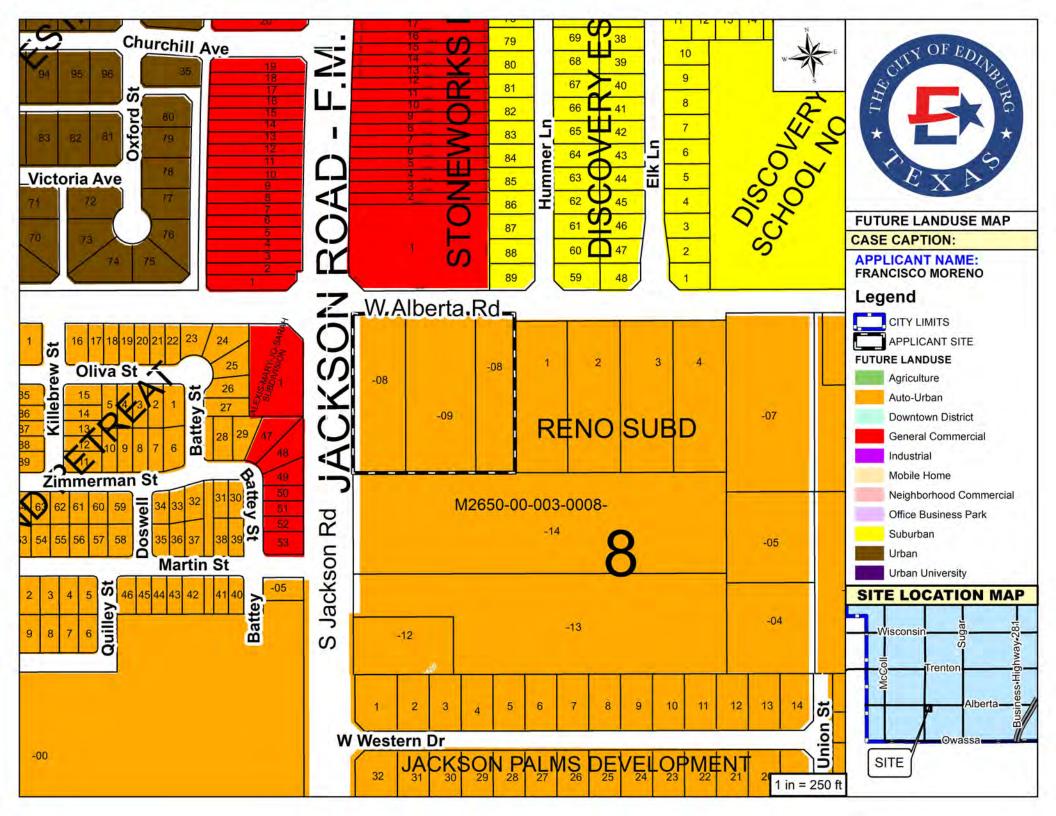
Zoning Map

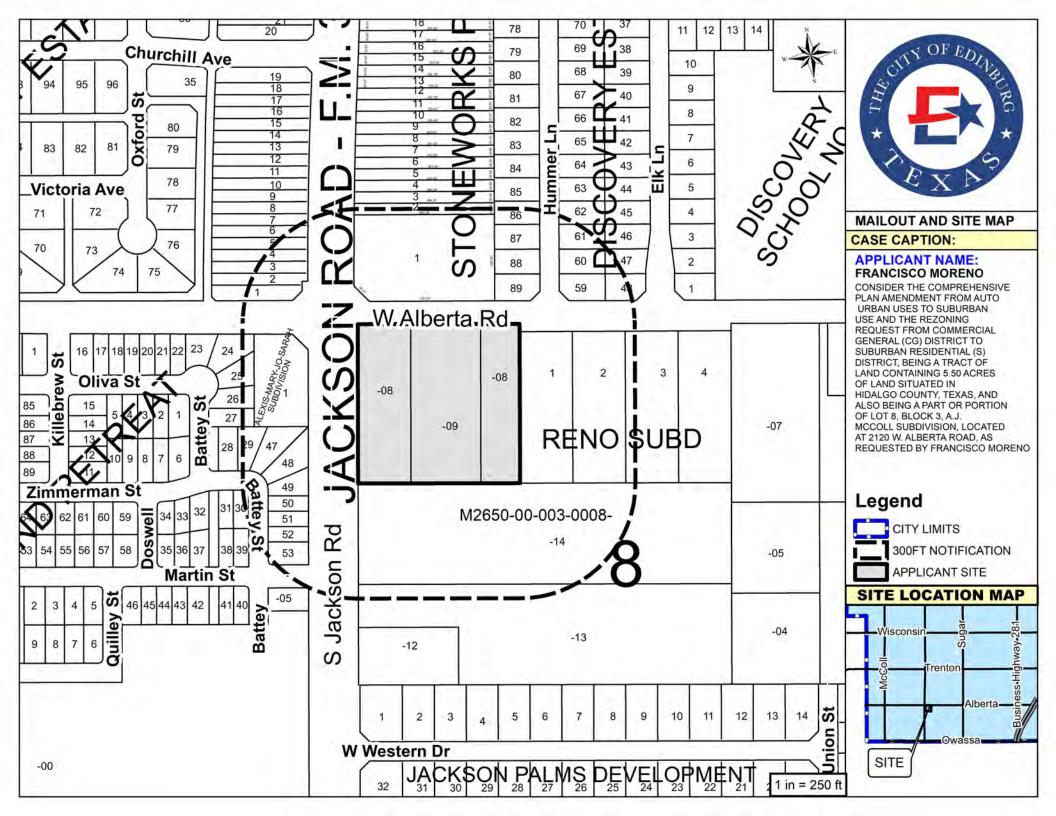
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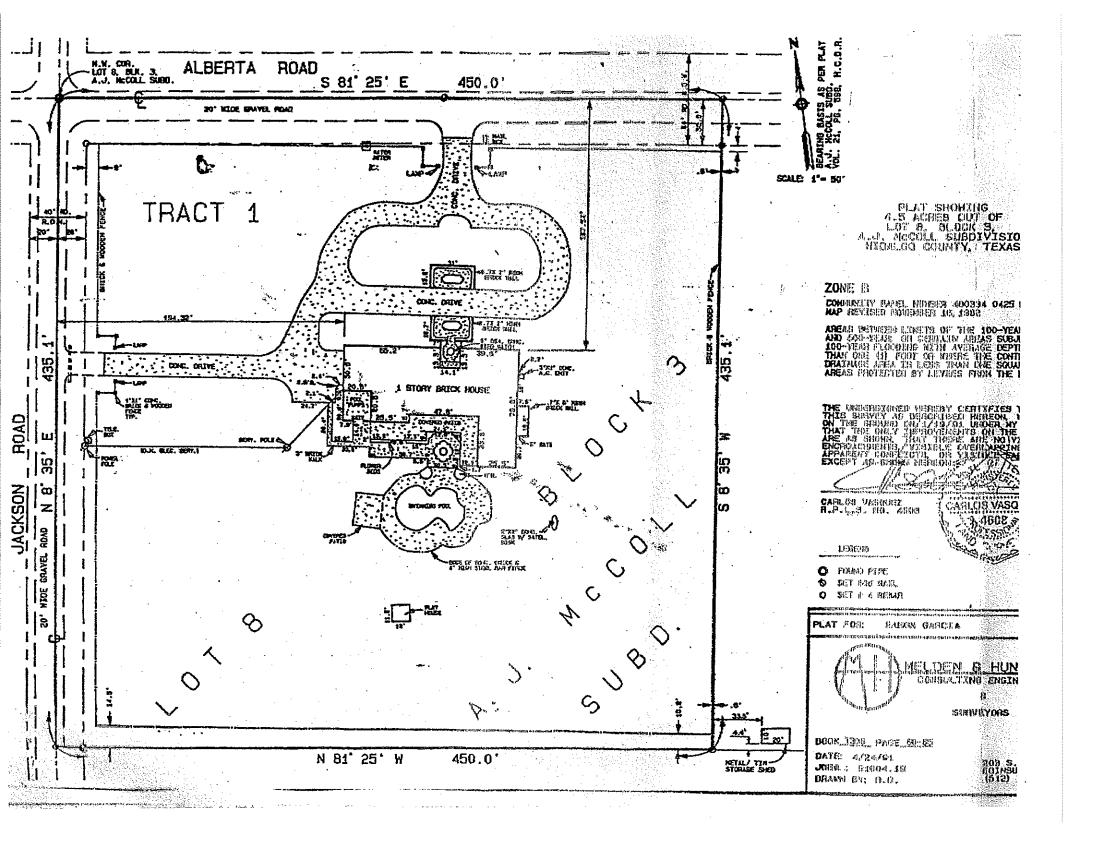
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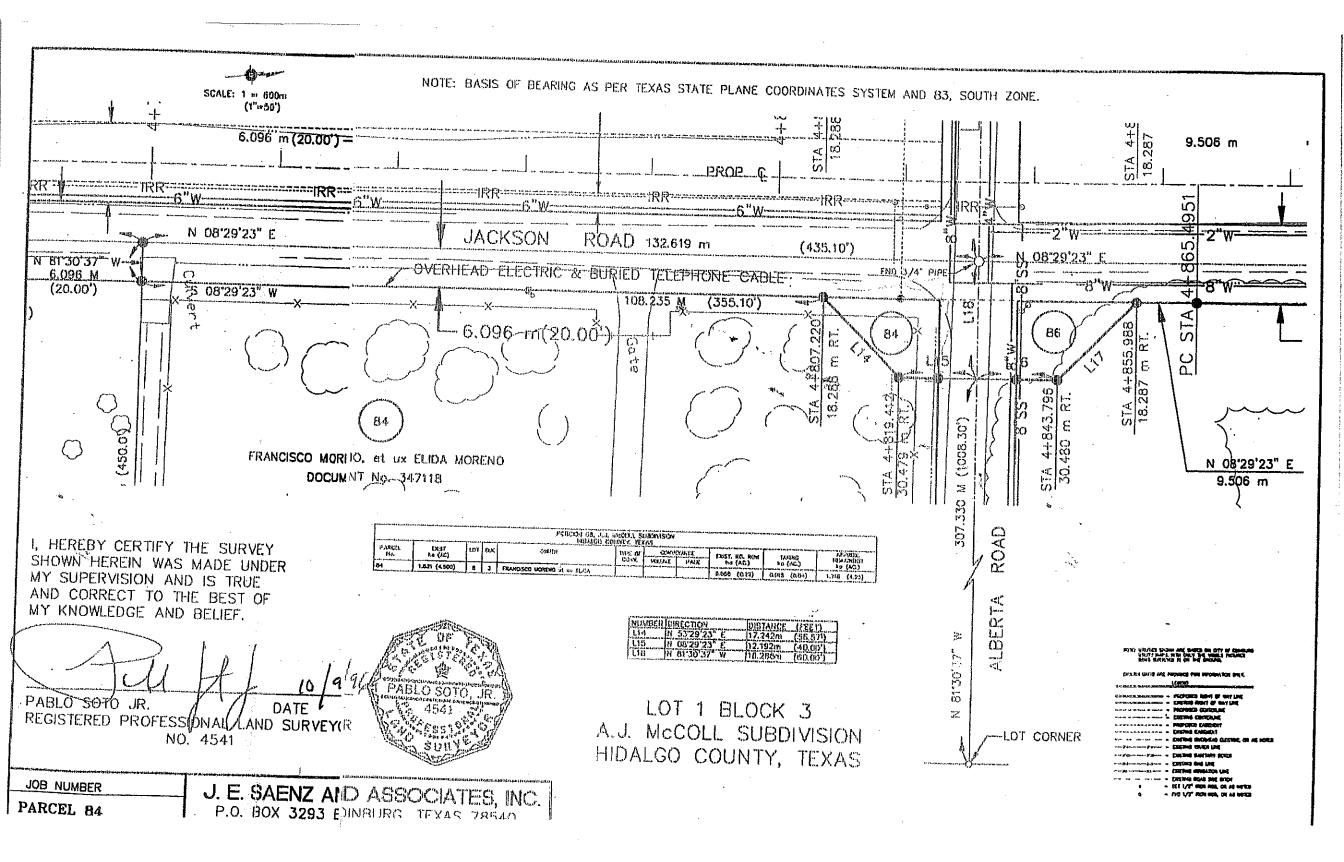


















# **Planning & Zoning Commission**

# **Regular Meeting**

Meeting Date: 4/13/21

# **Comprehensive Plan Amendment Rezoning Request**

#### **AGENDA ITEM:**

Hold Public Hearing and Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, Being a 13.007 acre tract of land out of Lots 5,6, and 7, Jas. I. Lavelle Subdivision, Located at 1900 E. Wisconsin Road, As Requested By Julio Carranza [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

# **DESCRIPTION / SCOPE:**

The property is located on the south side of E. Wisconsin Road, approximately 1,800 ft. east of S. Veterans Blvd. and is currently vacant. The tract has 50 ft. of frontage along E. Wisconsin Road and 1,320 ft. of depth for a tract size of 13.007 acres. The applicant is requesting the change of zone to construct a single family development, which is a permitted use on the requested zoning designation.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Neighborhood Conservation 5 (NC 5) District to the north, Agriculture (AG) District to the east Auto Urban Residential (AU) District to the south, and Urban Residential (UR) District to the west. The surrounding land uses consists of single family residential uses. The future land use designation is Auto Urban Uses. This project is a continuation of The Heights on Wisconsin Phase II. A subdivision plat submitted under the name of The Heights of Wisconsin Phase III has been submitted to the City of Edinburg for review.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 60 neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District based on the surrounding 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 recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District. The requested zoning is consistent with the surrounding uses in the area and allows for the construction of a single family residential development.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Comprehensive Plan Amendment from Auto Urban Uses to Urban

Uses and the Rezoning Request from Agriculture (AG) District to

Urban Residential (UR) District

**APPLICANT:** Julio Carranza

**AGENT**:

**LEGAL:** Being a 13.007 acre tract of land out of Lots 5,6, and 7, Jas. I.

Lavelle Subdivision

**LOCATION:** Located at 1900 E. Wisconsin Road

**LOT/TRACT SIZE:** 13.007 acres

**<u>CURRENT USE OF PROPERTY</u>**: Vacant

**PROPOSED USE OF PROPERTY:** Single Family Residential Development

**EXISTING LAND USE** Auto Urban Uses

**ADJACENT ZONING:** North – Neighborhood Conservation 5 (NC 5) District

South – Auto Urban Residential (AU) District

East - Agriculture (AG) District

West - Urban Residential (UR) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends approval of the Comprehensive Plan Amendment

from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District

# COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST JULIO CARRANZA

# **EVALUATION**

The following is staff's evaluation of the request.

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

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

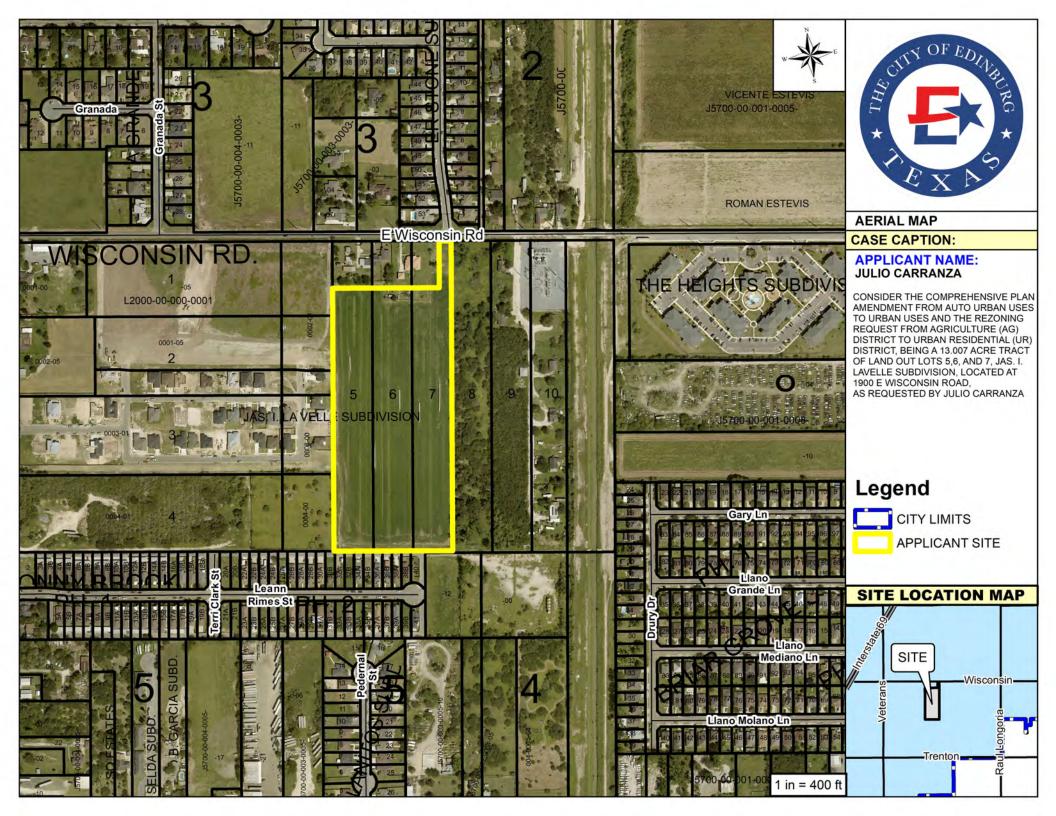
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 60 neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

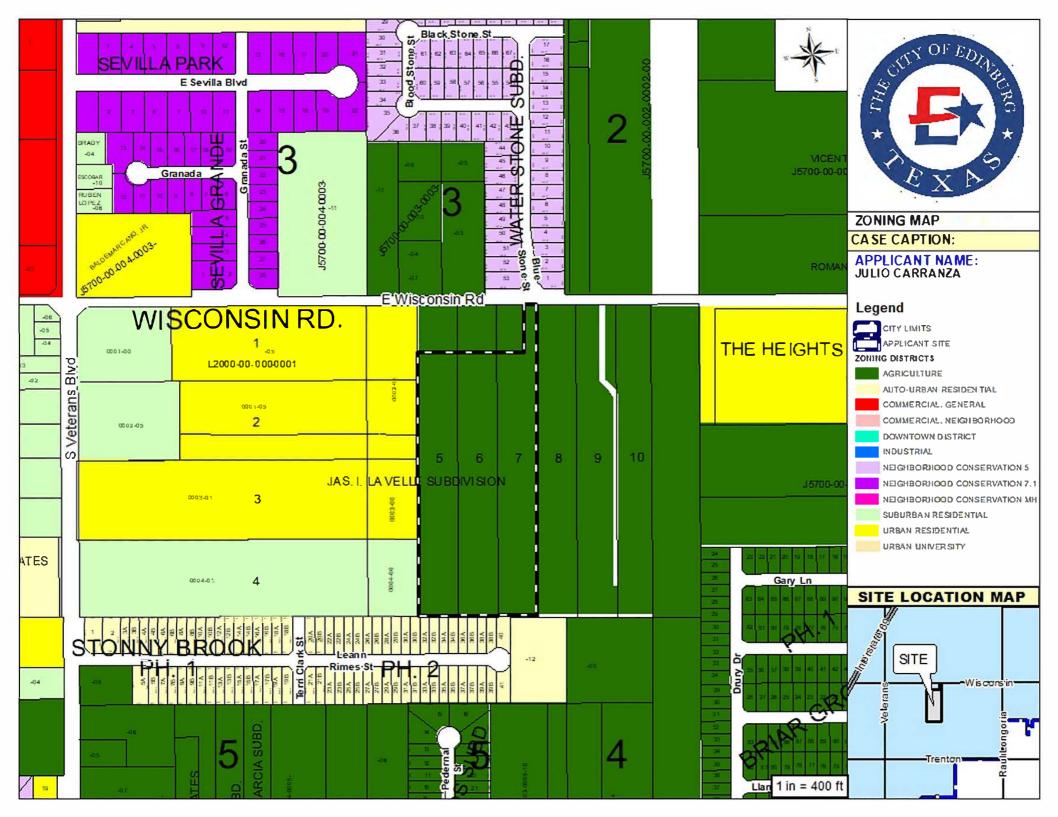
**ATTACHMENTS:** Aerial Photo

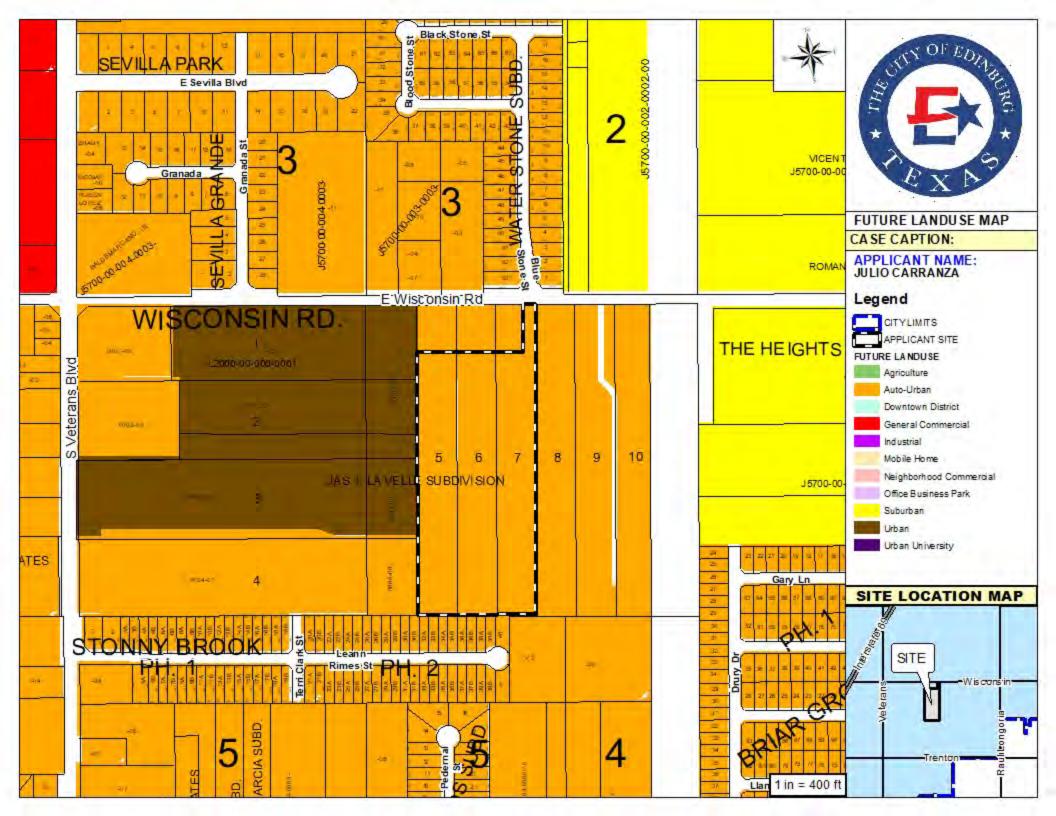
Zoning Map

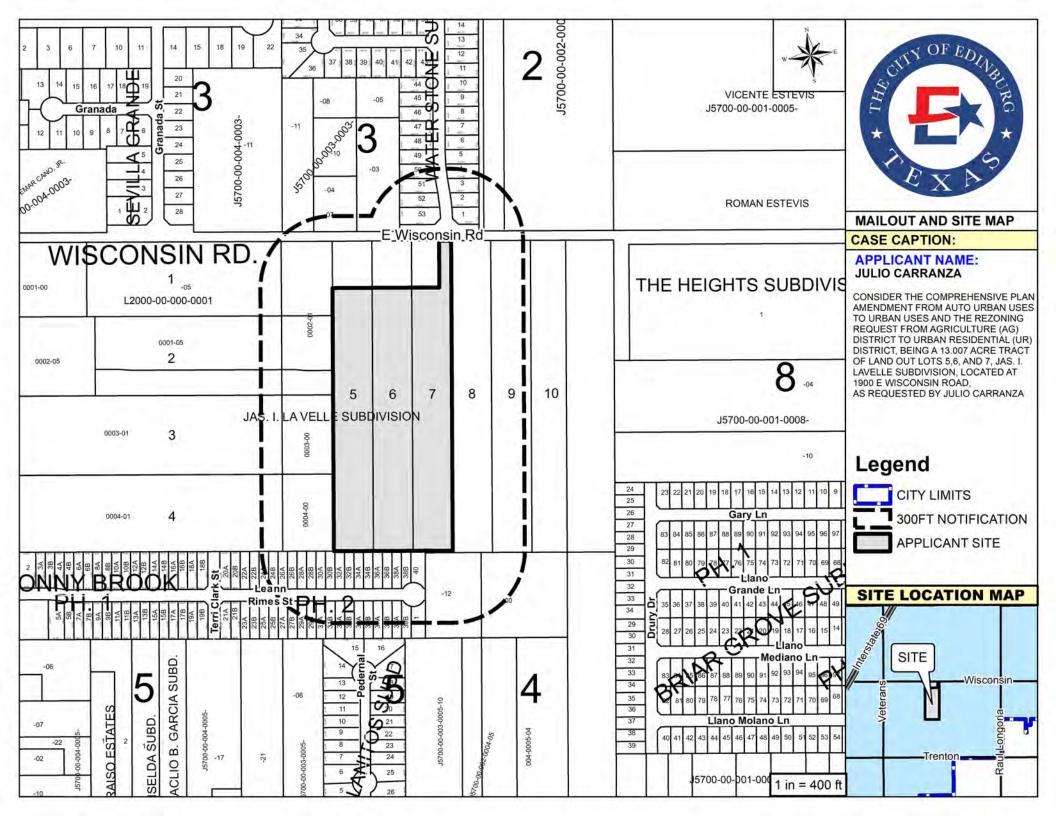
Future Land Use Map

Photo of site Exhibits









#### PABLO SOTO, JR. P.E. CIVIL ENGINEER & LAND SURVEYOR SCALE: 1"=200' 1208 S. IRONWOOD, PHARR, TEXAS - 78577 (TEL) 950-460-1605 (FAX) 950-782-8277 <sup>2</sup>.0.C. & P.0.B. WISCONSIN ROAD N.E.C. OF LOT 7 JAS. I. LAVELLE RESUBDIVISION (R.O.W. VARIES) FOUND COTTON PICKER SPINOLE N 16622197.4148 E 1099259.1970 S81°31'00"E 10.0° ADD, R.O.W. (VOLUME 3411, $50.00^{\circ}$ PAGE 103) N08\*29'00' OWNER: PEDRO SALAS JR. & CYNTHA G SALAS DOC. # 1205356, DRJIJC. - 20.0\* DETAIL "A" SCALE: 1"=40' S 81°31'00 LOT 6 445.00LOT 1 OWNER: CARRANZA DEVELOPMENT, LLC SURVEY NOTES: DETA:L. BASIS OF BEARING ON THIS SURVEY ARE DASED ON THE WEST UNE OF LOT 5, JAS. 1. LAYELLE RESUBDIVISION, LOT 4, BLOCK 4; LOT 4, BLOCK 3, & LOT 3, BLOCK 2, OF THE J.J. CLOSHER ET. AL. SUBDIVISION OF PORCIONES 71 & 72, HIDALGO COUNTY, TEXAS. MAP RECORDED IN VOLUME 06, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. Σ¥. 2. PROPERTY MINIMUM BUILDING SETBACK LINES AS PER HIDALGO COUNTY PLANNING 1320. LOT 2 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE GF No. 20009320, OWNER: CASRANZA DEVELOPMENT, LLC EFFECTIVE DATE NOVEMBER 25, 2020, 8:00 AM, ISSUED DECEMBER 6, 2020, 8:00 AM, ORLY EASEMENTS AND DOCUMENTS USTED IN ITEM ID OF SCHEDULE B WERE ANALYZED IN PREPARATION OF THIS SURVEY, OTHER EASEMENTS RECORDED OR UNRECORDED MAY EMST ON SUBJECT PROPERTY. DASIS OF LOT 5 LOT 7 LOT 6 LOT 8 REARING JAS. I. LAVELLE RESUBDIVISION. IN VOLUME OG. HIDALGO COUNTY, TEXAS. HIDALGO COUNTY, TEXAS. PAGE 29, MAP RECORDS OF HIDALGO COUNTY. 10a STATUTORY RIGHTS, RULES AND RECULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS 106 RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 TO ANY PORTION OF THE PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY. 10d EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS, HIDALGO COUNTY, 10g DEDICATION OF TEN (10') FEET ON W.SCONSIN ROAD FOR FUTURE ROADWAY PURPOSES AS SET FORM IN DEED DATED JANUARY 29, 1993, FILED JANUARY 29, 1993, RECORDED IN VOLUME 3411, PAGE 109, CORRECTED UNDER DOCUMENT No. 366230, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (PLOTTED) 13.007 AC. GROSS (566,625,000 SQ, FT.) 106 UTILITY EASEMENT GRANTED TO THE CITY OF EDINBURG DATED MAY 14, 2019, RECORDED UNDER DOCUMENT No. 3D14621, OFFICIAL RECORDS, HIDALGO GOUNTY, DETAIL TEXAS, (PLOTTED) "A" 101 MINERAL AND/OR ROYALTY RESERVATIONS AND/OR CONVEYANCES, TOGETHER WITH, AS APPROPRIATE, THE RICHT OF INCRESS AND EGRESS FOR THE PURPOSE OF EXPLORING, ORILLING AND PRODUCTION OF THE MINERALS, AS SET FORTH IN 60.00' IRRIGATION PRE RIGHT-OF-WAY HOALGO COUNTY IRR. DIST. No. 2 VCL B, PAGE 29, MR.H.C. JAS N. LAVALLE SUBMYISON. (0.729 AC.) INSTRUVENT DATED JULY 2D, 1998, RECORDED UNDER DOCUMENT No. 706894, OFFICIAL RECORDS, HIBALGO COUNTY, 1EXAS, LOT 4 OWNER: ROLANDO MORALES & RITA NORALES DOC. # 1473856, D.R.H.C. DETAIL "C" 9.2 LOT 5 495.00' 15.0' DIGDTY ESEMENT N 81°31'00" (S) $^{\circ}$ (BY INST. 3014621) 15.0" U.E. STONNY BROOK PHASE 2 SUBDIVISION LOT 5 DOCUMENT No. 2168692, M.R.H.C. 8.6 25.0' ACCESS & U.E. LOT 4 (STOHNY BROOK PH. 2, SUBD.) DETAIL "B" DETAIL "C" SCALE: 1"=40' JOB NUMBER SCALE: 1"=40' SUR 20 212

#### LEGEND

- FD. 1/2" IRON ROD - SET 1/2" IRON ROD

- FD. COTTON PICKER SPINDLE

← - GUY WRE M - WATER VALVE - GAS WARKER

Ø - POWER POLE

W/CAP STAMPEO: RPLS 4541 - SET COTTON PICKER SPRIDLE

O - IRRI, STAND PIPE --x-- - WARE FENCE ---- - WOOD FENCE

O - STORM MANHOLE R.D.W. - RIGHT-OF-WAY

D.R.H.C. - DEED RECORDS HIDALGO COUNTY

LIVE OAK TREE

O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY

W.R.H.C. - WARRANTY RECORDS HIDALGO COUNTY

U.E. - UTILITY EASEMENT

#### PLAT SHOWING

A 13.007 ACRE TRACT OF LAND, BEING 4.261 ACRES OUT OF LOTS 5, 6 AND 7, JAS. I. LAVELLE RESUBDIVISION, AS PER MAP RECORDED IN VOLUME 6. PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT A 0.729 ACRE TRACT RUNNING OIAGONALLY ALONG THE SOUTH PORTION OF THIS PROPERTY BELONGING TO H.C.I.D. No. 2. FURTHER SAVE AND EXCEPT THE NORTH 30.00 FEET OF THIS TRACT BELONGING TO WISCONSIN ROAD RIGHT-OF-WAY, THIS LEAVES A 12,244 NET ACRE TRACT OF LAND, MORE OR LESS.

GF No. 20009320

SURVEYED: DECEMBER 16, 2020

PROPOSED INSURED: CARRANZA DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY

FLOOD ZONE DESIGNATION: ZONE "X" SHADED COMMUNITY-PANEL NUMBER: 480338 0035 F MAP REVISED: AUGUST 15, 2001

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

PABLO SOTO, JR.

45:1 7 50:00 8 50:00 8 50:00

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541







# **Planning & Zoning Commission**

# **Regular Meeting**

Meeting Date: 4/13/21

# **Comprehensive Plan Amendment Rezoning Request**

# **AGENDA ITEM:**

Hold Public Hearing and Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District, Being a 5.00 gross acre tract of land, all of Lot 8, Jas. I. Lavelle Subdivision, Located at 1900 E. Wisconsin Road, As Requested By Julio Carranza [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

# **DESCRIPTION / SCOPE:**

The property is located on the south side of E. Wisconsin Road, approximately 1,900 ft. east of S. Veterans Blvd. and is currently vacant. The tract has 165 ft. of frontage along E. Wisconsin Road and 1,320 ft. of depth for a tract size of 5.00 acres. The applicant is requesting the change of zone to construct a single family development, which is a permitted use in the requested zoning designation.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Neighborhood Conservation 5 (NC 5) District to the north, Agriculture (AG) District to the east, Auto Urban Residential (AU) District to the south, and Agriculture (AG) District to the west. The surrounding land uses consists of single family residential uses. The future land use designation is Auto Urban Uses. This project is a continuation of The Heights on Wisconsin Phase II. A subdivision plat submitted under the name of The Heights on Wisconsin Phase III has been submitted to the City of Edinburg for review.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 60 neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

# **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

# **STAFF RECOMMENDATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District based on the surrounding 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 recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District. The requested zoning is consistent with the surrounding uses in the area and allows for the construction of a single family residential development.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

### STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Comprehensive Plan Amendment from Auto Urban Uses to Urban

Uses and the Rezoning Request from Agriculture (AG) District to

Urban Residential (UR) District

**APPLICANT:** Julio Carranza

**AGENT**:

**LEGAL:** Being a 5.00 gross acre tract of land, all of Lot 8, Jas. I. Lavelle

Subdivision

**LOCATION:** Located at 1900 E Wisconsin Road

**LOT/TRACT SIZE:** 5.00 acres

**<u>CURRENT USE OF PROPERTY</u>**: Vacant

**PROPOSED USE OF PROPERTY:** Single Family Residential Development

**EXISTING LAND USE** Auto Urban Uses

ADJACENT ZONING: North – Neighborhood Conservation 5 (NC 5) District

South – Auto Urban Residential (AU) District

East - Agriculture (AG) District West - Agriculture (AG) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends approval of the Comprehensive Plan Amendment

from Auto Urban Uses to Urban Uses and the Rezoning Request from Agriculture (AG) District to Urban Residential (UR) District

#### COMPREHENSIVE PLAN AMENDMENT REZONING REQUEST JULIO CARRANZA

#### **EVALUATION**

The following is staff's evaluation of the request.

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

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

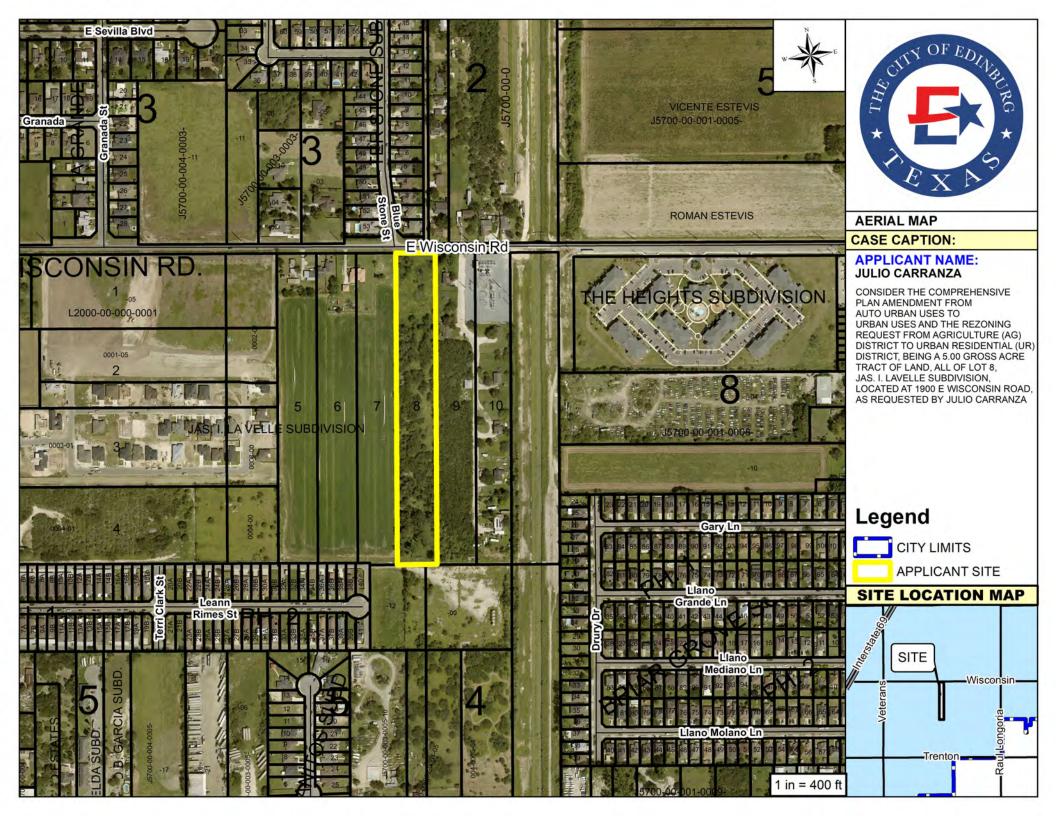
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 60 neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

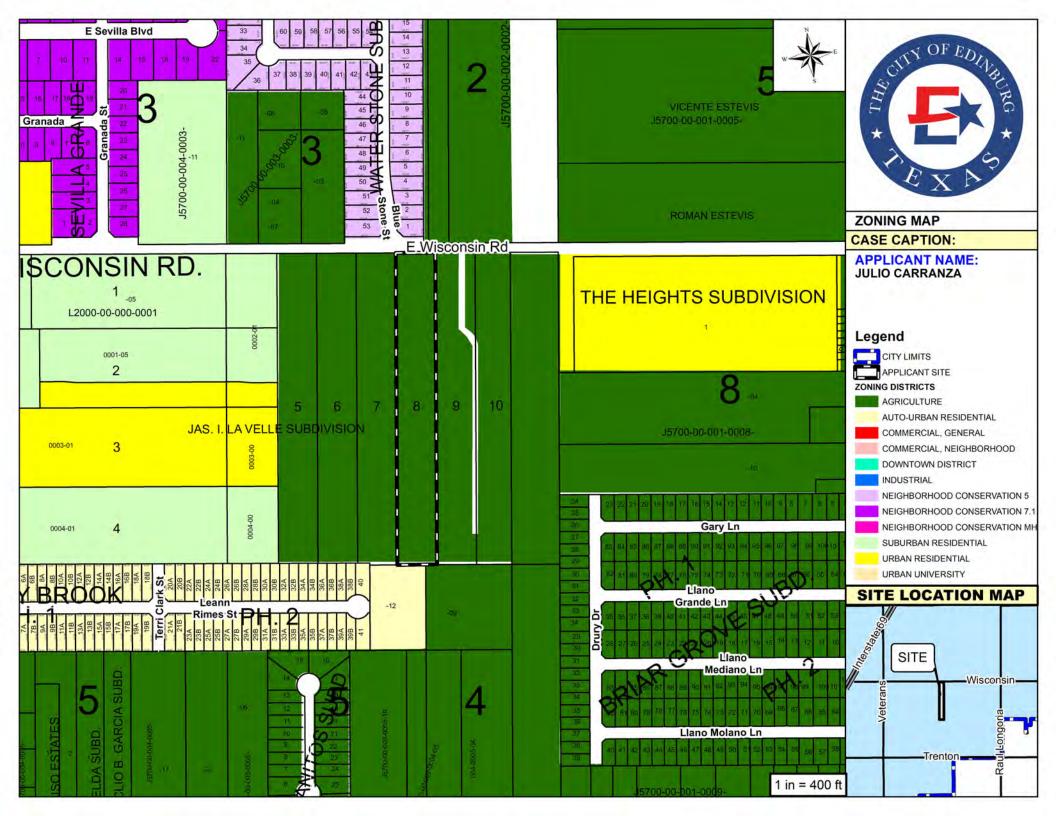
**ATTACHMENTS:** Aerial Photo

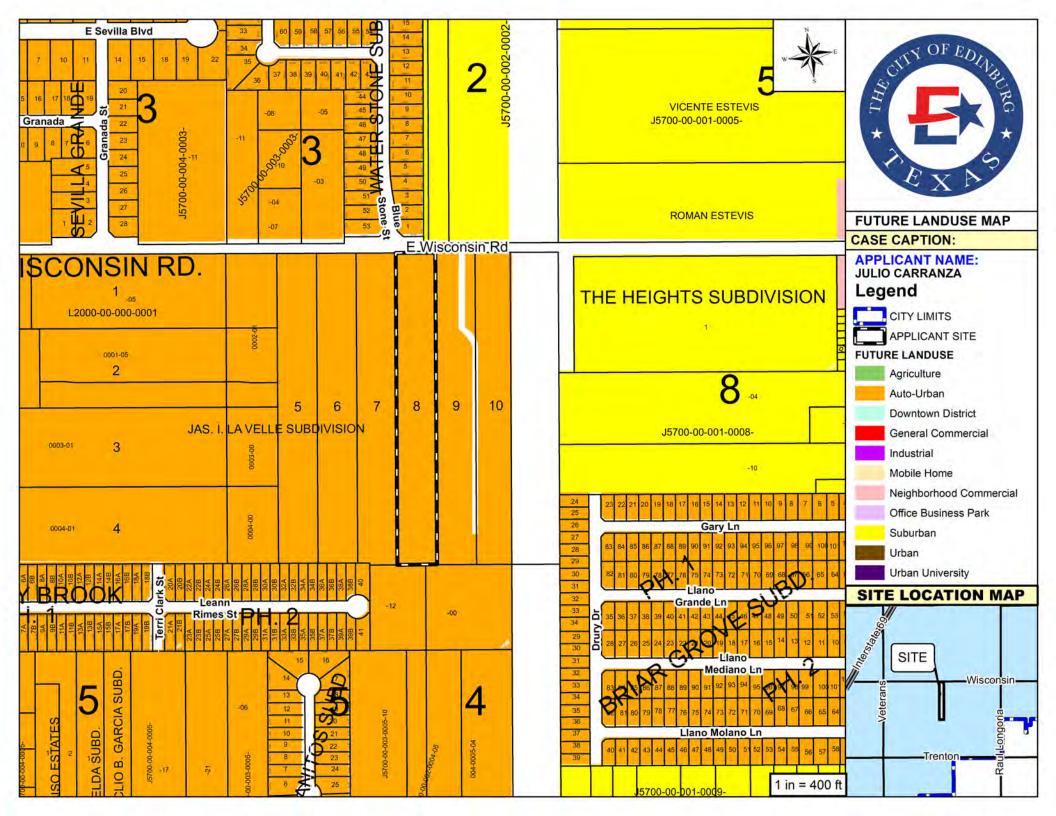
Zoning Map

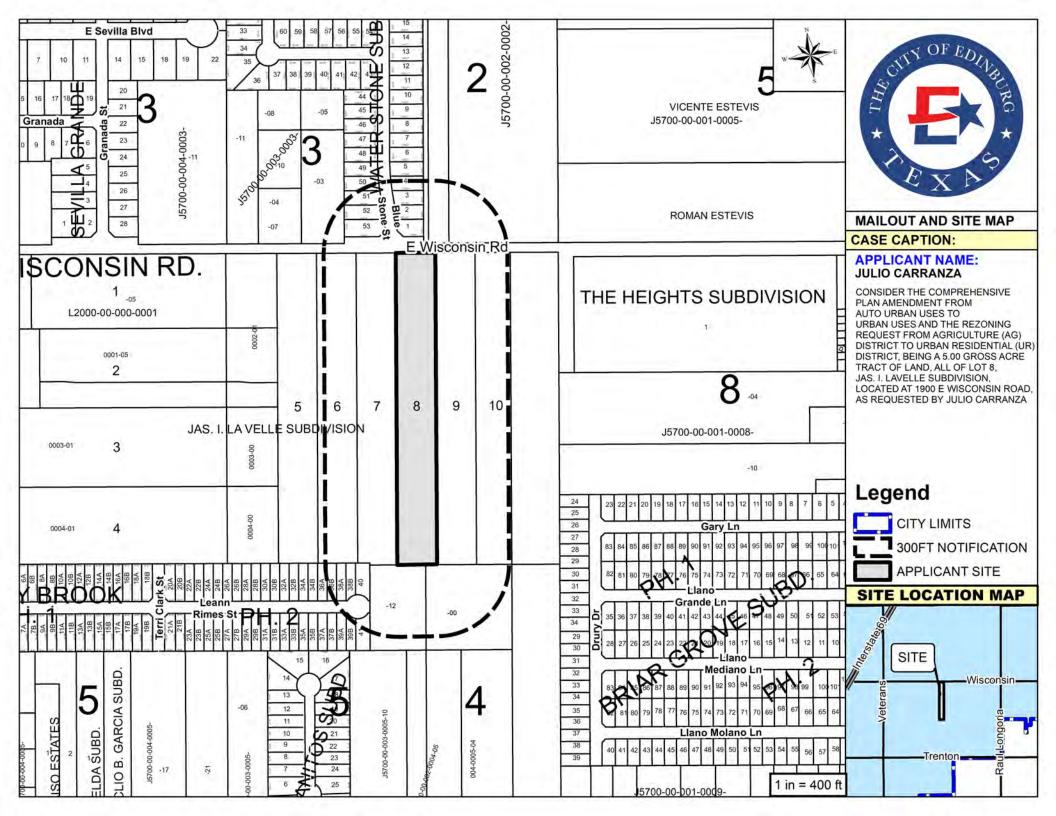
Future Land Use Map

Photo of site Exhibits







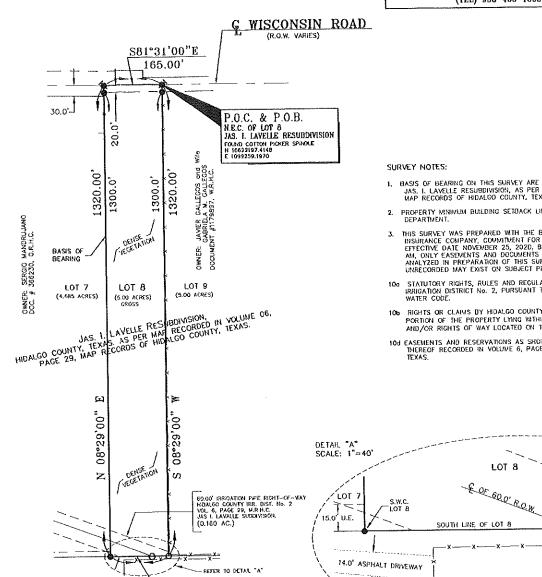


### PABLO SOTO, JR. P.E.

### CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577 (TEL) 958-460-1605 (PAX) 956-782-6277

SCALE: 1"=200



- BASIS OF BEARING ON THIS SURVEY ARE DASED ON THE WEST LINE OF LOT 8, JAS, I. LAVELLE RESUBDIVISION, AS PER MAP RECORDED IN VOLUME 06, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 2. PROPERTY MENIMUM BUILDING SCHOOCK LINES AS PER HIDALGO COUNTY PLANNING
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE OF No. 20009321, EFFECTIVE DATE NOVEMBER 25, 2020, B:00 AM, ISSUED DECEMBER 6, 2020, B:00 AM, ONLY EASEVENTS AND DOCUMENTS LISTED IN TIEM 10 OF SCHEDULE D WERE ANALYZED IN PREPARATION OF THIS SURVEY, OTHER EASEMENTS RECORDED OR UNRECORDED MAY EXIST ON SUBJECT PROPERTY.
- 100 STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIGAGO COUNTY IRRIGATION DISTRICT No. 2. PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS
- 106 RIGHTS OR CLAIMS DY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 TO ANY PORTION OF THE PROPERTY LYING WITHIN CAYAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.

LOT 42 STONNY BROOK PHASE 2 SUBDIVISION

DOCUMENT No. 2168692, M.R.H.C.

10d EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS, HIDALGO COUNTY,

LEGEND

Ø ~ POWER POLE @ - FO. 1/2" IRON ROO CUY WRE

- FD. COTTON PICKER SPINDLE - WATER VALVE O - SET 1/2" IRON ROD - GAS MARKER W/CAP STAMPED; RPLS 4541

R.O.W. - RICHT-OF-WAY

-x --- WRE FENCE O.R.H.C. - DEED RECORDS HIDALGO COUNTY

- IRRI, STAND PIPE

O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY W.R.H.C. -- WARRANTY RECORDS HIDALGO COUNTY

- UTUTY EASENERT

#### PLAT SHOWING

A 5.00 GROSS ACRE TRACT OF LAND, BEING ALL OF LOT 8, JAS. I. LAVELLE RESUBDIVISION, AS PER MAP RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT A 0.16 ACRE TRACT RUNNING DIAGONALLY ALONG THE SOUTH PORTION OF THIS PROPERTY BELONGING TO H.C.I.D. No. 2; FURTHER SAVE AND EXCEPT THE NORTH 20,00 FEET (0.075 OF AN ACRE) OF THIS TRACT BELONGING TO WISCONSIN ROAD RIGHT-OF-WAY, THIS LEAVES A 4.76 NET ACRE TRACT OF LAND, MORE OR LESS.

GF No. 20009321

LOT 9

S.E.C.

LOT 6

EXISTING 36" of

IRRIGATION STANCE PIPE

SURVEYED: DECEMBER 16, 2020

PROPOSED INSURED: CARRANZA DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPARY

FLOOD ZONE DESIGNATION: ZONE "X" SHADED COMMUNITY-PANEL NUMBER: 480338 0035 E MAP REVISED: AUGUST 15, 2001

I, PABLO SOTO, JR., STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NOW MSIBLE-EASEMENTS OR ENCROACHMENTS
EXCEPT AS SHOWN AND THAT ALL CORNERS
SURV HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

JOB NUMBER

STONNY BROOK PHASE 2 SUBDIVISION DOCUMENT No. 2168692, M.R.H.C.

SUR 20 213

N81°31'00"W

165.00







#### **CITY OF EDINBURG**

#### **Planning & Zoning Commission**

#### **Regular Meeting**

Meeting Date: 4/13/21

# **Comprehensive Plan Amendment Rezoning Request**

#### **AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, Being 8.934 acres out of Lot 30, Kelly-Pharr Subdivision, Located at 500 E. Wisconsin Road, As Requested By Melden & Hunt [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

#### **DESCRIPTION / SCOPE:**

The property is located on the south east corner of E. Wisconsin Road and Stuart Drive and is currently vacant. The tract has 677.14 ft. of frontage along E. Wisconsin Road and 140 ft. of depth for a tract size of 8.934 acres. The applicant is requesting the change of zone to construct a multi-family development, which is a permitted use on the requested zoning designation.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial General (CG) District to the east, south and west, a Neighborhood Conservation Mobile Home (NCMH) District to the north. The surrounding land uses consists of commercial and single family residential uses. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 25 neighboring property owners and received no comments in favor or against this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### STAFF RECOMMENDATION:

Staff recommends disapproval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the surrounding 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 recommends disapproval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District. The requested zoning is not consistent with surrounding uses in the area.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Comprehensive Plan Amendment from Auto Urban Uses to Urban

Uses and the Rezoning Request from Commercial General (CG)

District to Urban Residential (UR) District

APPLICANT: Melden & Hunt

**AGENT**:

**LEGAL:** Being a 8.934 acres out of Lot 30, Kelly-Pharr Subdivison

**LOCATION:** Located at 500 E. Wisconsin Road

**LOT/TRACT SIZE:** 8.934 acres

**<u>CURRENT USE OF PROPERTY</u>**: Vacant

**PROPOSED USE OF PROPERTY:** Multi- Family development

**EXISTING LAND USE** General Commercial Uses

ADJACENT ZONING: North – Neighborhood Conservation Mobile Home (NCMH)

District

South – Commercial General (CG) District East - Commercial General (CG) District West - Commercial General (CG) District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends disapproval of the Comprehensive Plan

Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban

Residential (UR) District

#### REZONING REQUEST MELDEN & HUNT

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses
- 2. The applicant is proposing to utilize the existing home for condominiums and add additional units to the property.

Staff recommends disapproval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District based on the surrounding uses. The requested zoning is not consistent with the surrounding uses in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

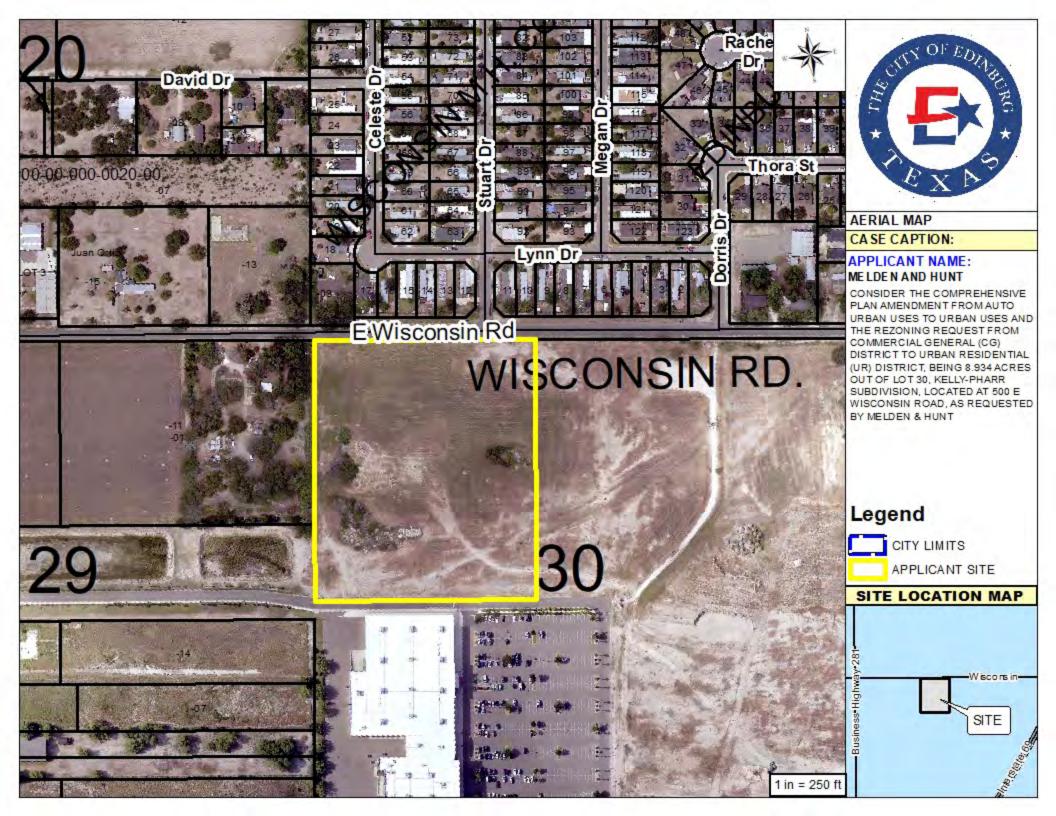
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 72 neighboring property owners and received no comments in favor or against this request at the time of the report.

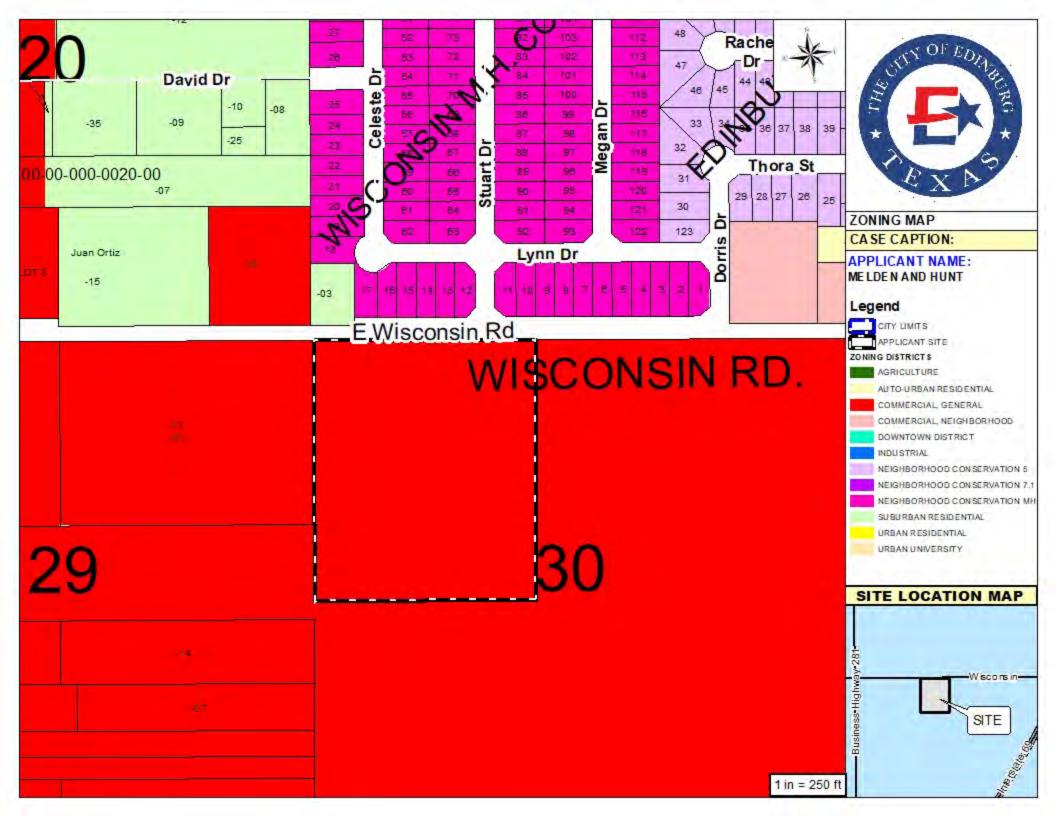
**ATTACHMENTS:** Aerial Photo

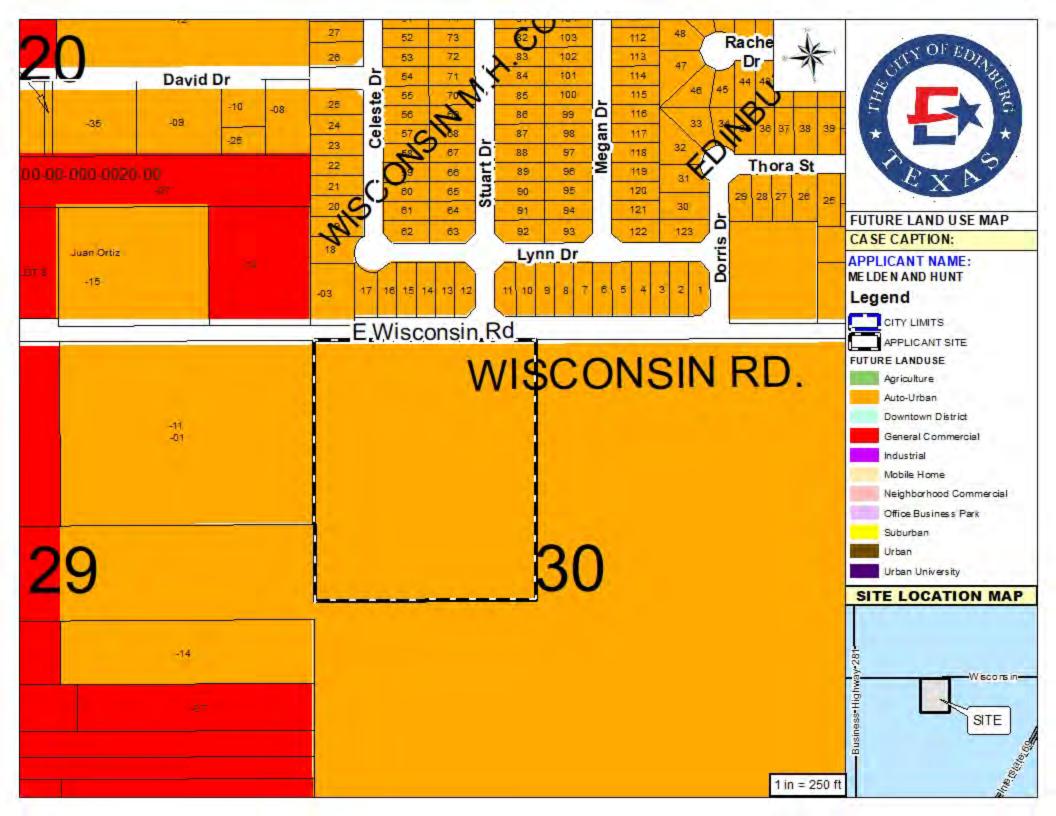
Zoning Map

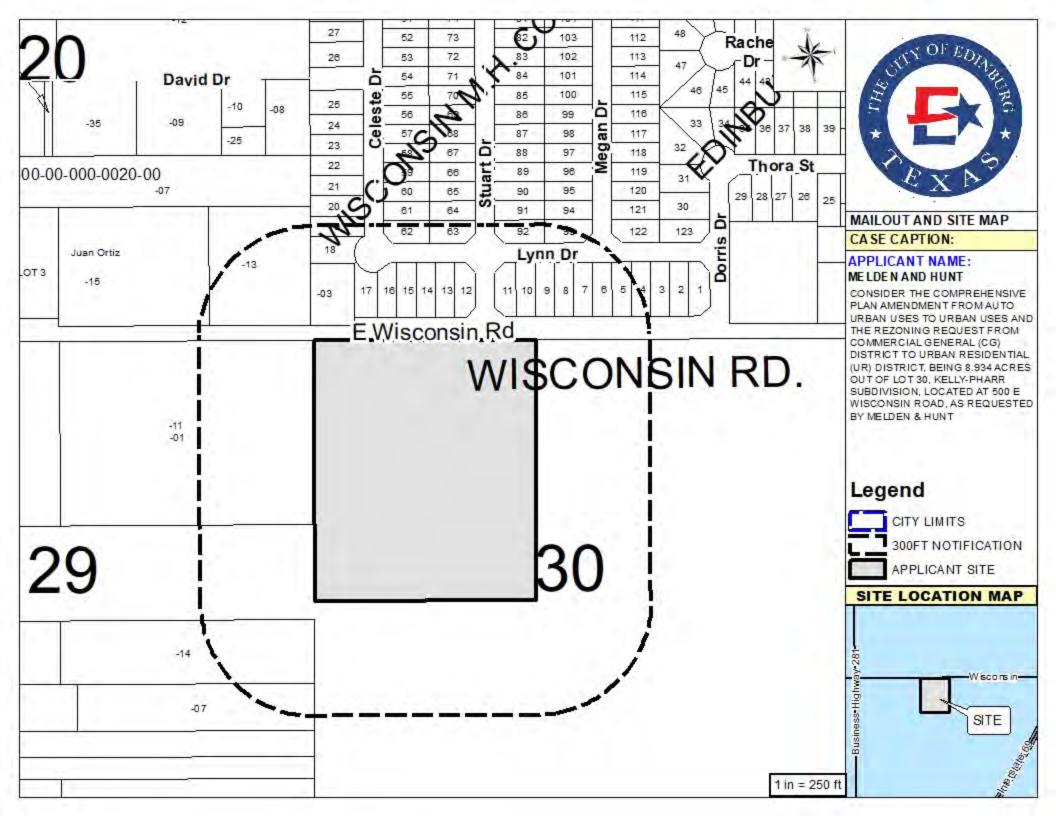
Future Land Use Map

Photo of site Exhibits











-- OH ------ OH ------

GAS

#### LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- O SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- Ø POWER POLE
- **∅** TRANSMISSION POLE
- UNDERGROUND CABLE MARKER
- SINGLE POST SIGN
- TIRE HYDRANT
- WATER PIPELINE MARKER
- ₩ WATER VALVE
- S SANITARY SEWER MANHOLE
- (D) STORM SEWER MANHOLE
- TYPE "A" INLET
- TYPE "C" INLET
- () IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS VALVE
- GM GAS MARKER
- --®- GAS SIGN

---- TL ---- TRANSMISSION LINE

— GAS — GAS LINE

OH OVERHEAD POWER LINE

R.O.W. - RIGHT OF WAY

H.C.M.R. - HIDALGO COUNTY MAP RECORDS H.C.D.R. - HIDALGO COUNTY DEED RECORDS

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
S.W.D. - SPECIAL WARRANTY DEED

- SAME OWNER

PLAT SHOWING
8.934 ACRES OUT OF LOT 30,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 03/24/2020 UNDER MY DIRECTION AND SUPERVISION.

S 81° 31′ 14" E

N.W. COR®

\$0.00 EASEMENT TO H.C.I.D. NO.2

VOL.19, PG. 56, H.C.D.R.

15.00' UTILITY EASEMENT TO CITY OF EDINBURG

DOC. NO. 1809420 H.C.O.R.

THE SHOPPES AT RIO GRANDE VALLEY, LP S.W.D. DOC. NO. 1798278, H.C.O.R.

10.00' U.E.

C.O.

**229** 

28'46"

2

WISCONSIN ROAD - 60.0' R.O.W.

8.934 ACRES GROSS

**8.671 ACRES NET** 

- 0.263 AC. WISCONSIN RD. R.O.W.

30.00' IRRIG. EASEMENT

TO H.C.I.D. NO.2 — DOC. NO. 1819602, H.C.O.R.

-50.06 ASAS EASEMENT

FRED L. KURTH, RPLS No. 4750 DATE:



NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
- 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.
- 3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 3/23/2021 JOB No. 21063 FILE NAME: 21063 DRAWN BY: J.G. 115 W. McINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 ESTABLISHED 1947 www.meldenandhunt.com

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#### CITY OF EDINBURG

#### **Planning & Zoning Commission**

#### **Regular Meeting**

Meeting Date: 4/13/21

### **Rezoning Request**

#### **AGENDA ITEM:**

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, Being Lot 2, Block 47, Santa Cruz Gardens No. 2 Resubdivision, Located at 900 W. FM 2812, As Requested By Armando Contreras [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

#### **DESCRIPTION / SCOPE:**

The property is located on the south side of West FM 2812, approximately <sup>3</sup>/<sub>4</sub> of a mile west of I-69C and is currently vacant. The tract has 300 ft. of frontage along West FM 2812 and 1,231.72 ft. of depth to its deepest point for a tract size of 7.736 acres. The applicant is requesting the change of zone to construct an open air market, which is permitted in the requested zoning designation.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District in all directions. The surrounding land uses consists of vacant land. The future land use designation is Industrial Uses.

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

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### STAFF RECOMMENDATION:

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

#### **JUSTIFICATION:**

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

Rita Lee Guerrero Kimberly A. Mendoza, MPA

Urban Planner Director of Planning & Zoning

### STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Comprehensive Plan Amendment from Industrial Uses to General

Commercial Uses and the Rezoning Request from Agriculture (AG)

District to Commercial General (CG) District

**APPLICANT:** Armando Contreras

**AGENT**:

**LEGAL:** Being Lot 2, Block 47, Santa Cruz Gardens No. 2 Resubdivision

**LOCATION:** Located at 900 W FM 2812

**LOT/TRACT SIZE:** 7.736 acres

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Open air market

**EXISTING LAND USE** Industrial Uses

**ADJACENT ZONING:** North – Agriculture (AG) District

South – Agriculture (AG) District East - Agriculture (AG) District West - Agriculture (AG) District

**LAND USE PLAN DESIGNATION:** Industrial Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends approval of the Comprehensive Plan Amendment

from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General

(CG) District

#### REZONING REQUEST ARMANDO CONTRERAS

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of vacant land.
- 2. The applicant is requesting the change of zone to construct an open air market.

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

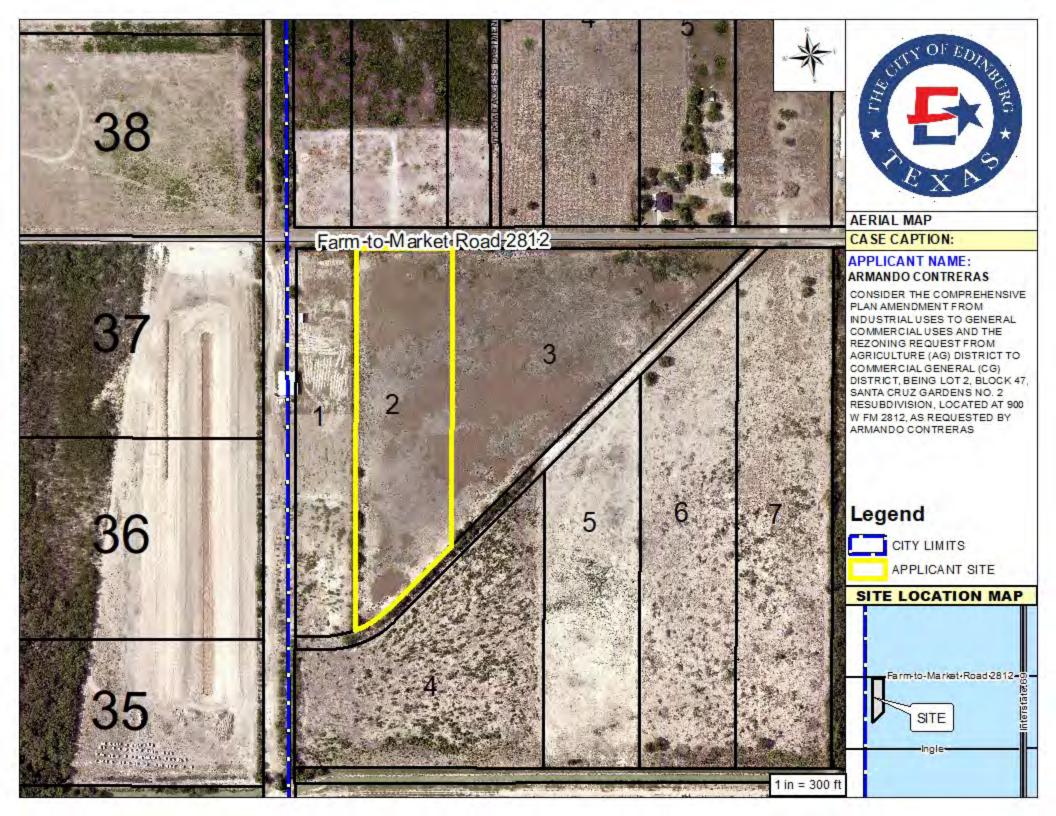
Staff mailed a notice of the public hearing before the Planning & Zoning Commission six (6) neighboring property owners and received no comments in favor or against this request at the time of the report.

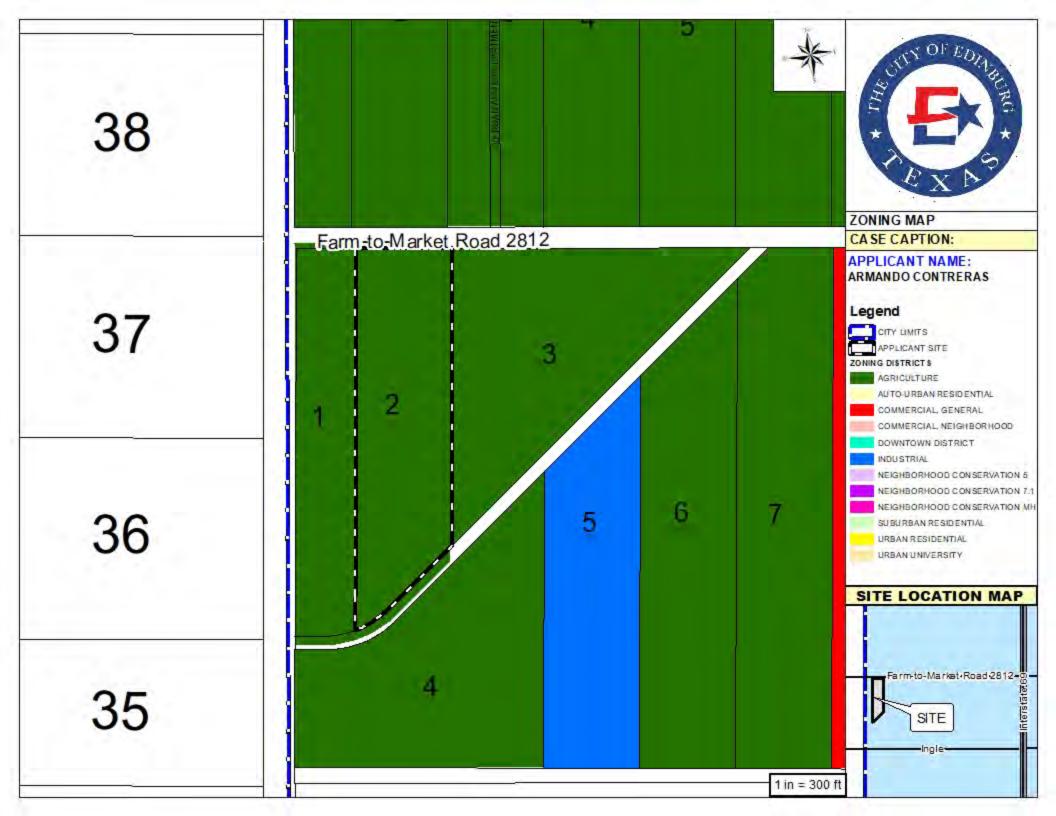
**ATTACHMENTS:** Aerial Photo

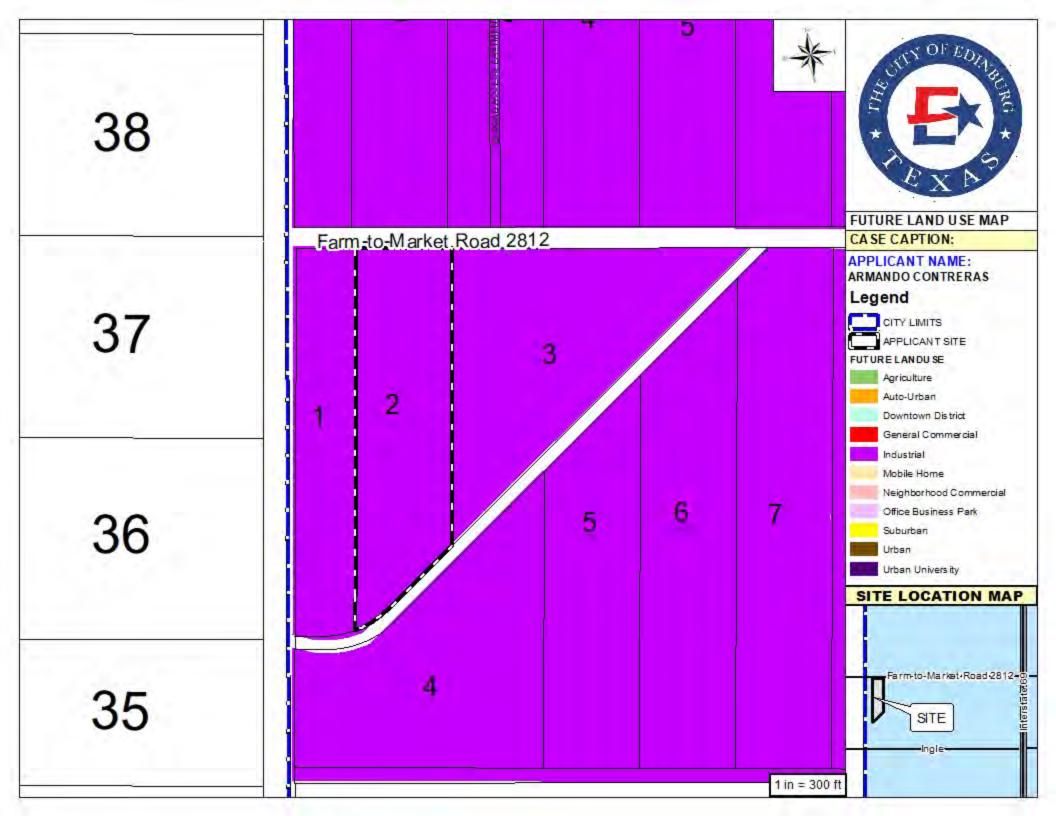
Zoning Map

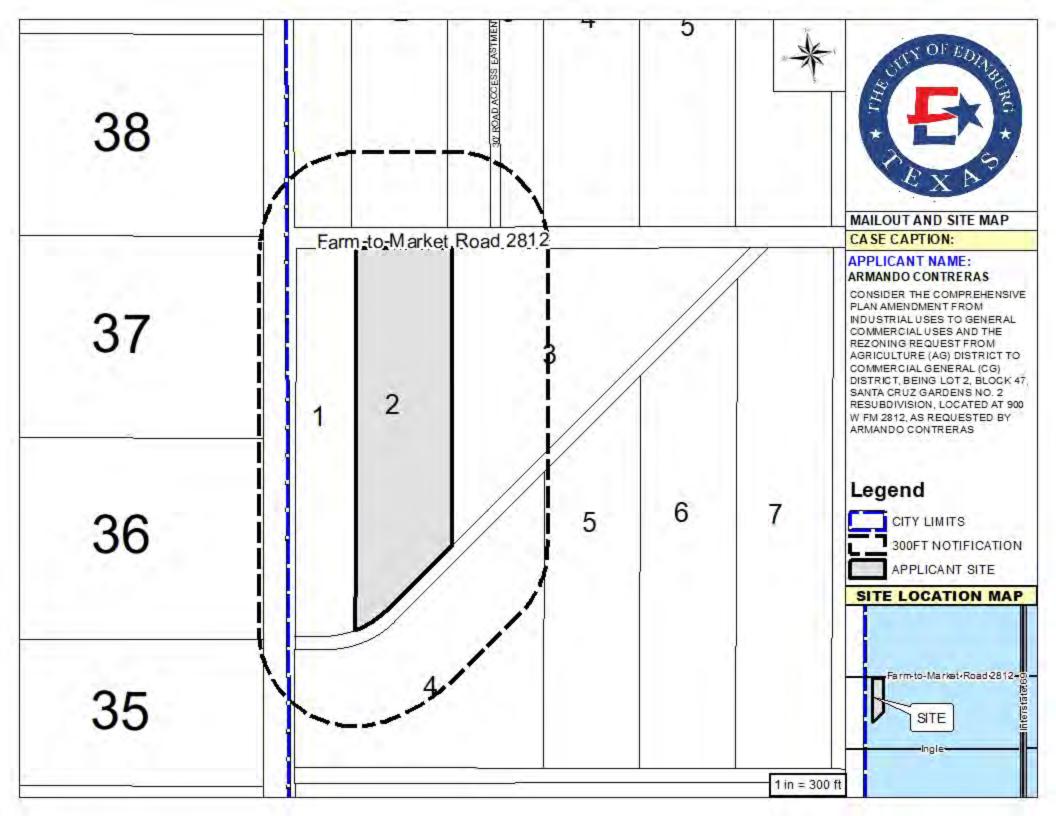
Future Land Use Map

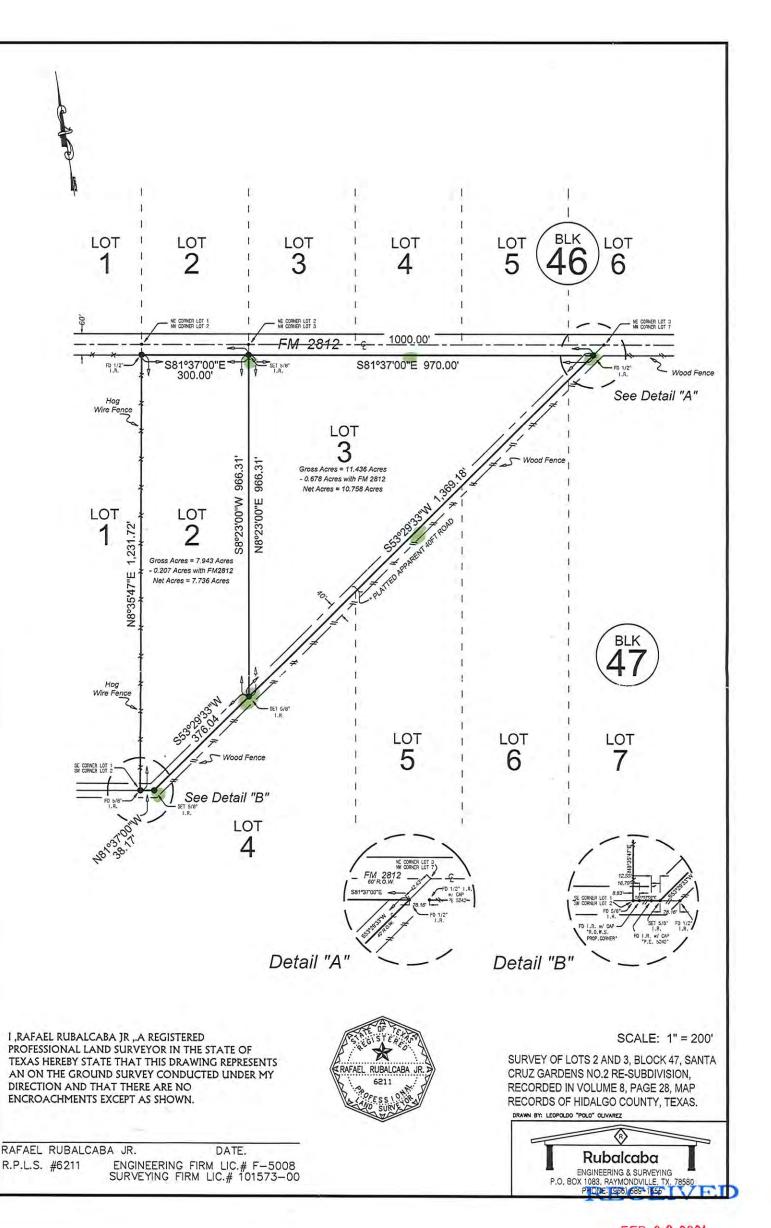
Photo of site Exhibits

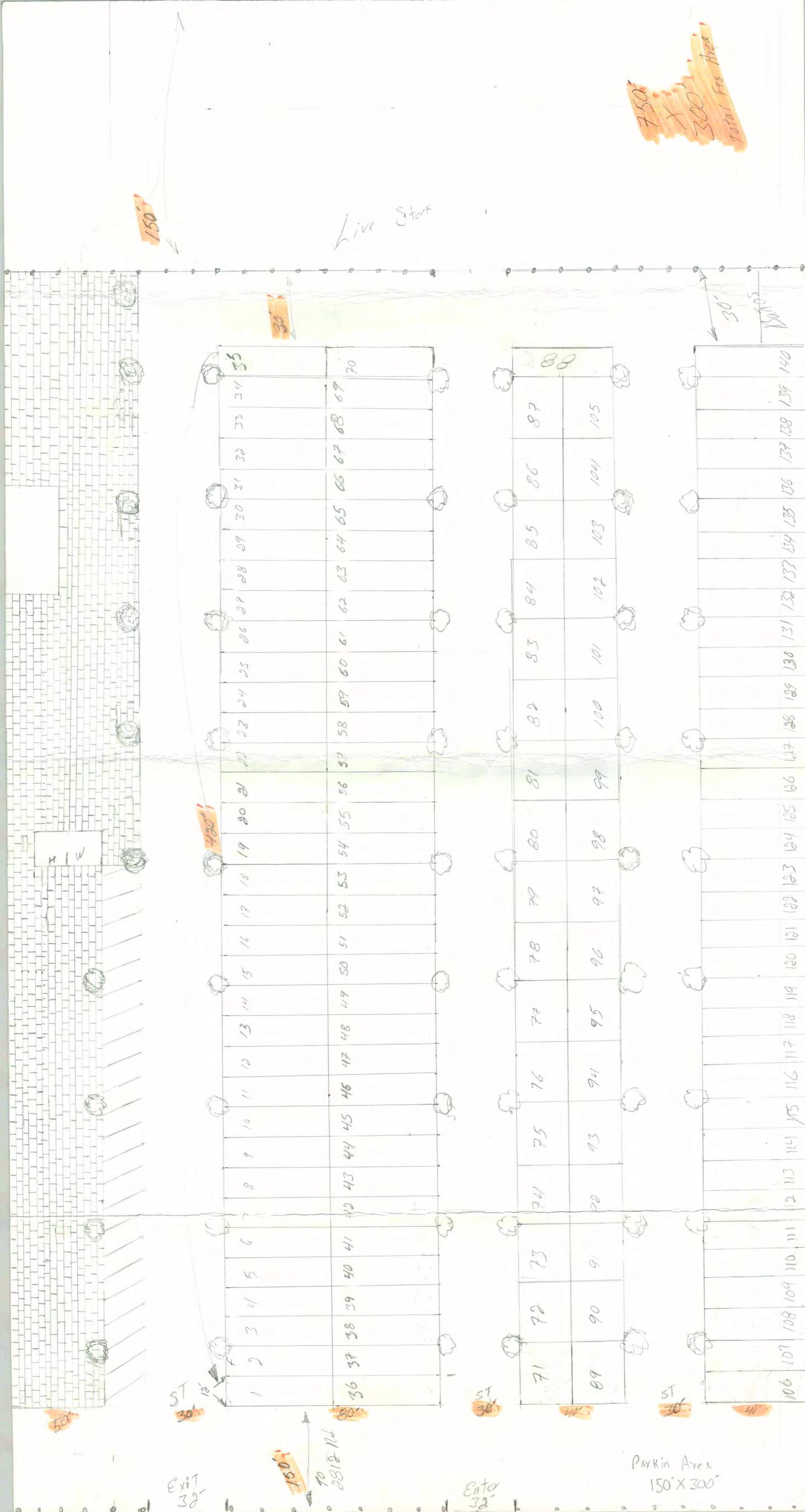














#### **CITY OF EDINBURG**

#### **Planning & Zoning Commission**

#### **Regular Meeting**

Meeting Date: 4/13/21

### Comprehensive Plan Amendment Rezoning Request

#### **AGENDA ITEM:**

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District, Being Lot 2, Amended Lady Luck Subdivision Phase II, Located at 4528 N. Doolittle Road, As Requested By Richard A. Garza [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

#### **DESCRIPTION / SCOPE:**

The property is located on the east side of N. Doolittle Road, approximately 365 ft. south of E. Mile 19 Road and is currently vacant. The tract has 218.71 ft. of frontage along N. Doolittle Road and 290 ft. of depth for a tract size of 1.45 acres. The applicant is proposing to construct a single family residence, which is a permitted use in the requested zoning designation.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial Neighborhood (CN) District to the north, Suburban (S) District to the east and south, and Commercial Neighborhood (CN) District and Neighborhood Conservation Mobile Home (NCMH) District to the west. The surrounding land uses consist of single family residences and vacant land. The future land use designation is Auto Urban Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 27 neighboring property owners and received no comments in favor or against this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### STAFF RECOMMENDATION:

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

#### **JUSTIFICATION:**

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S) District The requested zoning is consistent with the surrounding land use and zoning in the area.

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

### STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Comprehensive Plan Amendment from Auto Urban Uses to

Suburban Uses and the Rezoning Request from Commercial

General (CG) District to Suburban Residential (S) District

**APPLICANT:** Richard A. Garza

 $\overline{AGENT}$ : N/A

**LEGAL:** Being Lot 2, Amended Lady Luck Subdivision Phase II

**LOCATION:** Located at 4528 N. Doolittle Road

**LOT/TRACT SIZE:** 1.45 acres

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Single Family Residence

**EXISTING LAND USE** Auto Urban Uses

ADJACENT ZONING: North – Commercial Neighborhood (CN) District

South – Suburban (S) District East Suburban (S) District

West Commercial Neighborhood (CN) District and

Neighborhood Conservation Mobile Home (NCMH)

District

**LAND USE PLAN DESIGNATION:** Auto Urban Uses

**PUBLIC SERVICES:** North Alamo Water Supply Corp. Water / City of Edinburg Sewer

**RECOMMENDATION:** Staff recommends approval of the Comprehensive Plan Amendment

from Auto Urban Uses to Suburban Uses and the Rezoning Request from Commercial General (CG) District to Suburban Residential (S)

District

#### REZONING REQUEST RICHARD A. GARZA

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses and vacant land.
- 2. The applicant is proposing a single family residence on the property.

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

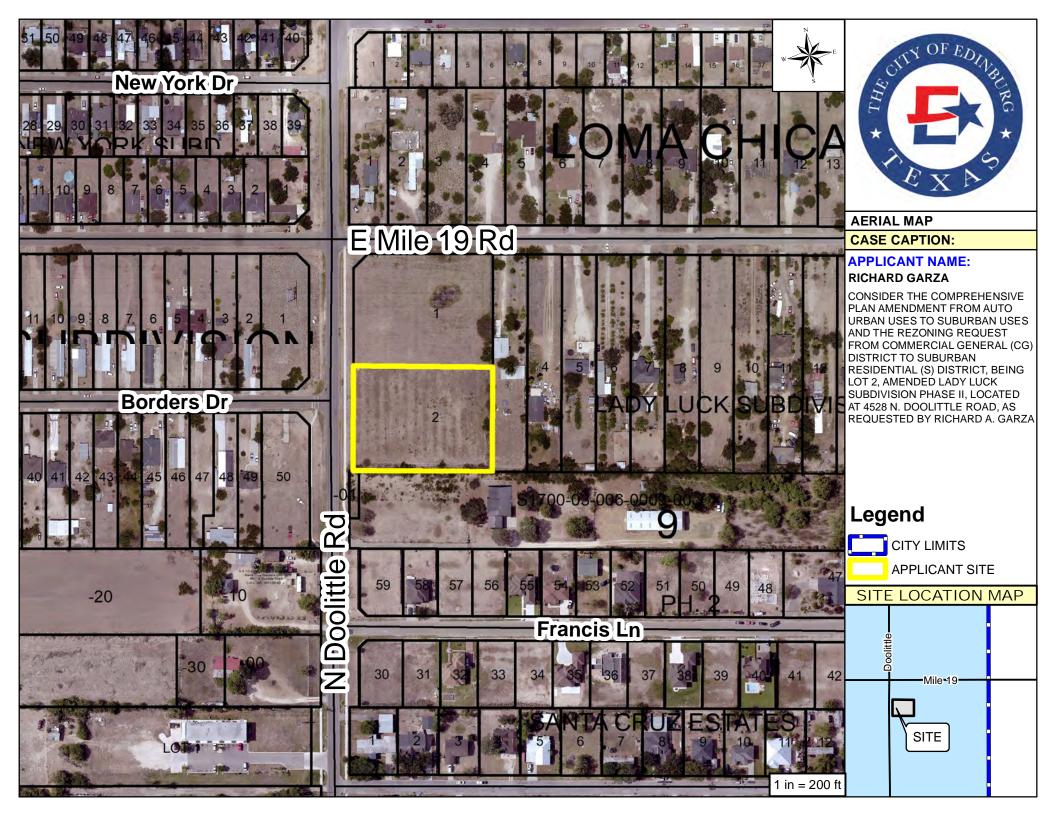
Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 27 neighboring property owners and received no comments in favor or against this request at the time of the report.

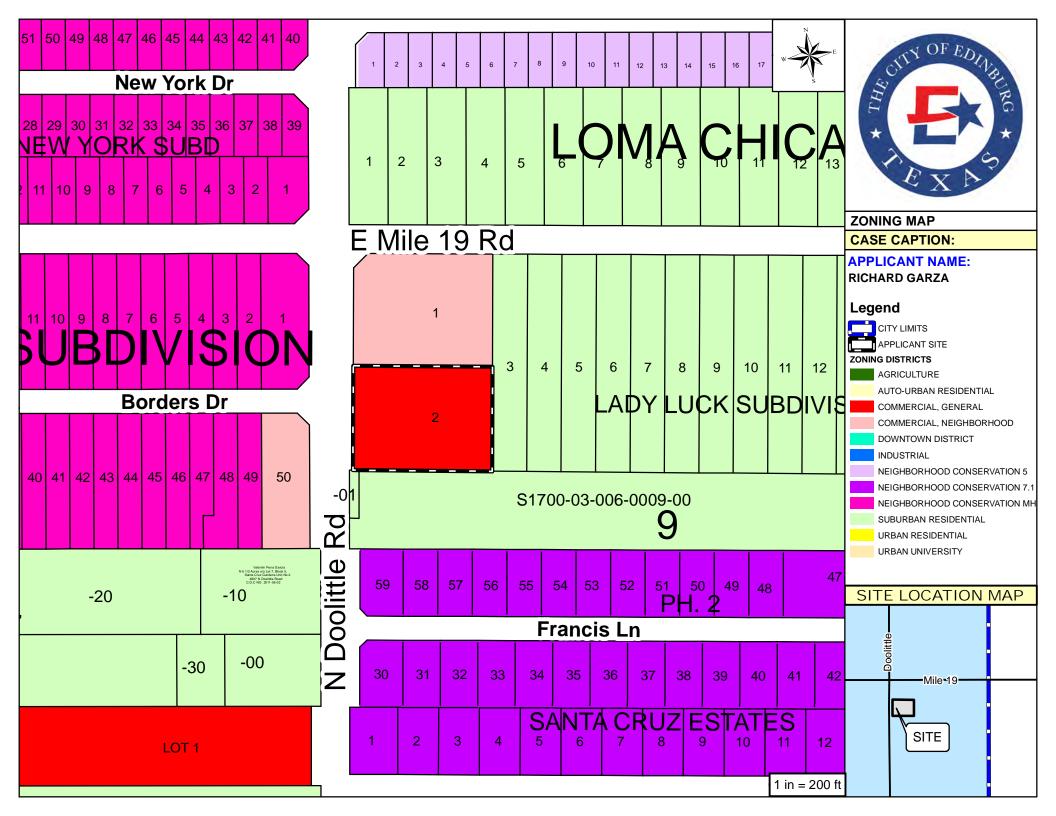
**ATTACHMENTS:** Aerial Photo

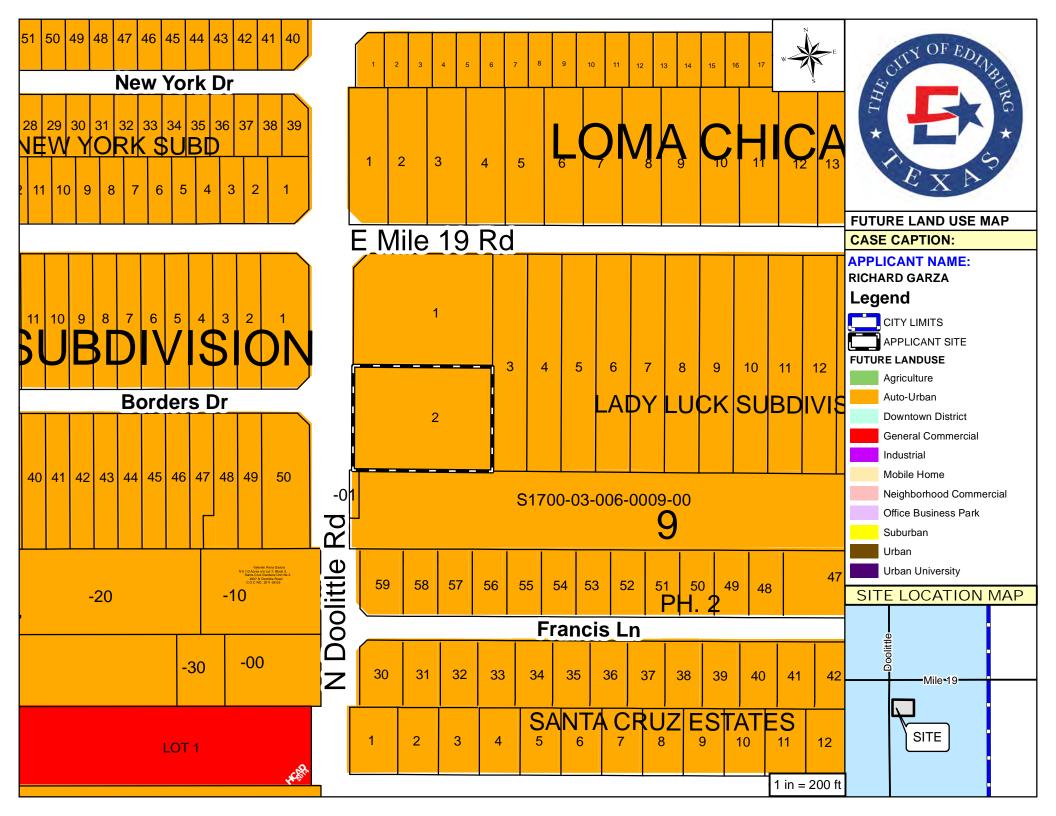
Zoning Map

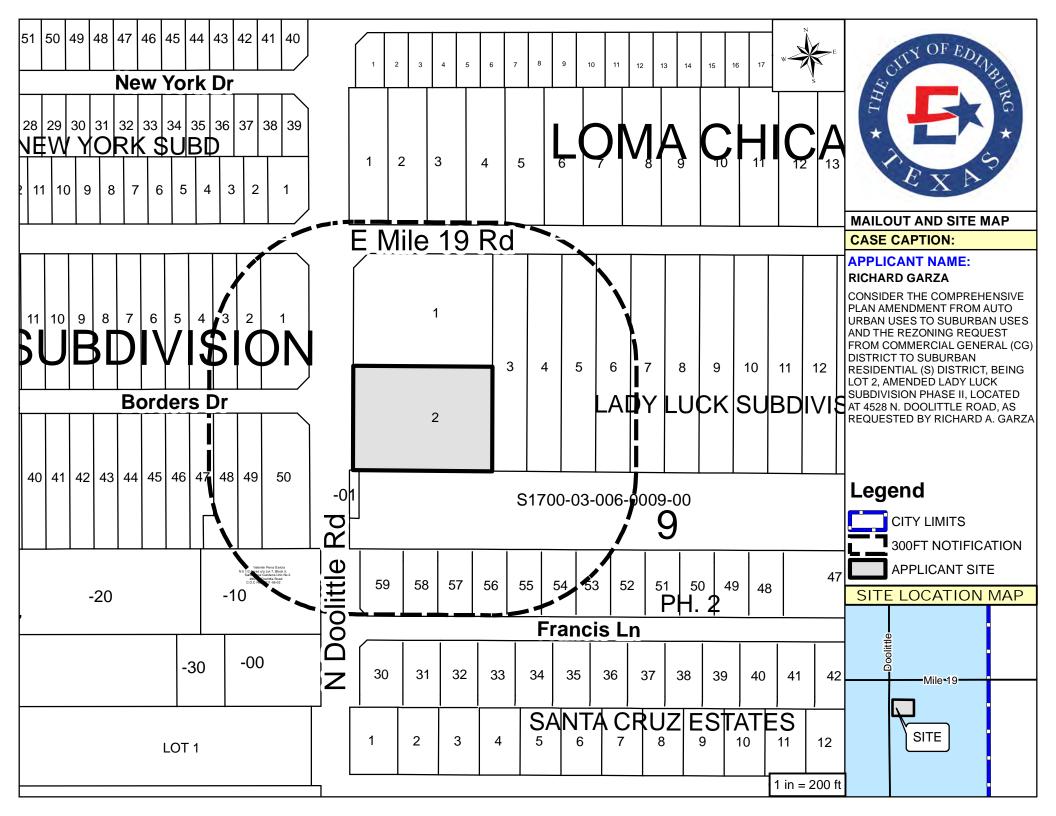
Future Land Use Map

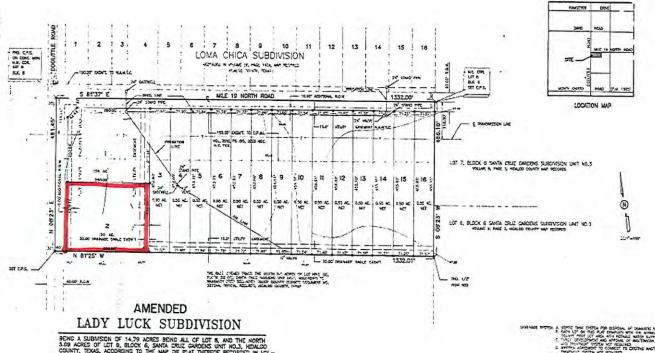
Photo of site Exhibits











BENG A SUBMISON OF 14.79 ACRES BEING ALL OF LOT B, AND THE NORTH 5.09 ACRES OF LOT B, BLOCK B, SANTA CRUZ GARDES UNIT MOJ. HOALGO COUNTY, TEXAS, ACCORDING TO THE MAP OF PAST THEREOF RETURBED IN VOLUME B, PAGE B, MAP RECERDS, HEALGO COUNTY, TEXAS.

NO 24" IN LOWDIU SET AT 1278.01 FEET FOR THE BAST N.O. W. LIVE OF INDLETTE A TOTAL CIPEROCE OF 1232.61 FEET TO A COTTON FILERA SPINGLE SET OF THE SEST

THERE, I 00°22' R. ALOYD THE WEST LINE OF LOTS E AND S. AND DOCLITTEE FORD, A DISTANCE OF 461.45 PART TO THE FOLLY COMPARED DO 14.76 ACRES OF LAST NEWS OR LESS.

REPAIRS SHOWN ON THE SURVEY ARE IN ACCORDANCE WITH SAFER CHUTE GAR. 3. MECHANIS IN TOURS 9, DAME 3, NAV RECORDS, SIZALIS COUNTY, TERMS.

#### GENERAL NOTES

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4 . - CHAPPER WAST BE PROVIDED FOR ALL

7) - UNDER MILITED STREET HOW LOTE 1-7 MG 1811 FOR LOT 3-16
MG CONTROL PROTECT | 1/2/2\*

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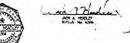
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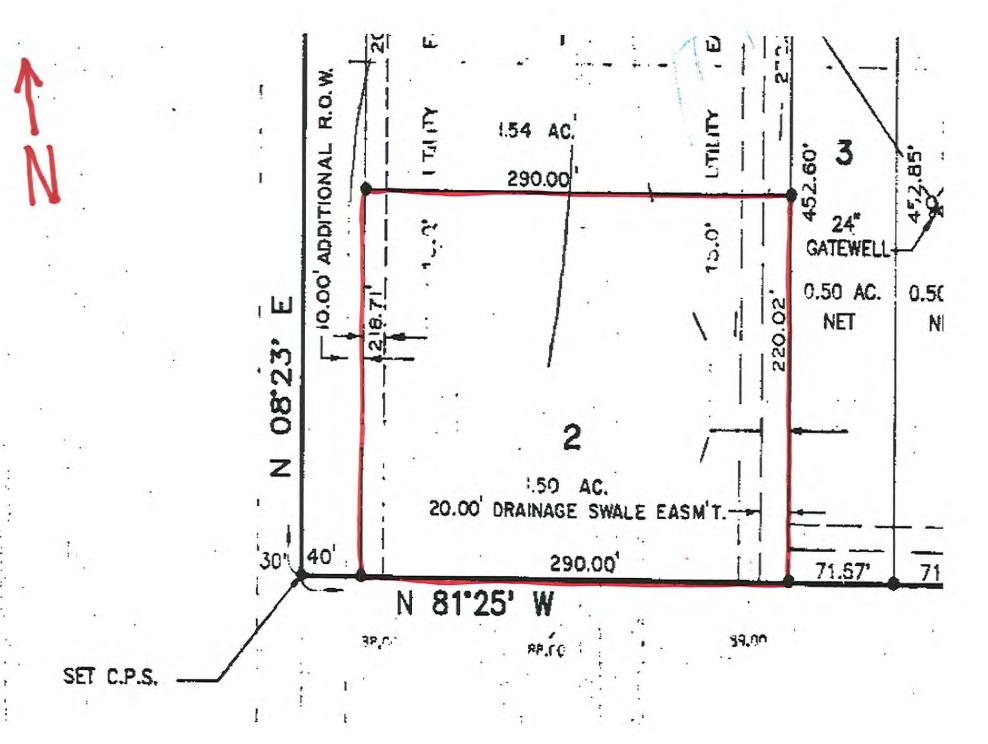
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manab m. Hamouli

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS 124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. (210) 381-8480





#### **Planning & Zoning Commission**

# **Regular Meeting**

Meeting Date: 4/13/21

#### **Rezoning Request**

# **AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, Being Lot 1, Windsor Estates Subdivision, Located at 2816 Windsor Street, As Requested By Vica Texas Enterprises LP [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

# **DESCRIPTION / SCOPE**:

The property is located at the southeast corner of N. McColl Road and Windsor Street and is currently vacant. The tract has 115 ft. of frontage along N. McColl Road and 130 ft. of depth for a tract size of 17,887.124 square feet. The applicant is proposing to construct a single family residence, which is permitted in the requested zoning designation.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Commercial General (CG) District to the north, Suburban (S) District to the south and west, and Neighborhood Conservation 5 (NC 5) District to the east. The surrounding land uses consists of single family residences. The future land use designation is General Commercial Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 21 neighboring property owners and received no comments in favor or against this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

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

#### **JUSTIFICATION:**

Staff recommends approval of the Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District. The requested zoning is consistent with the surrounding land use in the area.

Rita Lee Guerrero Kimberly A. Mendoza, MPA

Urban Planner Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Commercial General (CG) District to

Neighborhood Conservation 7.1 (NC 7.1) District

**APPLICANT:** Vica Texas Enterprises LP

 $\overline{AGENT}$ : N/A

**LEGAL:** Being Lot 1, Windsor Estates Subdivision

**LOCATION:** Located at 2816 Windsor Street

**LOT/TRACT SIZE:** 17,887.124 square feet

**<u>CURRENT USE OF PROPERTY</u>**: Vacant

**PROPOSED USE OF PROPERTY:** Single Family Residence

**EXISTING LAND USE** General Commercial Uses

**ADJACENT ZONING:** North – Commercial General (CG) District

South – Suburban (S) District

East - Neighborhood Conservation 5 (NC 5) District

West - Suburban (S) District

**LAND USE PLAN DESIGNATION:** General Commercial Uses

**PUBLIC SERVICES:** Sharyland Water Supply Corp. Water / City of Edinburg Sewer

**RECOMMENDATION:** Staff recommends approval of the Rezoning Request from

Commercial General (CG) District to Neighborhood Conservation

7.1 (NC 7.1) District

#### REZONING REQUEST VICA TEXAS ENTERPRISES LP

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses.
- 2. The applicant is proposing a single family residence on the property.

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

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 21 neighboring property owners and received no comments in favor or against this request at the time of the report.

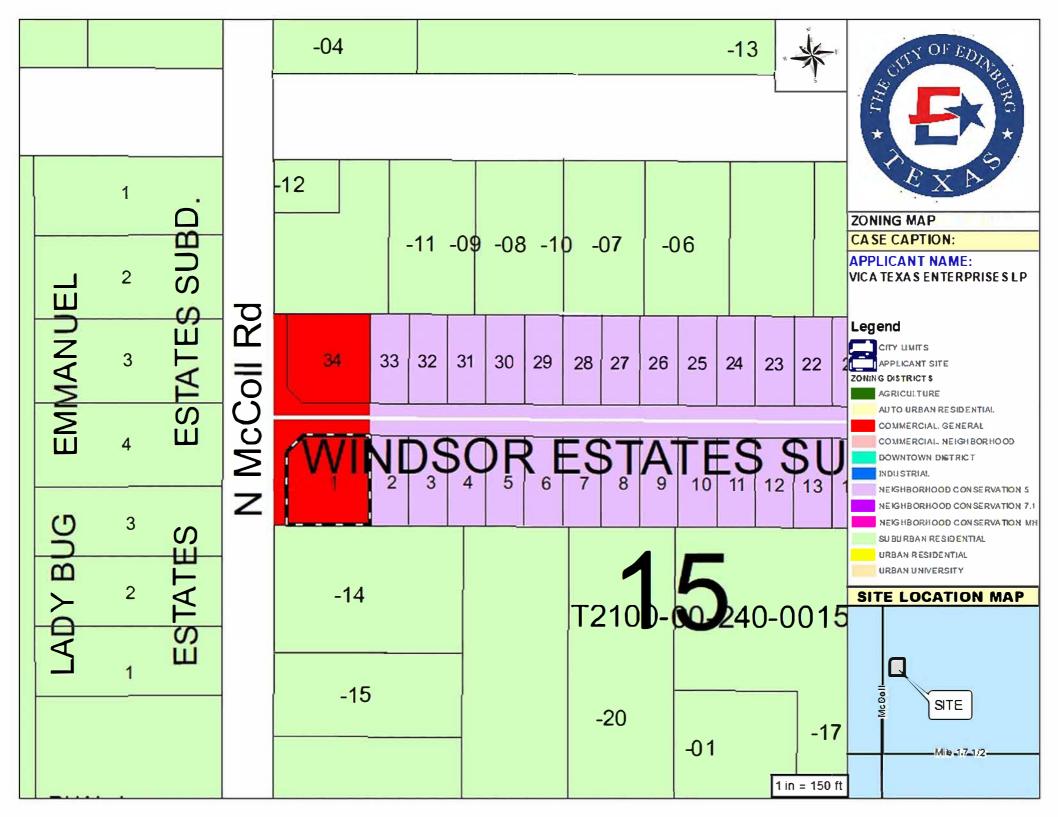
**ATTACHMENTS:** Aerial Photo

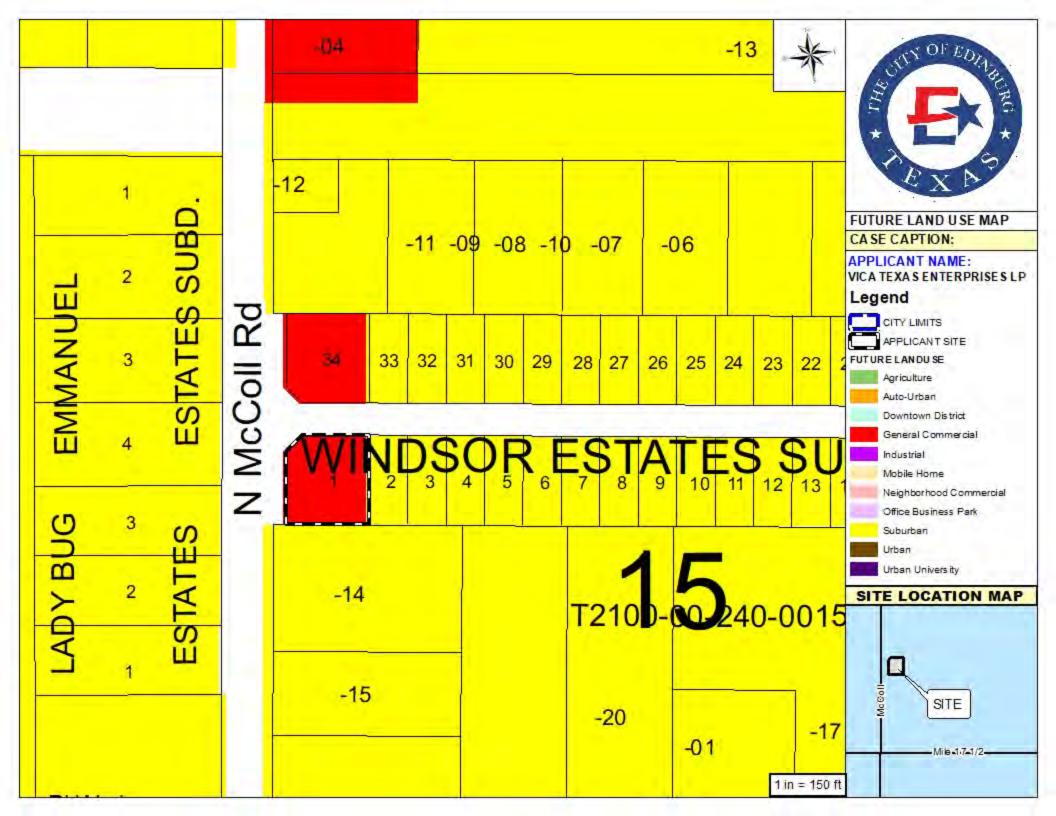
Zoning Map

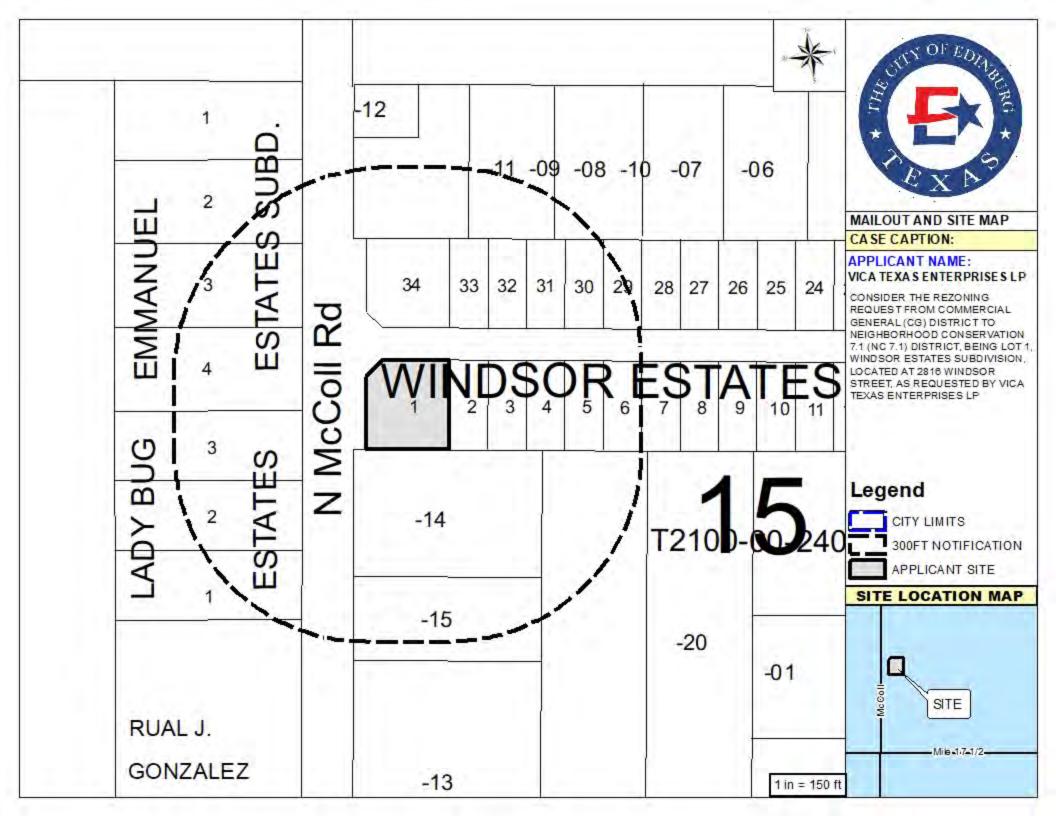
Future Land Use Map

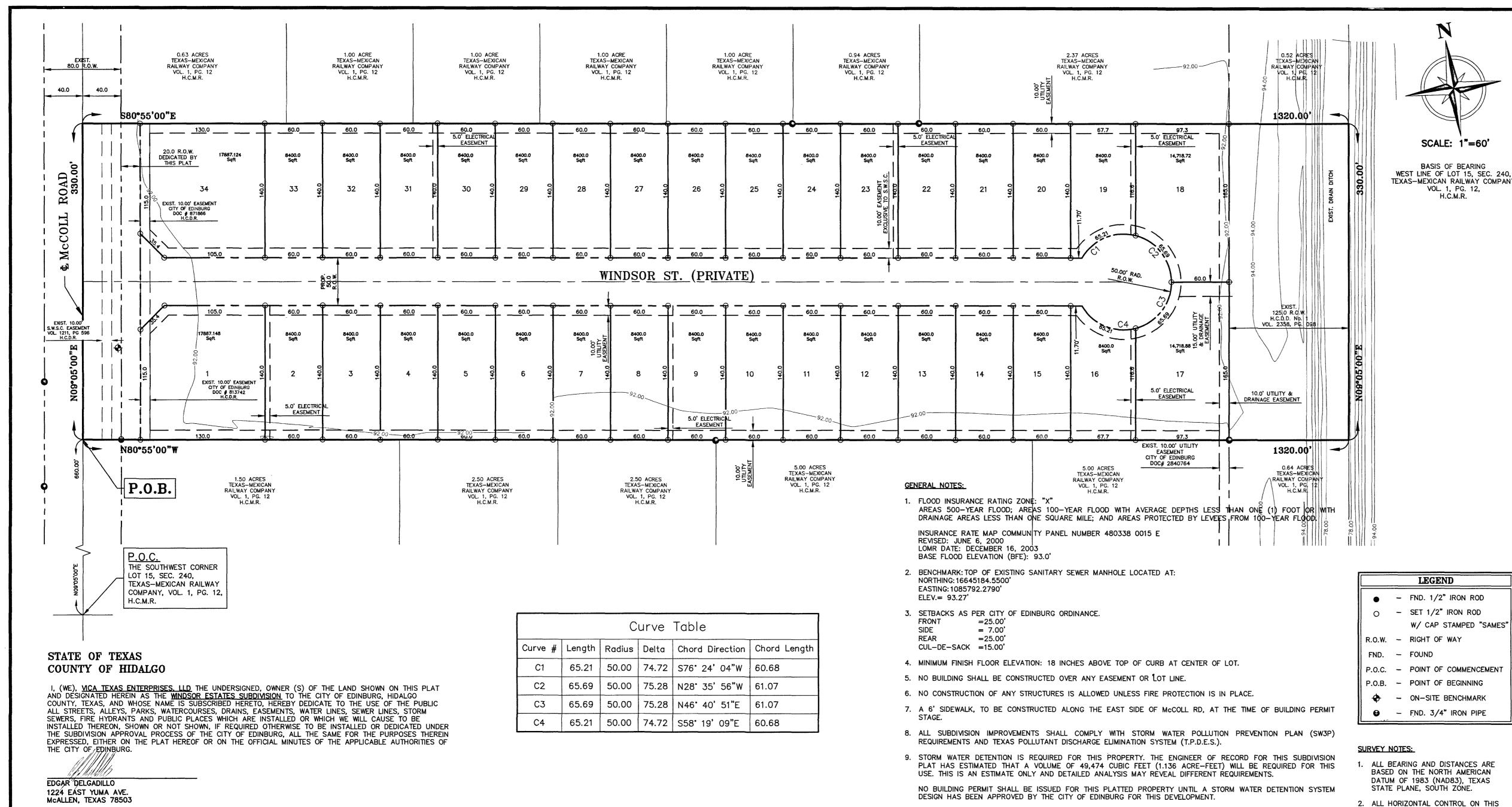
Photo of site Exhibits











STATE OF TEXAS COUNTY OF HIDALGO

. 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

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 TEX. WATER CODE s S 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE

HIDALGO COUNTY DRAINAGE DISTRICT NO. GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1, ON THIS THE \_\_\_\_\_\_\_ DAY OF APRIL 20 18. \_\_ DAY OF <u>PEPRIL</u> 20 18

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT'S No. 1, RIGHTS OF WAYS OR EASEMENTS.

NO.	SHEET	REVISION	DATE	APPROVED
			-	

······

STATE OF TEXAS

COUNTY OF HIDALGO

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CHAIRPERSON, PLANNING AND ZONING COMMISSION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>EDGAR DELGADILLO</u> KNOWN

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF EDINBURG,

TEXAS, THIS THE \_25\_DAY OF April 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS.

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN

TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE HATEL DAY OF ATTY

PRINCIPAL CONTACTS:

NAME EDGAR DELGADILLO SAMUEL D. MALDONADO, P.E. SURVEYOR: SAMUEL D. MALDONADO, RPLS 200 S. 10TH ST. SUITE 1500

BUILDING PERMIT. **ADDRESS** CITY & ZIP 1224 EAST YUMA AVE. 200 S. 10TH ST. SUITE 1500

10. OWNERS ARE TO MAINTAIN DETENTION AREAS.

ADDITIONAL FIRE PROTECTION REQUIREMENT.

SUBDIVISION CONSTRUCTION STAGE.

REMOVAL AT VIOLATOR'S EXPENSE.

TO WHOM THE DEDICATION IS GRANTED.

11. LANDSCAPING AS PER CITY OF EDINBURG ORDINANCE.

15. PERIMETER FENCE NEEDED IF DETENTION AREA(S) ARE 3 FEET OR DEEPER.

DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

20. ALL LOT CORNERS ARE SET WITH 1/2-INCH IRON RODS.

RESPONSIBILITY OF CANTON VILLAGE OWNER'S ASSOCIATION.

LIABILITY EXCEEDS THAT FOR PUBLIC STREETS AND ACCESS EASEMENTS.

18. NO DIRECT ACCESS WILL BE ALLOWED FROM LOT 1 AND LOT 34 ONTO F.M. 2061 (McCOLL RD),.

19. EXISTING EASEMENTS ARE BEING SHOWN BASED ON BEST AVAILABLE PUBLIC RECORDS.

OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

McALLEN, TEXAS 78503 McALLEN, TEXAS 78501 McALLEN, TEXAS 78501

12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY

13. WHEELCHAIR RAMPS, AND LANDING PER ADA REQUIREMENT, ARE TO BE CONSTRUCTED AT THE TIME OF

14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY

16. 1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO

2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND

ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE

3. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE

IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY SUBJECT TO IMMEDIATE

4. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY

WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE

GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE

21. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR

22. THE OWNERS OF THE LOTS SERVED BY PRIVATE STREETS AND ACCESS EASEMENTS WITHIN WINDSOR ESTATES SUBDIVISION AGREE TO RELEASE AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS OR ACCESS EASEMENTS OCCASSIONED BY THE REASONABLE AND THOUGHTFUL USE THEREOF IN THE EXECUTION OF THEIR DUTIES BY THE GOVERNMENTAL ENTITY TO THE EXTENT THE GOVERNMENTAL ENTITY'S

23. A 5' SIDEWALK IS REQUIRED IN FRONT OF THE RESIDENTIAL LOTS AND SHALL BE INCLUDED AS PART OF THE

PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS, STREET

LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE

HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE ACCESSIBLE TO EMERGENCY

VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR DUTIES. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL BE THE

CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL

(956) 638–1577 (956) 702-8883 (956) 702-8880 (956) 702-8880 (956) 702-8883

FAX

SITE LOCATION WSTORIS WILLIAM

> LOCATION MAP SCALE: 1"=1000

1444441.4/64/51:

# WINDSOR ESTATES **SUBDIVISION**

BEING THE SOUTH 10.0 ACRES (435,600.00 SQ. FT.), MORE OR LESS, OUT OF THE NORTH 20.0 ACRES (871,200.00 SQ. FT.) OF LOT 15, SECTION 240, TEXAS-MEXICAN RAILWAY COMPANY SURVEY. AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.0 ACRES (435,600.00 SQ.FT.).

# METES AND BOUNDS

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COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, SECTION 240, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, THENCE ALONG THE WEST LINE OF SAID LOT 15, ALSO BEING THE CENTERLINE NORTH MCCOLL ROAD, NORTH 09'05'00"EAST, A DISTANCE OF 660.00 FEET TO A POINT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE, CONTINUING ON THE WEST LINE OF SAID LOT 15, NORTH 09°05'00" EAST, A DISTANCE OF 330.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80°55'00" EAST, AT 40.00 FEET PASS A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EAST RIGHT-OF-WAY LINE OF NORTH MCCOLL ROAD, AT A DISTANCE OF 1,195.0 FEET PASS A HALF (1/2) INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "SAMES" FOR THE WEST LINE OF AN EXISTING 125.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT INSIDE A CANAL (NOT SET), FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, ALONG THE EAST LINE OF SAID LOT 15, SOUTH 09°05'00" WEST A DISTANCE OF 330.00 FEET TO A POINT INSIDE A CANAL (NOT SET), FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND;

THENCE, NORTH 80°55'00" WEST, AT 125.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND, FOR THE WEST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT A DISTANCE OF 1,280.00 FEET PASS A 3/4"IRON PIPE FOUND FOR THE EAST RIGHT-OF-WAY LINE OF NORTH MCCOLL ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 ACRES (435,600.00 SQ. FT.), MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO COUNTY CLERK'S RECORDED CERTIFICATE

PROJECT HAS ESTABLISHED UTILIZING

3. ELEVATIONS ON THIS PROJECT ARE

BASED ON THE NORTH AMERICAN

VERTICAL DATUM OF 1988 (NAVD88)

RTK GPS METHODS.

FILED FOR RECORDED IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

ON: 5/2/18 AT 10:24 (A.M)/P.M. INSTRUMENT NUMBER 2912311
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS : Javin R. Day, DEPUTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS: THAT I, <u>SAMUEL D. MALDONADO</u>, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THERON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF HIDALGO COUNTY.

SAMUEL D. MALDONADO

STATE OF TEXAS COUNTY OF HIDALGO

I , THE UNDERSIGNED, <u>SAMUEL D. MALDONADO</u>, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.





DATE OF PREPARATION: AUGUST 2017

samuel d. Maldonado

6027

TEL. (956) 702-8880 McALLEN, TEXAS 78501 FAX: (956) 702-8883

REGISTRATION # F-10602

200 S. 10TH ST. SUITE 1500





#### **Planning & Zoning Commission**

### **Regular Meeting**

Meeting Date: 4/13/21

#### **Rezoning Request**

# **AGENDA ITEM:**

Hold Public Hearing and Consider the Rezoning Request from Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District, Being Lot 34, Windsor Estates Subdivision, Located at 2815 Windsor Street, As Requested By Vica Texas Enterprises LP [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

#### **DESCRIPTION / SCOPE:**

The property is located at the northeast corner of N. McColl Road and Windsor Street and is currently vacant. The tract has 115 ft. of frontage along N. McColl Road and 130 ft. of depth for a tract size of 17,887.124 square feet. The applicant is proposing to construct a single family residence, which is a permitted use on the requested zoning designation.

The property is currently zoned Commercial General (CG) District. The surrounding zoning in the area is Suburban (S) District to the north and west, Neighborhood Conservation 5 (NC 5) District to the east and Commercial General (CG) District to the south. The surrounding land uses consists of single family residences. The future land use designation is General Commercial Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 21 neighboring property owners and received no comments in favor or against this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

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

#### **JUSTIFICATION:**

Staff recommends approval of the Commercial General (CG) District to Neighborhood Conservation 7.1 (NC 7.1) District. The requested zoning is consistent with the surrounding land use in the area.

Rita Lee Guerrero Kimberly A. Mendoza, MPA

Urban Planner Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Commercial General (CG) District to

Neighborhood Conservation 7.1 (NC 7.1) District

**APPLICANT:** Vica Texas Enterprises LP

 $\overline{AGENT}$ : N/A

**LEGAL:** Being Lot 34, Windsor Estates Subdivision

**LOCATION:** Located at 2815 Windsor Street

**LOT/TRACT SIZE:** 17,887.124 square feet

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED USE OF PROPERTY:** Single Family Residence

**EXISTING LAND USE** General Commercial Uses

**ADJACENT ZONING:** North – Suburban (S) District

South – Commercial General (CG) District

East - Neighborhood Conservation 5 (NC 5) District

West - Suburban (S) District

**LAND USE PLAN DESIGNATION:** General Commercial Uses

**PUBLIC SERVICES:** Sharyland Water Supply Corp. Water / City of Edinburg Sewer

**RECOMMENDATION:** Staff recommends approval of the Rezoning Request from

Commercial General (CG) District to Neighborhood Conservation

7.1 (NC 7.1) District

#### REZONING REQUEST VICA TEXAS ENTERPRISES LP

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of single family residential uses.
- 2. The applicant is proposing a single family residence on the property.

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

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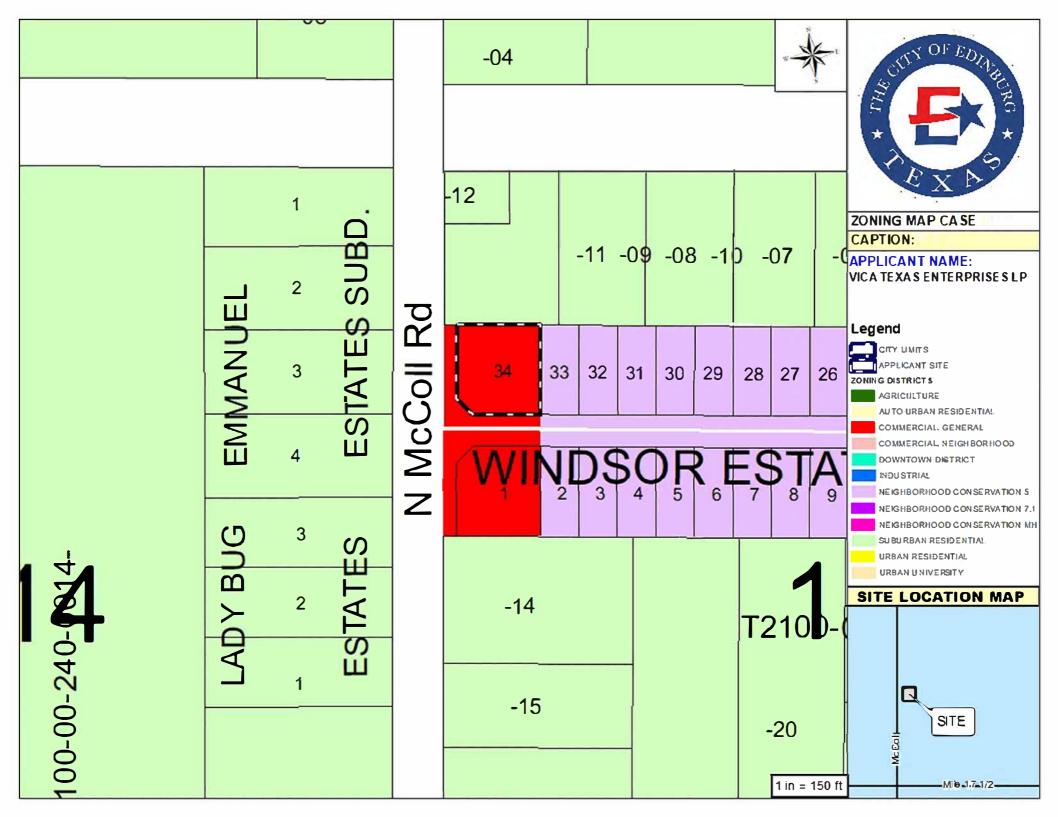
**ATTACHMENTS:** Aerial Photo

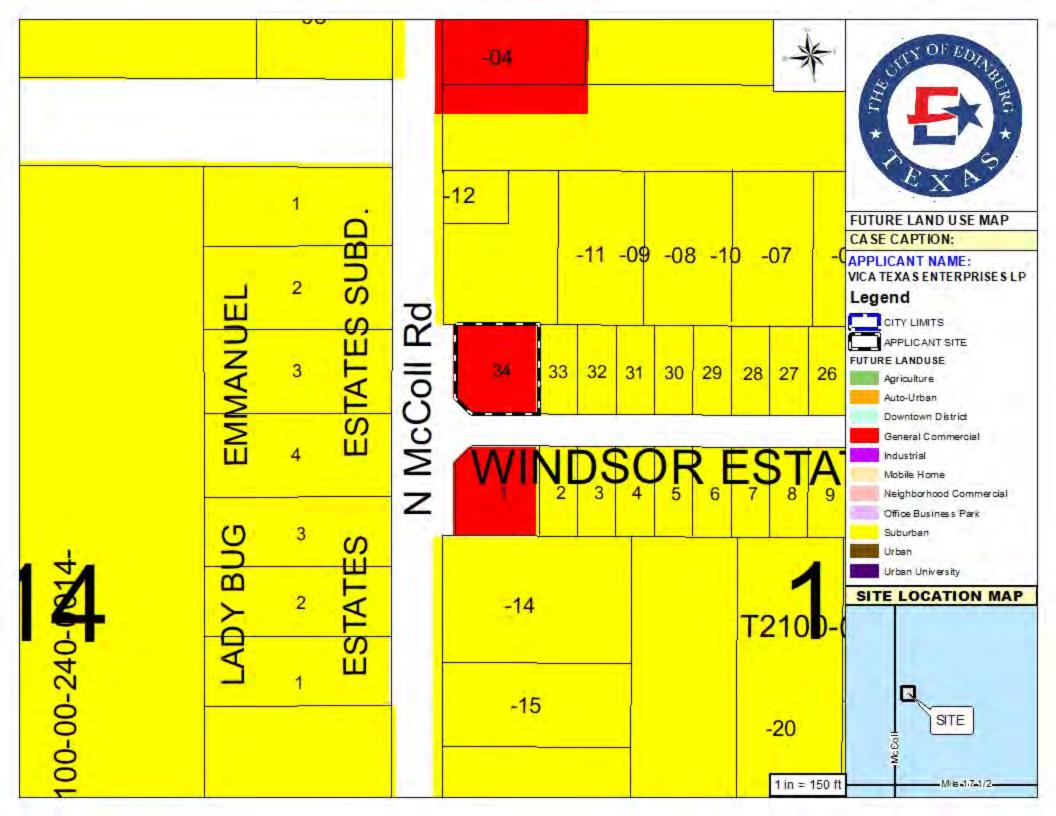
Zoning Map

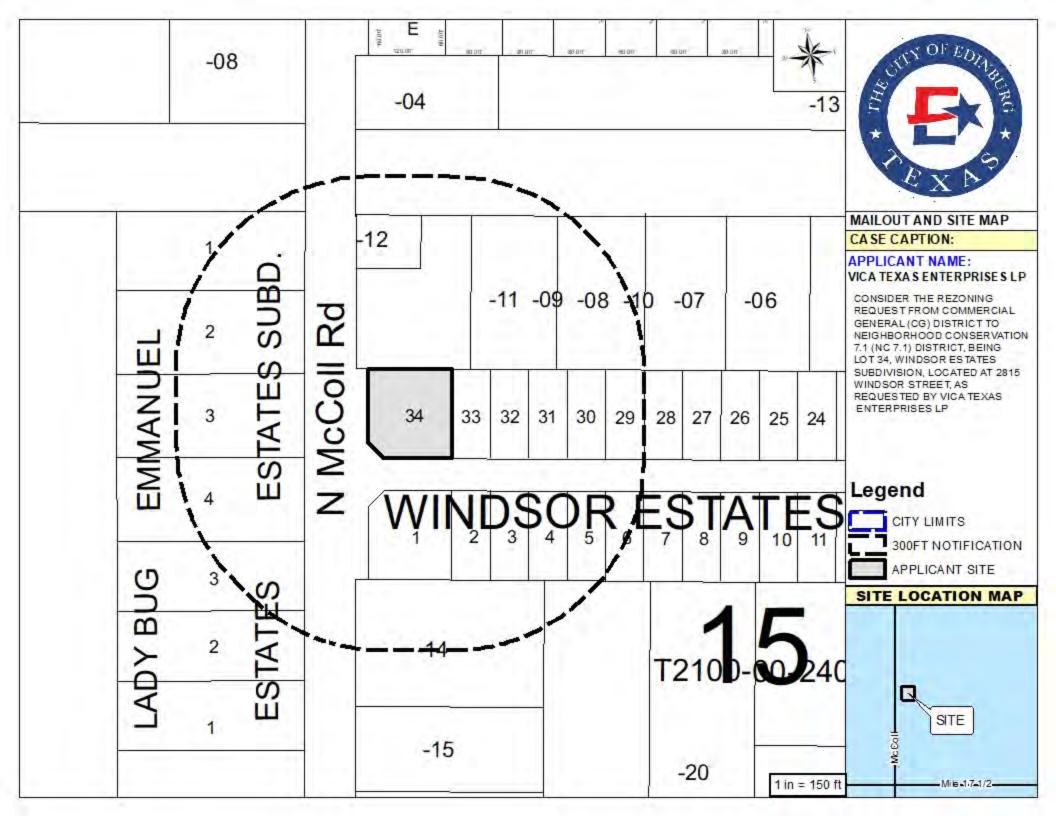
Future Land Use Map

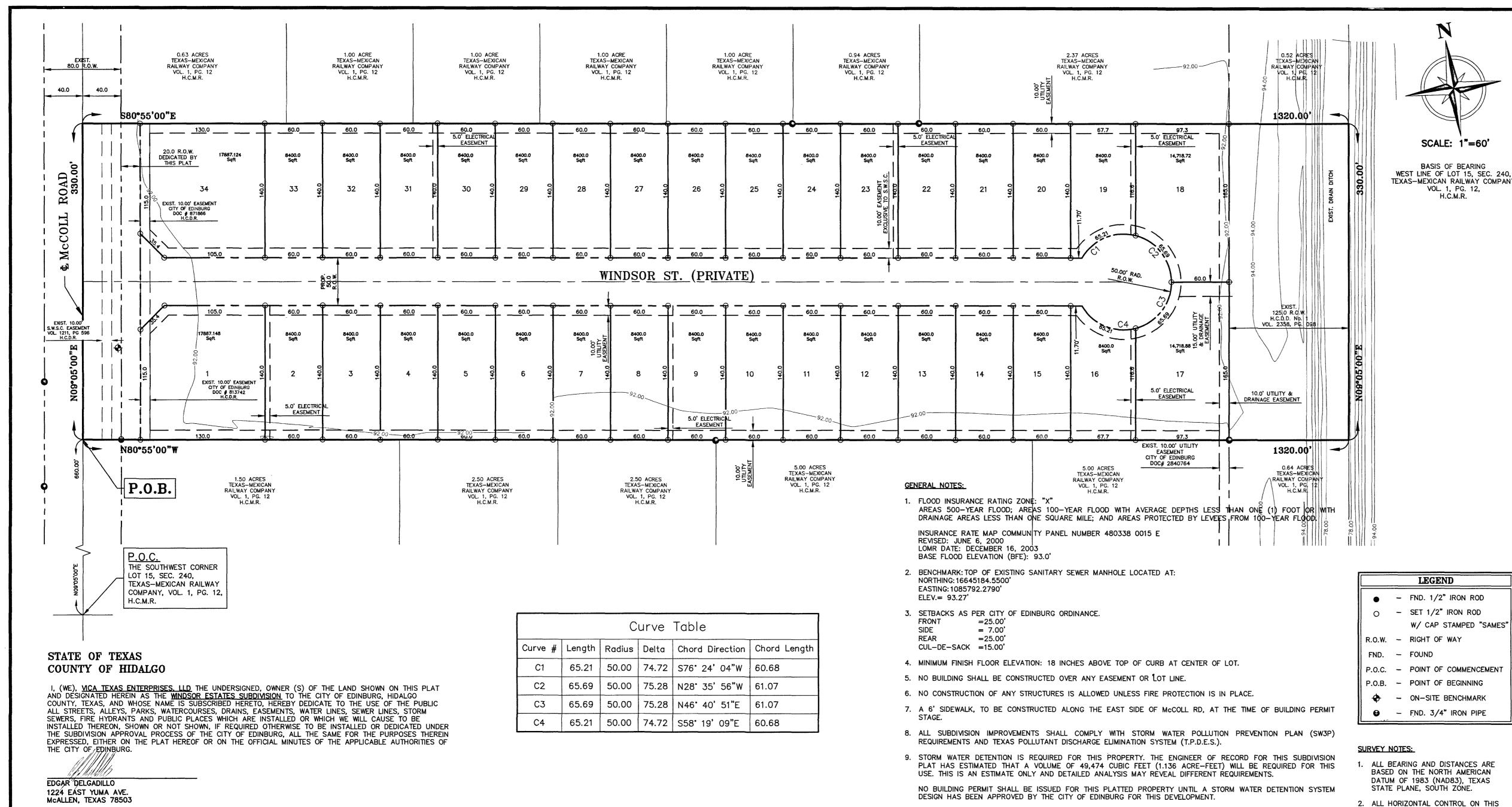
Photo of site Exhibits











STATE OF TEXAS COUNTY OF HIDALGO

. 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

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 TEX. WATER CODE s S 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE

HIDALGO COUNTY DRAINAGE DISTRICT NO. GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1, ON THIS THE \_\_\_\_\_\_\_ DAY OF APRIL 20 18. \_\_ DAY OF <u>PEPRIL</u> 20 18

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT'S No. 1, RIGHTS OF WAYS OR EASEMENTS.

NO.	SHEET	REVISION	DATE	APPROVED
			-	

······

STATE OF TEXAS

COUNTY OF HIDALGO

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CHAIRPERSON, PLANNING AND ZONING COMMISSION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>EDGAR DELGADILLO</u> KNOWN

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF EDINBURG,

TEXAS, THIS THE \_25\_DAY OF April 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS.

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN

TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE HATEL DAY OF ATTY

PRINCIPAL CONTACTS:

NAME EDGAR DELGADILLO SAMUEL D. MALDONADO, P.E. SURVEYOR: SAMUEL D. MALDONADO, RPLS 200 S. 10TH ST. SUITE 1500

BUILDING PERMIT. **ADDRESS** CITY & ZIP 1224 EAST YUMA AVE. 200 S. 10TH ST. SUITE 1500

10. OWNERS ARE TO MAINTAIN DETENTION AREAS.

ADDITIONAL FIRE PROTECTION REQUIREMENT.

SUBDIVISION CONSTRUCTION STAGE.

REMOVAL AT VIOLATOR'S EXPENSE.

TO WHOM THE DEDICATION IS GRANTED.

11. LANDSCAPING AS PER CITY OF EDINBURG ORDINANCE.

15. PERIMETER FENCE NEEDED IF DETENTION AREA(S) ARE 3 FEET OR DEEPER.

DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

20. ALL LOT CORNERS ARE SET WITH 1/2-INCH IRON RODS.

RESPONSIBILITY OF CANTON VILLAGE OWNER'S ASSOCIATION.

LIABILITY EXCEEDS THAT FOR PUBLIC STREETS AND ACCESS EASEMENTS.

18. NO DIRECT ACCESS WILL BE ALLOWED FROM LOT 1 AND LOT 34 ONTO F.M. 2061 (McCOLL RD),.

19. EXISTING EASEMENTS ARE BEING SHOWN BASED ON BEST AVAILABLE PUBLIC RECORDS.

OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

McALLEN, TEXAS 78503 McALLEN, TEXAS 78501 McALLEN, TEXAS 78501

12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY

13. WHEELCHAIR RAMPS, AND LANDING PER ADA REQUIREMENT, ARE TO BE CONSTRUCTED AT THE TIME OF

14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY

16. 1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO

2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND

ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE

3. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE

IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY SUBJECT TO IMMEDIATE

4. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY

WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE

GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE

21. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR

22. THE OWNERS OF THE LOTS SERVED BY PRIVATE STREETS AND ACCESS EASEMENTS WITHIN WINDSOR ESTATES SUBDIVISION AGREE TO RELEASE AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS OR ACCESS EASEMENTS OCCASSIONED BY THE REASONABLE AND THOUGHTFUL USE THEREOF IN THE EXECUTION OF THEIR DUTIES BY THE GOVERNMENTAL ENTITY TO THE EXTENT THE GOVERNMENTAL ENTITY'S

23. A 5' SIDEWALK IS REQUIRED IN FRONT OF THE RESIDENTIAL LOTS AND SHALL BE INCLUDED AS PART OF THE

PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS, STREET

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FAX

SITE LOCATION WSTORIS WILLIAM

> LOCATION MAP SCALE: 1"=1000

1444441.4/64/51:

# WINDSOR ESTATES **SUBDIVISION**

BEING THE SOUTH 10.0 ACRES (435,600.00 SQ. FT.), MORE OR LESS, OUT OF THE NORTH 20.0 ACRES (871,200.00 SQ. FT.) OF LOT 15, SECTION 240, TEXAS-MEXICAN RAILWAY COMPANY SURVEY. AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.0 ACRES (435,600.00 SQ.FT.).

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THENCE, CONTINUING ON THE WEST LINE OF SAID LOT 15, NORTH 09°05'00" EAST, A DISTANCE OF 330.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

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STATE OF TEXAS COUNTY OF HIDALGO COUNTY CLERK'S RECORDED CERTIFICATE

PROJECT HAS ESTABLISHED UTILIZING

3. ELEVATIONS ON THIS PROJECT ARE

BASED ON THE NORTH AMERICAN

VERTICAL DATUM OF 1988 (NAVD88)

RTK GPS METHODS.

FILED FOR RECORDED IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

ON: 5/2/18 AT 10:24 (A.M)/P.M. INSTRUMENT NUMBER 2912311
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS : Javin R. Day, DEPUTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS: THAT I, <u>SAMUEL D. MALDONADO</u>, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THERON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF HIDALGO COUNTY.

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DATE OF PREPARATION: AUGUST 2017

samuel d. Maldonado

6027

TEL. (956) 702-8880 McALLEN, TEXAS 78501 FAX: (956) 702-8883

REGISTRATION # F-10602

200 S. 10TH ST. SUITE 1500





#### **Planning & Zoning Commission**

#### **Regular Meeting**

Meeting Date: 4/13/21

#### **Rezoning Request**

# AGENDA ITEM:

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

#### **DESCRIPTION / SCOPE:**

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

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

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

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on April 20, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### STAFF RECOMMENDATION:

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

#### **JUSTIFICATION:**

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

Rita Lee Guerrero

Kimberly A. Mendoza, MPA

Urban Planner

Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 04/20/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Neighborhood Conservation 5 (NC 5)

District to Urban Residential (UR) District

**APPLICANT:** SARG Enterprises, LLC

**AGENT:** Melden & Hunt Inc.

**LEGAL:** Being Lots 1 and 2, Block 4, Roseland Parks Subdivision and Lots

1 & 18, University North Subdivision Unit No. 1

**LOCATION:** Located at 715 W. Schunior Road

**LOT/TRACT SIZE:** 35,130 square feet

**CURRENT USE OF PROPERTY:** Single Family Residential home

**PROPOSED USE OF PROPERTY:** Mutli-family development

**EXISTING LAND USE** Urban Uses

**ADJACENT ZONING:** North – Neighborhood Conservation 5 (NC 5) District

South – Neighborhood Conservation 5 (NC 5) District East - Neighborhood Conservation 5 (NC 5) District West - Neighborhood Conservation 5 (NC 5) District

LAND USE PLAN DESIGNATION: Urban Uses

**PUBLIC SERVICES:** City of Edinburg Water / Sewer

**RECOMMENDATION:** Staff recommends approval of the Rezoning Request from

Neighborhood Conservation 5 (NC 5) District to Urban Residential

(UR) District

# REZONING REQUEST SARG ENTERPRISES LLC

#### **EVALUATION**

The following is staff's evaluation of the request.

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

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

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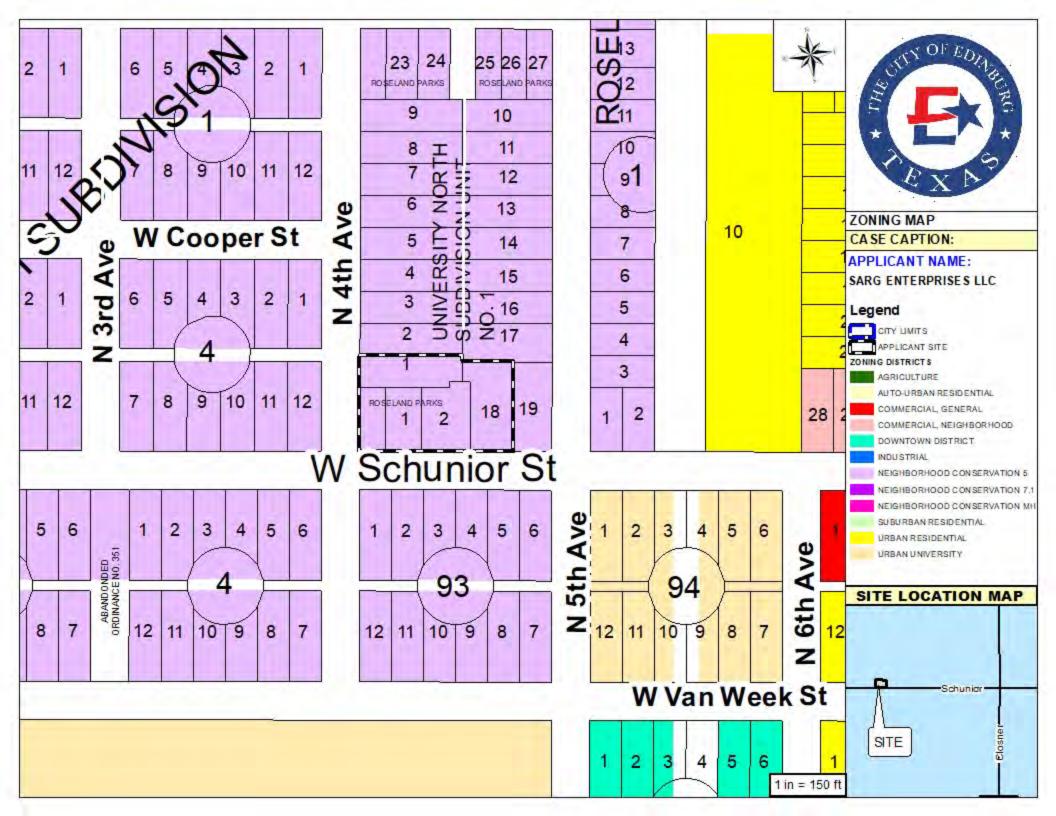
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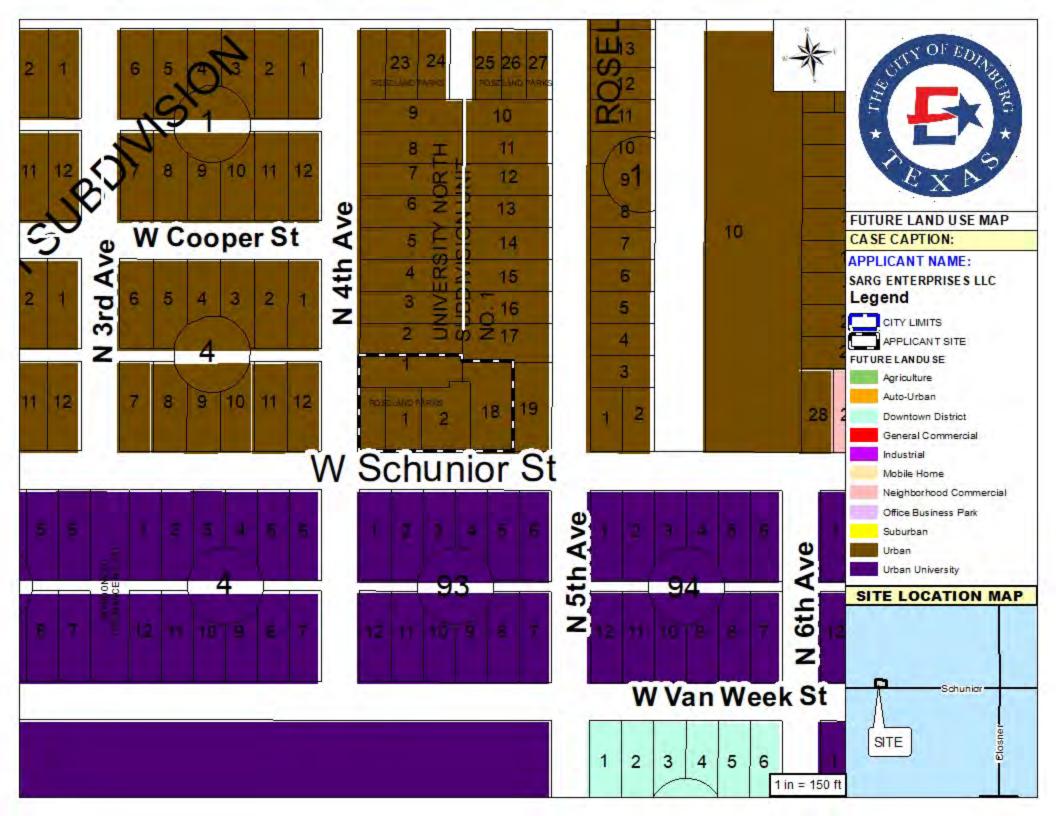
Zoning Map

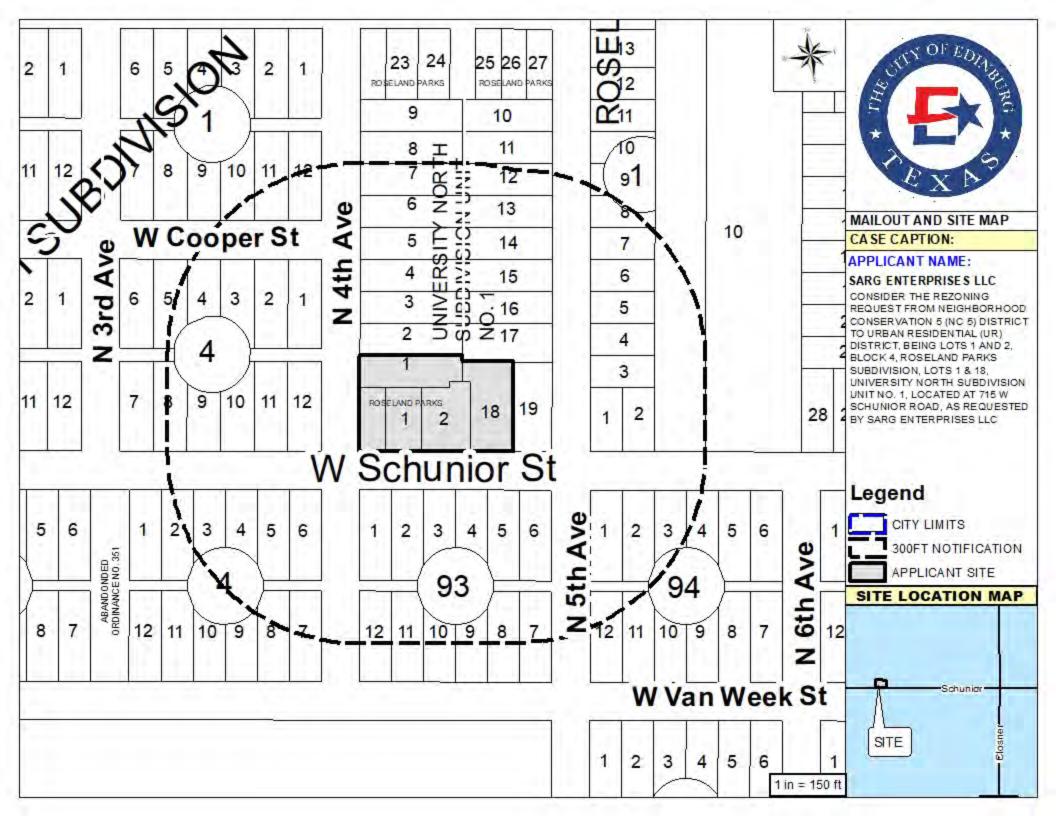
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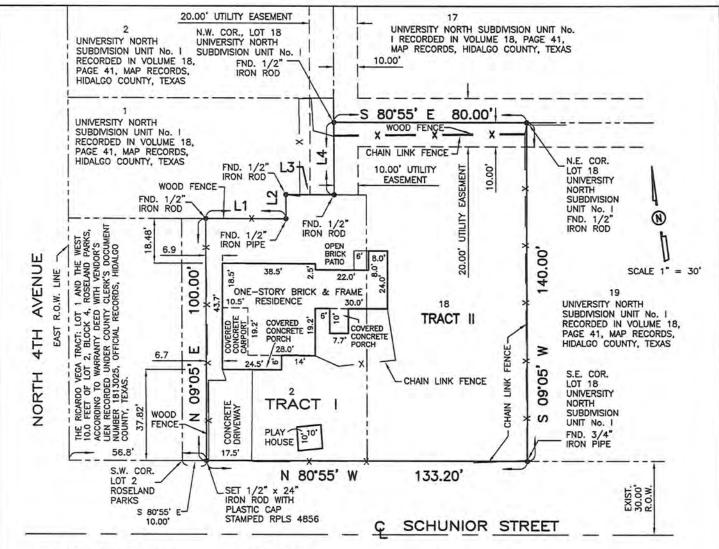
Photo of site Exhibits











PLAT SHOWING

TRACT I

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

PLAT SHOWING

TRACT II

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

L	INE TABLE	
LINE	LENGTH	BEARING
L1	33.20'	S 80'55' E
L2	10.00	N 09'05' E
L3	20.00'	S 80'55' E
14	30.00	N 09'05' E

FLOOD ZONE DESIGNATION: ZONE "X"

AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD. COMMUNITY-PANEL NUMBER 480338 0015 E MAP REVISED: MAY 14, 2001 L.O.M.R.

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

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

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

RECEIVED

FEB 01 2021

Name:

ALFONSO QUINTANILL REGISTERED PROFESSIONAL LAND No. 4856 4856

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. LAND SURVEYORS
PHONE 955-381-6480
FAX 956-381-0527

JOB No. G.F. No. 0003160967 BOOK No. T147 PAGE 65 F:\DATA\SURVEY\SUR15\LOT 18UNIVERSITY

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VOL. \_\_ 7 \_\_ PAGE \_\_ 49 18 PAGE

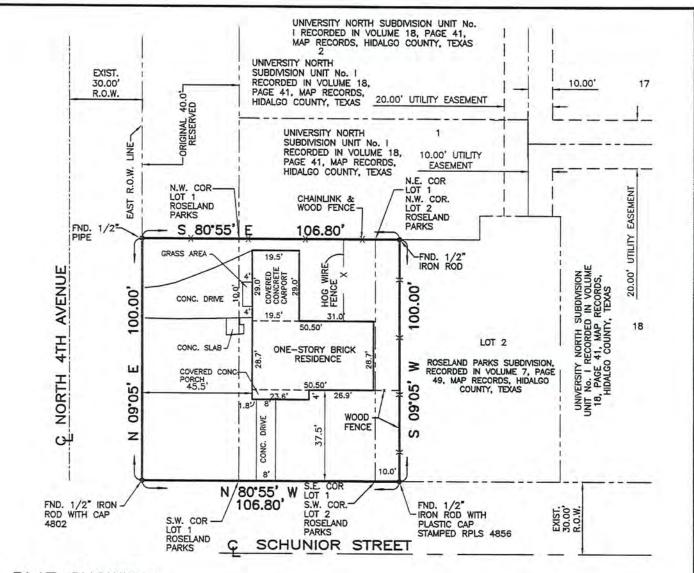
SURVEYED\_ APRIL 24, 2015

ADDRESS 715 W. SCHUNIOR ST. EDINBURG, TEXAS 78539

OWNER SARG ENTERPRISE, L.L.C.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

OFFICE OCHAENGINEERING.COM



### PLAT SHOWING

LOT 1 AND THE WEST 10.0 FEET OF LOT 2, BLOCK 4, ROSELAND PARKS, AN ADDITION TO THE CITY OF EDINBURG HIDALGO COUNTY, TEXAS ACCORDING TO AMENDED MAP THEREOF RECORDED IN VOLUME 7, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS; TOGETHER WITH A 40 FOOT BY 100 FOOT (40'X100') TRACT OF LAND TO THE WEST OF LOT 1, BLOCK 4 ROSELAND PARKS AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY TEXAS, ACCORDING TO AMENDED MAP THEREOF RECORDED IN VOLUME 7, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT RUNS 100 FEET NORTH AND SOUTH AND 40 FEET EAST AND WEST AND IS BOUNDED ON THE WEST BY THE WEST LINE OF ROSELAND PARKS SUBDIVISION, ON THE SOUTH BY THE SOUTH LINE OF ROSELAND PARKS SUBDIVISION AND THE NORTH BY AN EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 4, ROSELAND PARKS SUBDIVISION.

FLOOD ZONE DESIGNATION: ZONE "X"

AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD. COMMUNITY-PANEL NUMBER 480338 0015 E MAP REVISED: MAY 14, 2001 L.O.M.R.

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

RECEIVED

FEB 0 1 2021

Name: WIKE COU-

ALFONSO QUINTANILLA ANILLA ARSON ALFONSO QUINTANII REGISTERED

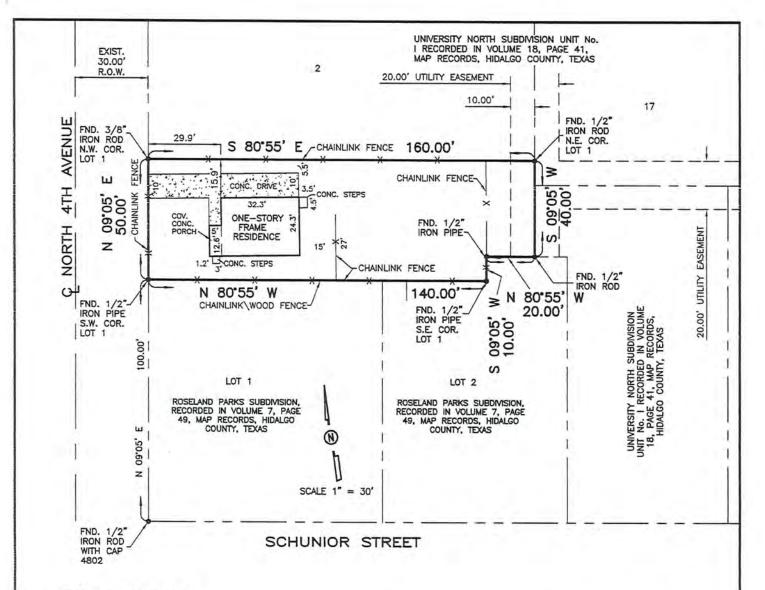
SURVEYED\_ APRIL 29, 2015 ADDRESS 719 W. SCHUNIOR ST. EDINBURG, TEXAS 78539 OWNER SARG ENTERPRISE, LLC.

JOB No. G.F. No. 0003160968 BOOK No. T147 PAGE 6 68 F:\DATA\SURVEY\SUR15\LOT 1 & 2, ROSELAND CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527 OFFICE QHAENGINEERING.COM

ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00



# PLAT SHOWING

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

FLOOD ZONE DESIGNATION: ZONE "X"
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WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 100—YEAR FLOOD.
COMMUNITY—PANEL NUMBER 480338 0015 E
MAP REVISED: MAY 14, 2001 L.O.M.R.

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

# RECEIVED

FEB 0 1 2021

Name:

REGISTERED PROFESSIONAL LA \$2.0€4856 SUR

PAGE 49 SURVEYED MAY 6, 2015 ADDRESS 810 N. 4TH AVENUE EDINBURG, TEXAS 78539 OWNER SARG ENTERPRISES, LLC.

JOB No. G.F. No. 0003161290 BOOK No. T147 PAGE 6 69 F:\DATA\SURVEY\SUR15\LOT 1 UNIVERSITY QUINTANILLA, HEADLEY AND ASSOCIATES, INC. B

CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS OFFICE@QHAENGINEERING.COM







#### **Planning & Zoning Commission**

#### **Regular Meeting**

Meeting Date: 4/13/21

#### **Special Use Permit for a Wireless Communication Tower**

#### **AGENDA ITEM:**

Hold Public Hearing and Consider the Special Use Permit for a Wireless Communication Tower, Being 0.083 acres and a 0.524 acre tract of land situated in the TM RR Co Survey, Section No. 241, Abstract No. 102, Being out of called 9.20 Acres, Located at 322 W. Chapin Street, As Requested By Vertical Bridge Development [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

#### **DESCRIPTION / SCOPE:**

The property is located on the south side of E. Chapin Street, approximately 1,000 ft. west of N. Closner Blvd. The zoning designation does allow for a wireless communication tower. The applicant is requesting the special use permit to allow for the construction of a 120 ft. high wireless communication tower.

The property is currently zoned Industrial (I) District. The surrounding zoning in the area is Industrial (I) District to the north and east, Commercial General (CG) District to the west, and a Drainage Ditch currently falls to the south. The surrounding land uses consist of industrial and multi-family uses. The future land use designation is Industrial Uses.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to 12 neighboring property owners and received no comments in favor or against this request at the time of the report.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 4, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit for a Wireless Communication Tower subject to complying with conditions. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

#### **JUSTIFICATION:**

Staff recommends approval of the Special Use Permit for a Wireless Communication Tower, which allows for a 120 ft. high wireless communication tower.

Rita Lee Guerrero Kimberly A. Mendoza, MPA

Urban Planner Director of Planning & Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 04/13/2021 CITY COUNCIL – 05/04/2021 DATE PREPARED – 04/06/2021

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Consider the Special Use Permit for a Wireless Communication Tower

**APPLICANT:** Vertical Bridge Development

**AGENT:** 

**LEGAL:** Being 0.083 acres and a 0.524 acre tract of land situated in the TM RR Co

Survey, Section No. 241, Abstract No. 102, Being out of called 9.20 Acres

**LOCATION:** Located at 322 W Chapin Street

**LOT/TRACT SIZE:** 0.083 acres and a 0.524 acre tract of land

**<u>CURRENT USE OF PROPERTY:</u>** Vacant

**PROPOSED USE OF PROPERTY:** Wireless Communication Tower

EXISTING LAND USE Vacant

**ADJACENT ZONING:** North – Industrial (I) District

South – Drainage Ditch East - Industrial (I) District

West - Commercial General (CG) District

**LAND USE PLAN DESIGNATION:** Industrial Uses

**PUBLIC SERVICES:** City of Edinburg Water & Sewer

**RECOMMENDATION:** Staff recommends approval of the Special Use Permit for a Wireless

**Communication Tower** 

#### SPECIAL USE PERMIT VERTICAL BRIDGE DEVELOPMENT

#### **EVALUATION**

#### The following is the staff's evaluation of this application:

In reviewing this request, staff has found that the applicant proposes to install a one hundred twenty (120) foot tall monopole for a cellular tower.

- 1. The City's Comprehensive Plan designation for this property is Industrial Uses.
- 2. The land use pattern for this area of the community consists of industrial and multi-family uses.
- 3. The Commission, in its review, may consider factors such as compliance with the Comprehensive Plan, established land use pattern of an area, change of conditions, impact to neighboring properties, comprehensiveness and reasonableness of the request.
- 4. Staff mailed a notice of the public hearings before the Planning & Zoning Commission to 12 neighboring property owners and received no comments in favor or against the request at the time of this report. A copy of the survey is attached for the Commission's consideration.
- 5. This property has access onto to W. Chapin Street. Special use permits are required to allow the City to determine the appropriateness (i.e. location, size, type, etc.), and examine related issues (e.g. standards, safeguards, maintenance, conditions, access, compliance, etc.) of this type of development in local neighborhoods.

#### If the Special Use Permit is approved staff recommends it be approved with the following conditions:

- 1. The installation, construction and placements of the monopole and tower meet Federal Communications Commission (FCC) standards, and the Federal Aviation Administration (FAA).
- 2. The monopole meets or exceeds the wind loads for this region.
- 3. The installation of the tower is coordinated with the City's Code Enforcement/Permit Office.
- 4. No advertising is permitted on the proposed tower.
- 5. No sign or illuminations are placed on the proposed tower unless required by state or federal requirements.
- 6. The location is secured, that access to the site meets the City's requirements, being a minimum of a 20 foot wide all weather surface access road or driveway.
- 7. That the monopole tower and equipment facilities are painted in accordance with the City's architectural standards, which provides for brown or tan as the primary colors for commercial structures in the community. The site is well maintained, free of brush and other debris.
- 8. Vertical Bridge Development executes an agreement holding the City legally harmless as a result of having issued the permit and includes the City in the Communications liability insurance as an added certificate holder for this tower upon approval of the permit. A copy of the certificate is to be provided to the City before the issuance of appropriate building permits.
- 9. Vertical Bridge Development allows, without a financial obligation, City use of the tower for public purposes.

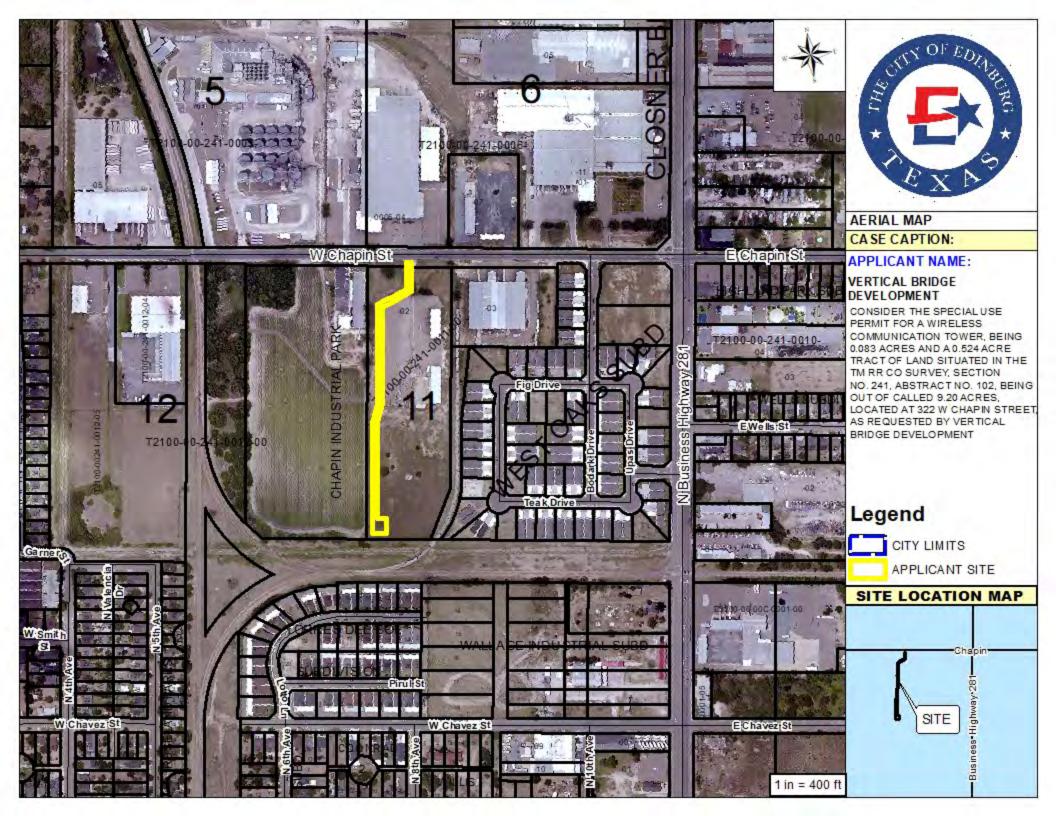
10. Vertical Bridge Development allows for on-premises co-location lease contracts with industry partners to the maximum capacity allowed by the tower. Efforts should be geared toward meeting appropriate specifications so that the tower and monopole have the most co-location capacity available under current state-of-the-art technology worldwide.

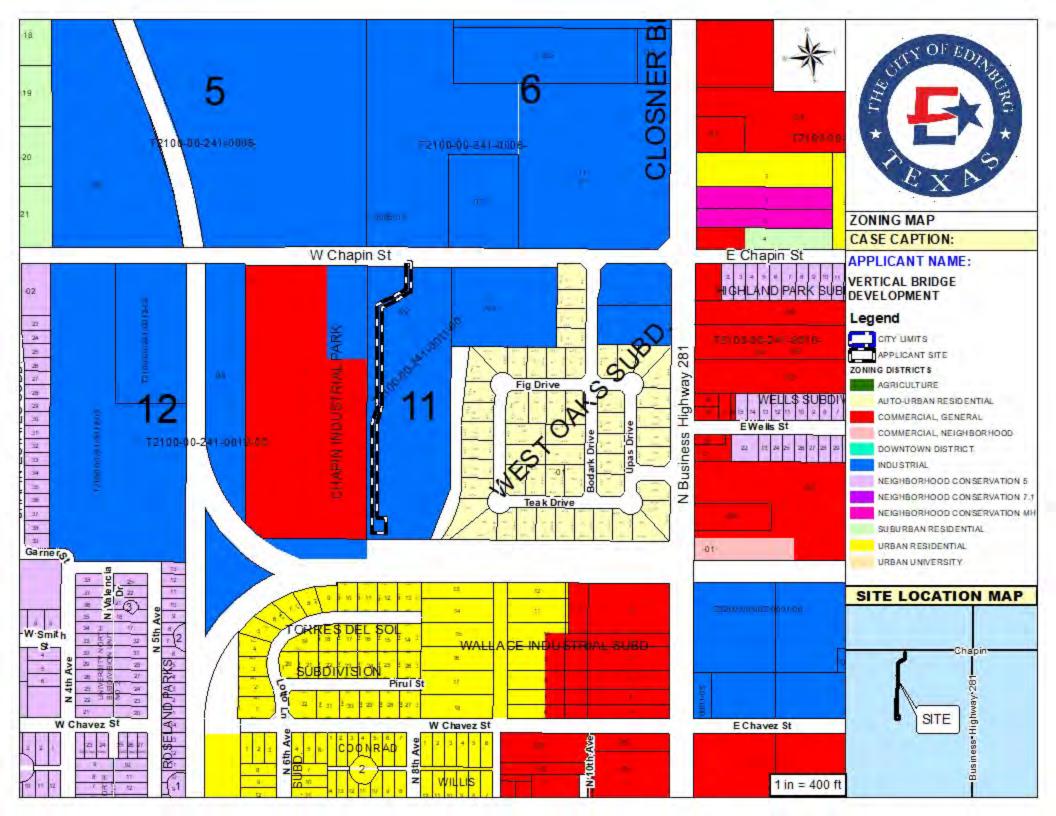
**ATTACHMENTS:** Site Map

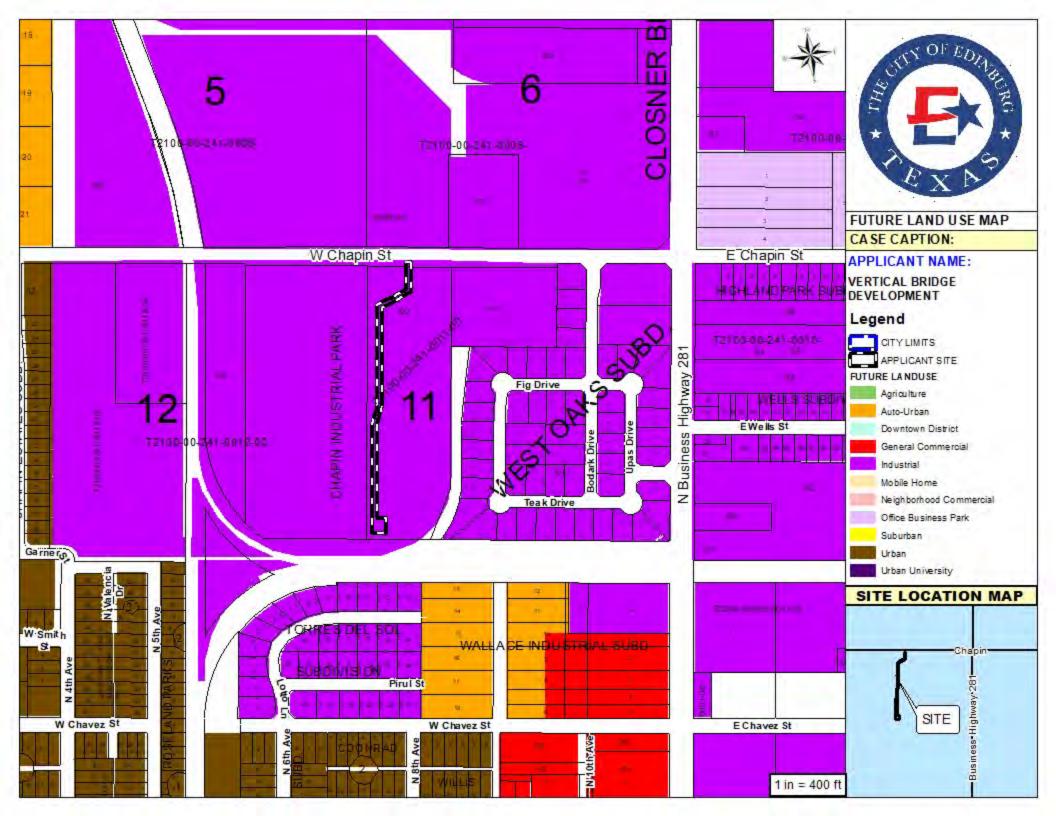
Photo of Site

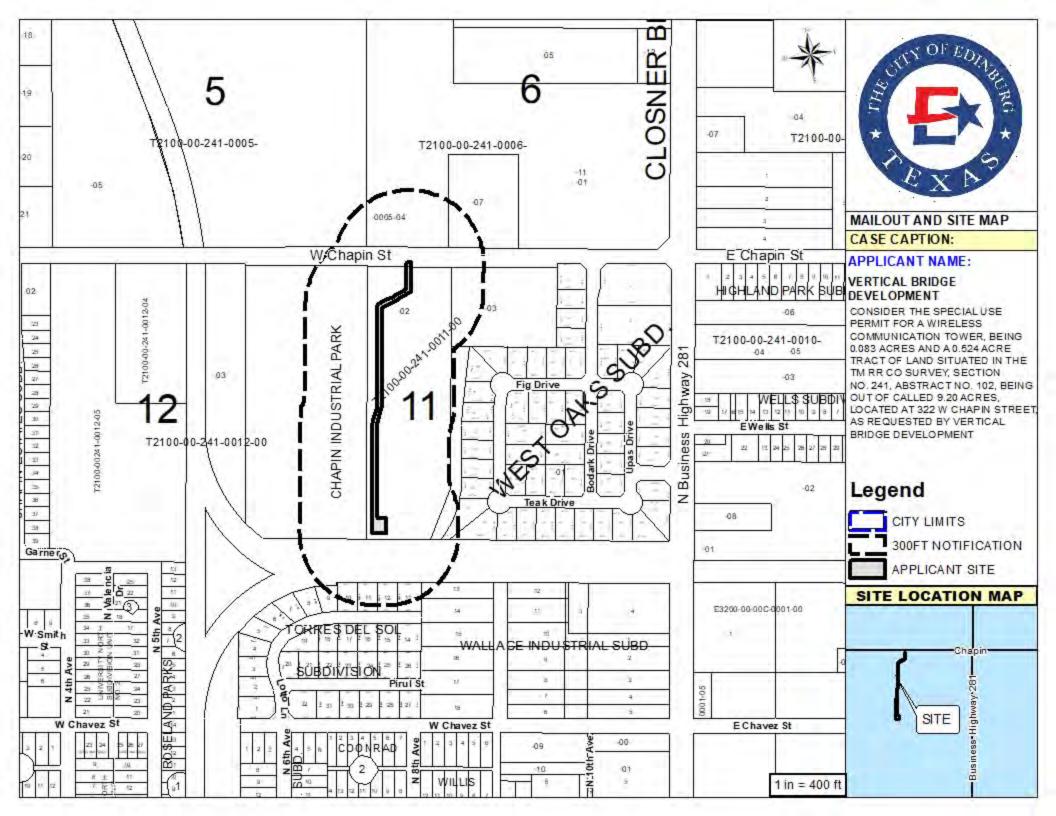
List of property owners receiving notice Response from neighboring property owner

NOTICES MAILED: April 2, 2021













#### **MEMORANDUM**

To: Planning & Zoning Commission

From: Rita Lee Guerrero, Urban Planner

Date: April 13, 2021

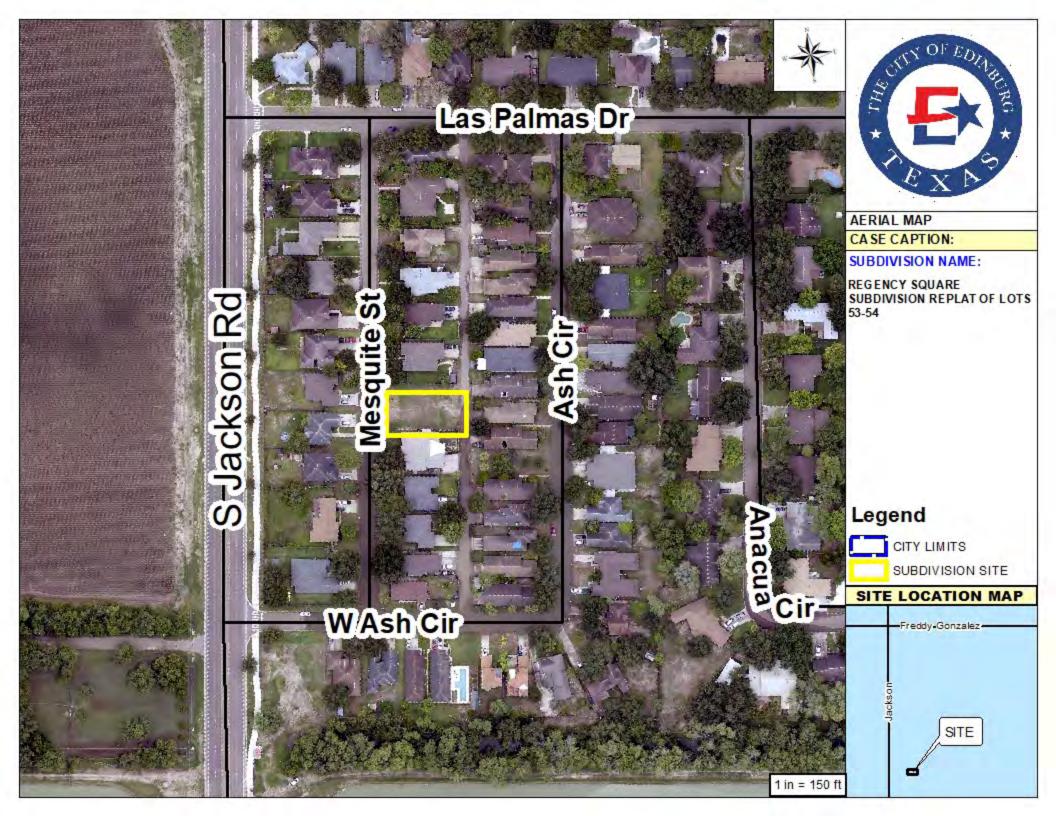
Re: Public Hearing for Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4

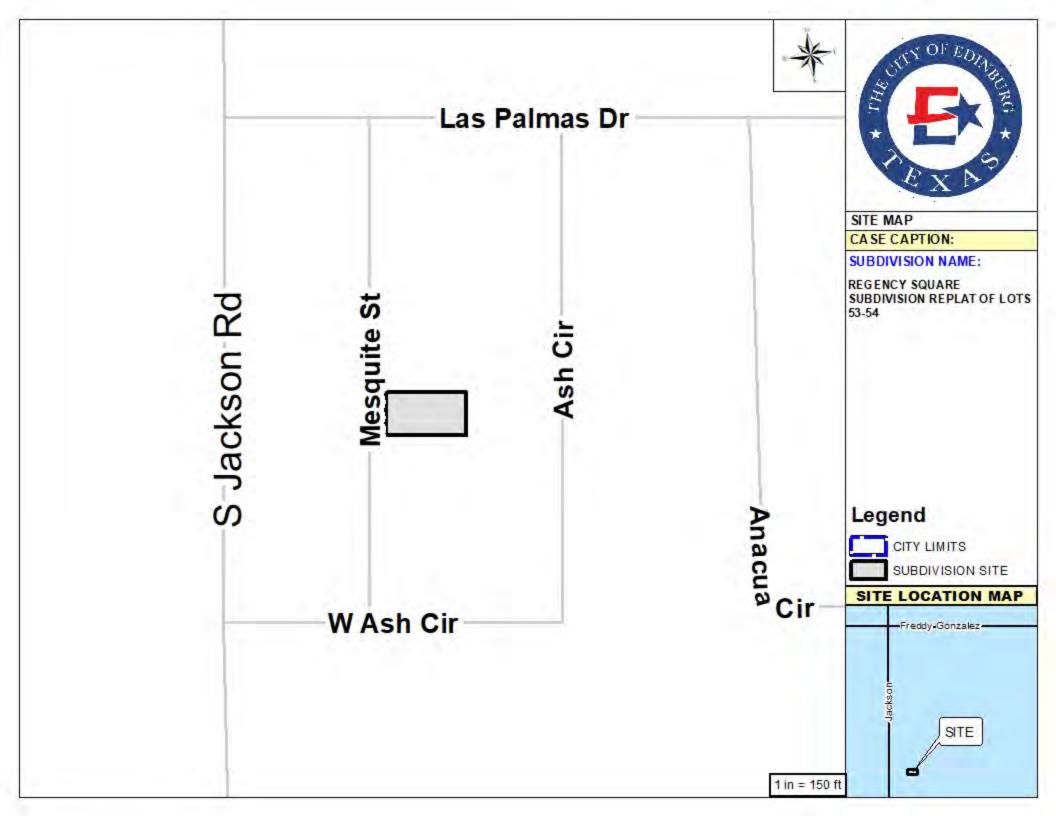
According to the Texas Local Government Code sections 212.014 and 212.0145 in order to replat a subdivision without vacating the preceding plat for said subdivision a public hearing is required. Interested parties or citizens have an opportunity to be heard by the local municipal authority responsible for approving plats. In this circumstance the public hearings will be held for the following subdivision

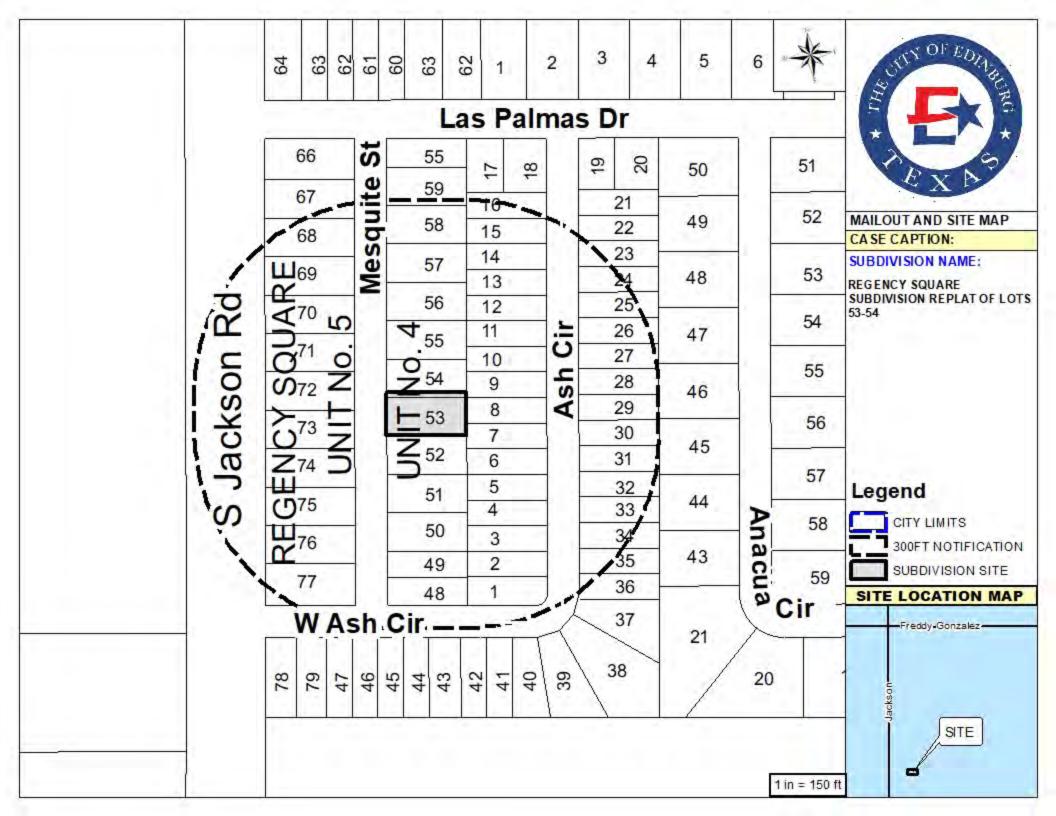
Replat of Lot 53A, Re-Plat of Lots 53 & 54, Regency Square Subdivision Unit No. 4, Being a 0.20-Acre Tract consists of all of Lot 53 and the South 20-Feet of Lot 54, Regency Square Subdivision Unit No. 4, as per the map or plat, thereof recorded in Volume 23, Pages 137, Map Records in the office of the County Clerk of Hidalgo County, Texas, Located along the East Side of Mesquite Street, approximately 250 Feet North Of Ash Circle.

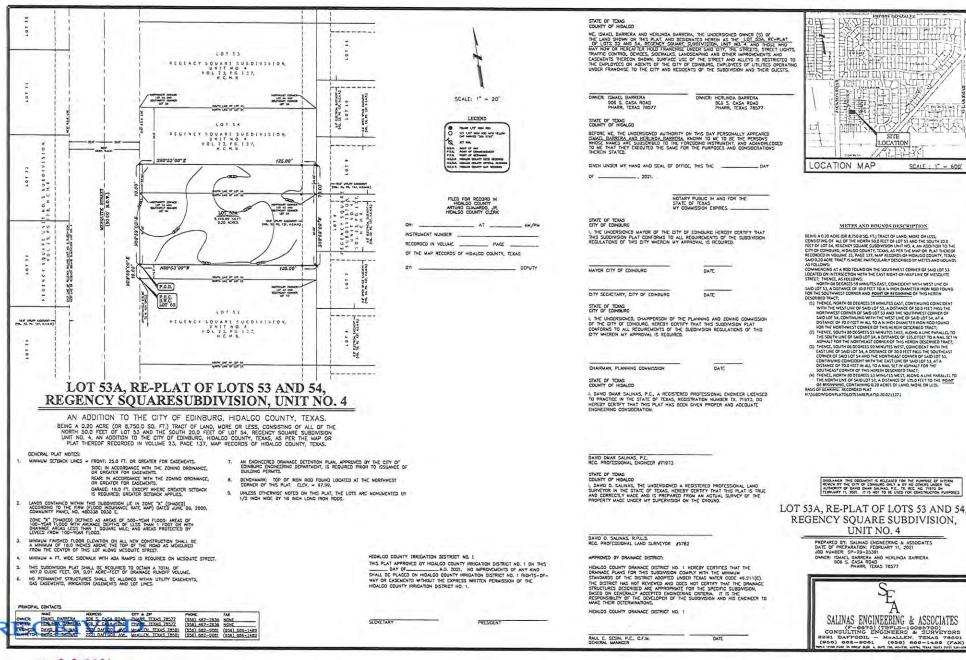
This development is subject to aforementioned requirement and thus is placed on the agenda as a Public Hearing item.

This subdivision will still need to meet all city requirements and be approved by the Planning and Zoning Commission and City Council if necessary.

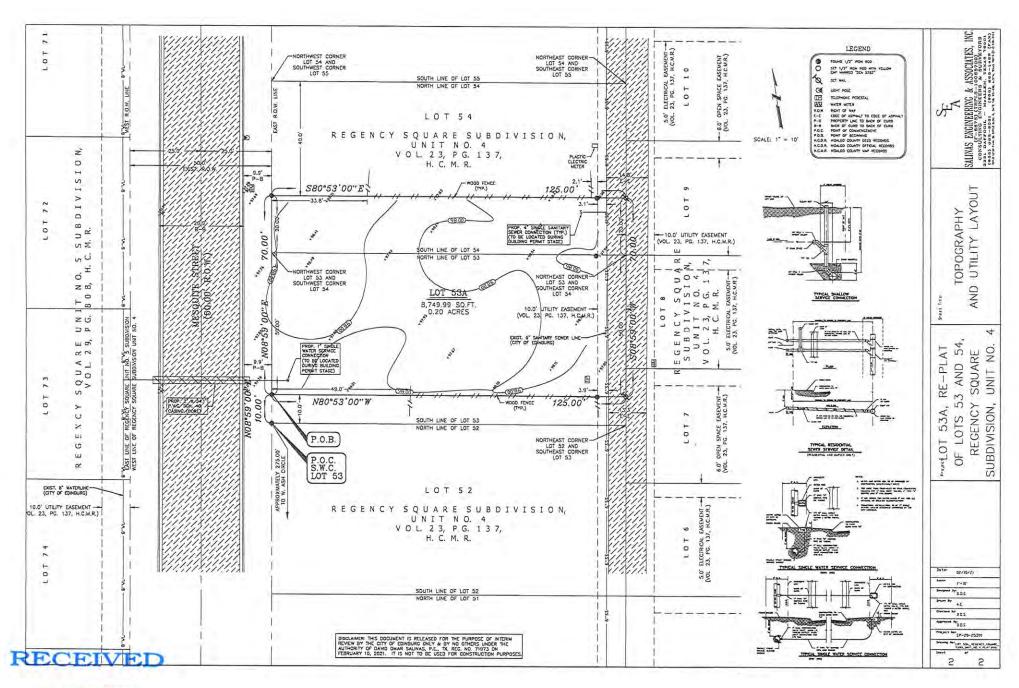








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#### **MEMORANDUM**

To: Planning & Zoning Commission

From: Rita Lee Guerrero, Urban Planner

Date: April 13, 2021

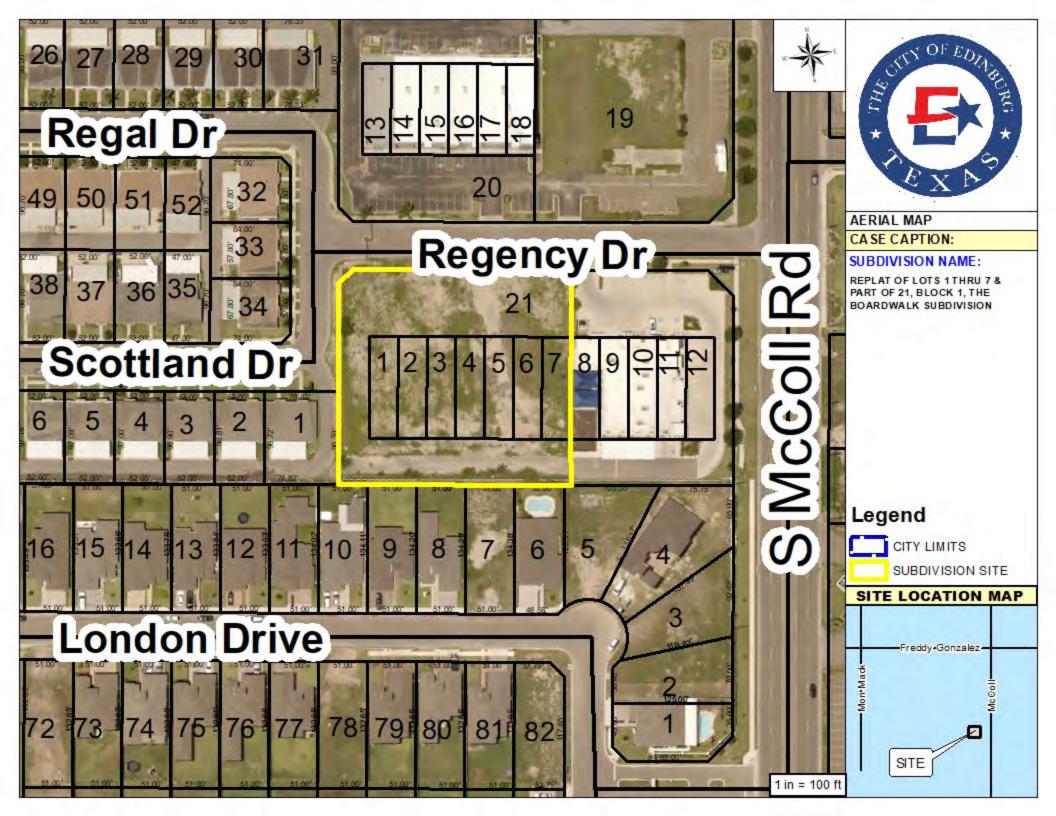
Re: Public Hearing for Re-Plat of The Boardwalk Subdivision Lots 1-7 and out of Lot 21

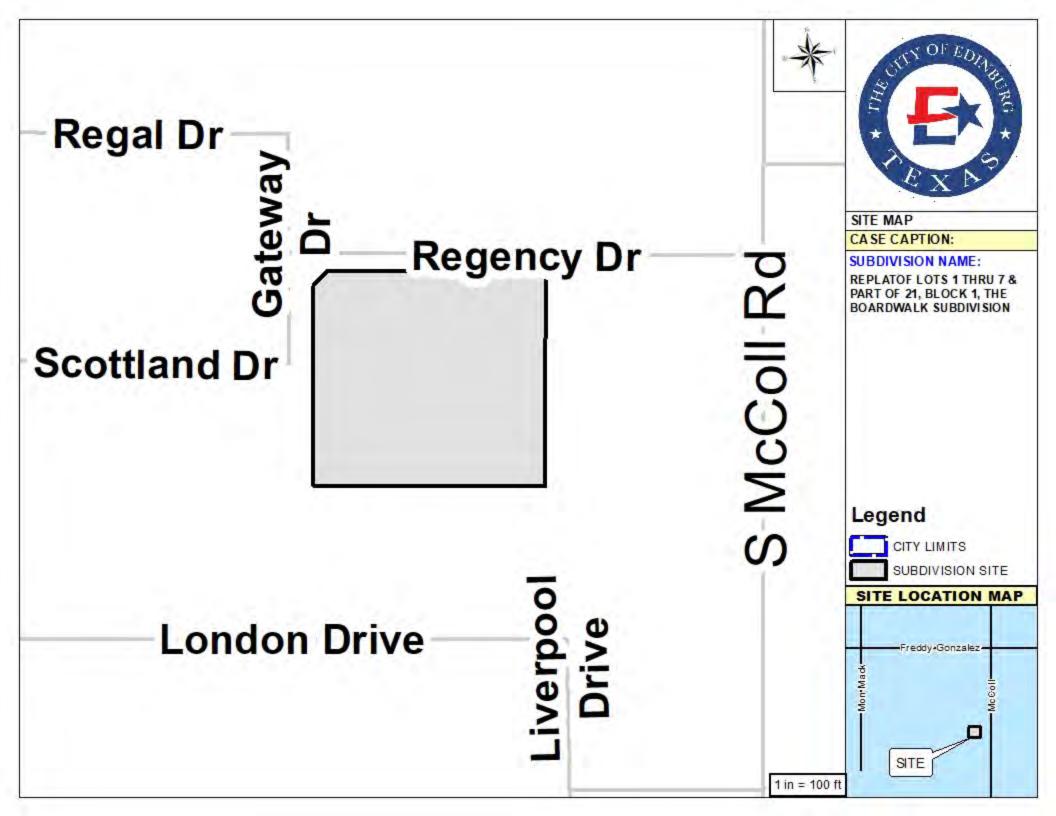
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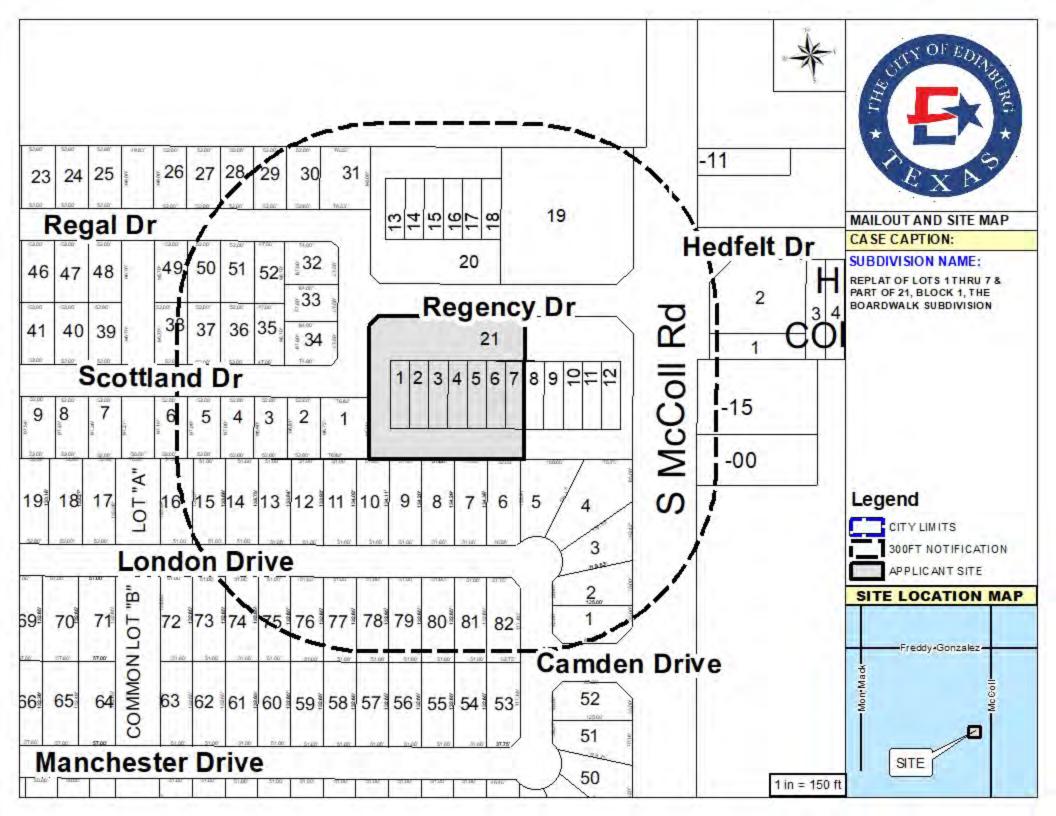
Replat of the Boardwalk Subdivision Lots 1-7 and out of Lot 21, Being a Resubdivision of 1.240 Acres, Being all of Lots 1,2,3,4,5,6,7, and out of Lot 21, Block 1, The Boardwalk Subdivision, Located at 2952 Regency Drive.

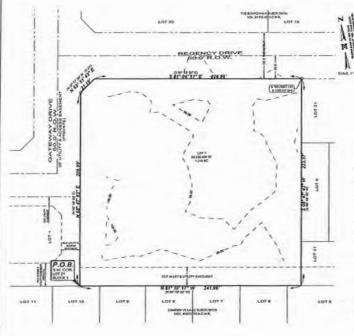
This development is subject to aforementioned requirement and thus is placed on the agenda as a Public Hearing item.

This subdivision will still need to meet all city requirements and be approved by the Planning and Zoning Commission and City Council if necessary.









THE BOARDWALK SUBDIVISION
LOTS 1, 2, 3, 4, 5, 6, 7 AND OUT OF LOT 21

BEING A RESUBDIVISION OF 1 240 ACRES
BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7
AND OUT OF 107 21, BLOCK 1,

THE BOARDWALK SUBDIVISION, VOLUME 51, PAGES 42-43, H.C.M.R. CITY OF EDINBURG. HIDALGO COUNTY, TEXAS

III. LA COCCAPIO AS POSCOTY OF ECHICATO STIMEARCS

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IC. ADDITIONAL FIPE PROTECTION WAY ME REGULAÇÃ AT BURZONO HERMET STADE.

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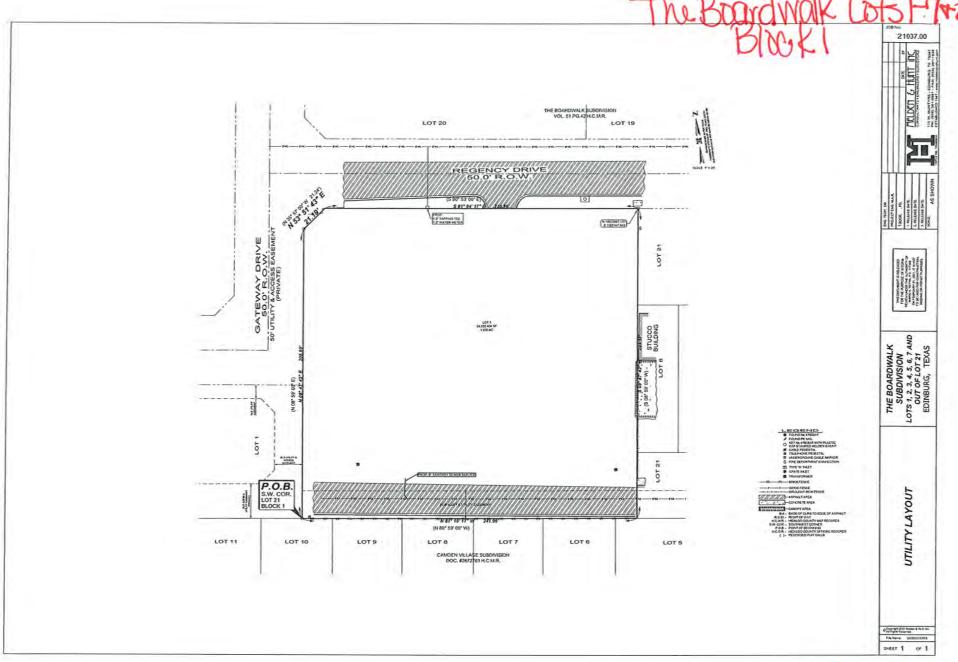








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#### PLANNING & ZONING COMMISSION

## REGULAR MEETING April 13, 2021

Consider Variance Request to the City's Unified Development Code as follows: 1.) Article 3-District and Bulk Standards, Division 3.300- Bulk Regulations – Standard Development, Section 3.303 Multi-Family - Lot Width and Lot Area, and 2.) Article 8 – Streets, Utilities, and Drainage, Division 8.200- Streets, Sidewalks and Trails, Section 8.204 – Street Standards, Atwood Village Subdivision, being a 34.992 acres out of Lots 13 & 14, Section 238, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, located on the north side of Schunior Road and east of Hoehn Road, as requested by Melden and Hunt Inc. [Planning & Zoning - Kimberly Mendoza, Director of Planning & Zoning].

#### **HISTORY:**

Atwood Village is a proposed subdivision located on the north side of Schunior Road and east of Hoehn Road. The 34.992 acre tract is currently vacant and is zoned and proposed for a multifamily residential development consisting of 117 lots. The plat received preliminary approval by the Planning and Zoning Commission on August 11, 2020.

The Planning & Zoning Commission considered the requested variances at the meeting of November 10, 2020 and recommended approval of the variances as requested by a vote of 4-1.

The variance requests were considered by the City Council at their meeting of December 15, 2020. Following a lengthy discussion regarding the proposed pavement width of 36 ft., the Council voted to disapprove the variances as requested.

Since then, the project engineer, on behalf of the developer has modified the variance request and is proposing a 50 ft. right-of-way with 10 ft. sidewalk and utility easements on both sides of the streets with 40 ft. of pavement. The project engineer is requesting for reconsideration based on the 40 ft. pavement section.

#### STAFF COMMENTS AND RECOMMENDATION:

**Variance #1:** Article 3 – District and Bulk Standards - Section 3.303 Multi-Family Lot and Building Standards

Mario Reyna, P.E. on behalf of the developer has submitted a variance request to the lot frontage requirements for the proposed development. The property is zoned Auto-Urban Residential and requires a minimum of 100 ft. of frontage.

According to the Unified Development Code (UDC), Section 3.303 Multi-Family Lot and Building Standards, the minimum lot width is 100 ft. The lots within the proposed development range from 80 ft. to 84 ft. in width.

At the Planning and Zoning Commission meeting on November 10, 2020, the Board voted to recommend approval of the variance to the minimum 100 ft. frontage requirement.

**Variance #2**: Article 3 – District and Bulk Standards – Section 3.303 Multi-Family Lot and Building Standards

Mario Reyna, P.E. on behalf of the developer has submitted a variance request to the minimum lot area requirement of 10,000 sq. ft. for the proposed development. Based on the current zoning of the property, a minimum of 10,000 sq. ft. is required per lot.

According to the UDC, Section 3.303, the minimum requirement for multifamily residential lots is 10,000 sq. ft. The proposed lots range from 8,700 sq. ft. to 9,600 sq. ft.

At the Planning and Zoning Commission meeting on November 10, 2020, the Board voted to recommend approval of the variance to the minimum lot area requirement.

**Variance #3:** Article 8 – Streets, Utilities, and Drainage – Section 8.204 Street Standards

According to the UDC, Section 8.204 Street Standards, the developer is required to dedicate 60 ft. of ROW with a pavement section of 43 ft. back to back. The initial request was to allow for a 36 ft. pavement section. However, the project engineer has since revised the request and is proposing a 50 ft. ROW with 10 ft. sidewalk and utility easements on both sides of the streets with a 40 ft. pavement section. The project engineer has submitted an exhibit with the 40 ft. pavement section and has been reviewed by the City departments.

At the Planning and Zoning Commission meeting on November 10, 2020, the Board voted to recommend approval of the variance to the pavement requirement.

**Staff's Recommendation:** Based on the new information and exhibit, city staff recommends approval of the request allowing a 50 ft. ROW with 10 ft. sidewalk and utility easements with a 40 ft. pavement section.

#### **Justification:**

The developer has indicated that the basis for the request is due to property constraints for the proposed multifamily residential development.

Approved By:	
Abel Beltran,	Kimberly A. Mendoza,
Planner I	Director of Planning & Zoning

Attachments: Unified Development Code Aerial Photo Site Plan The following bulk standards apply to multi-family buildings that are not part of a planned development:

Table 3.303 Multi-Family Lot and Building Standards								
	Minimum							
Zoning District	Lot Area per Building (sf.)	Rear Yard (ft.) <sup>2</sup>						
Auto-Urban Residential (AU)	10,000	100	20	12	20	40		
Urban Residential (UR)	10,000	100	20	12	20	48		
Urban University (UU)	15,000	100	20	12	20	60		
Downtown (D)	10,000	100	20	12	20	72		

<sup>&</sup>lt;sup>1</sup> Along arterials, frontages in excess of the minimum lot width may be required. See Division 9.400, *Access Management and Circulation*.

#### Sec. 8.204 Street Standards

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

Table 8.204 Street Standards <sup>1</sup>						
Right-of-way Width	Paving Width <sup>2</sup>					
50 ft. (w/5 ft. U.E.) Minor (60 ft. with street trees)	32 ft. B-B	8-inch Caliche 2-inch HMAC				
60 ft. Residential Collector <sup>3</sup>	43 ft. 2 lanes (+) 2 park (+) C&G <sup>4</sup>	8-inch Caliche 2-inch HMAC				
80 ft. Collector	57 ft. B-B 2 lanes (1 OL) (+) 2 park (+) C&G	10-inch Caliche 2-inch HMAC				
100 ft. Minor Arterial	65 ft. B-B 5 lanes (1CL) (+) C&G	12-inch Caliche 3-inch HMAC				
120 ft. Arterial	81 ft. B-B 5 lanes (1CL) (+) 2 park (+) C&G 1 side	12-inch Caliche 3-inch HMAC				

<sup>&</sup>lt;sup>1</sup> Source: City Standards Manual, Section II-3.

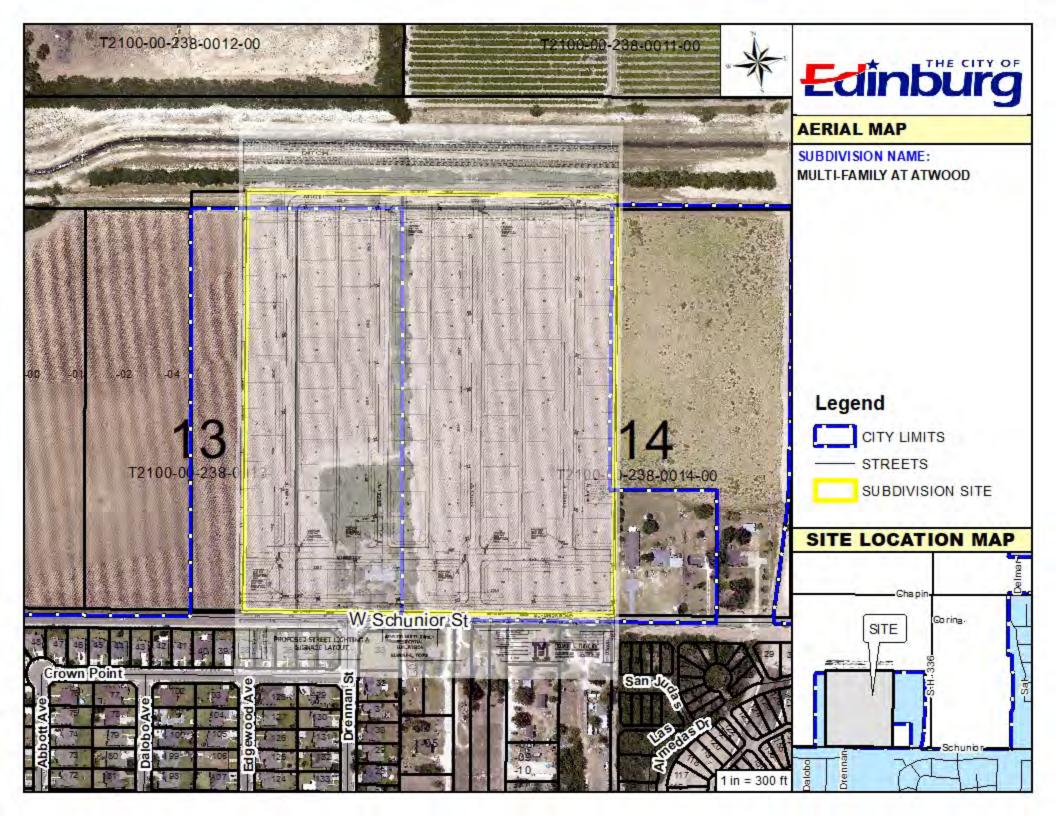
- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way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

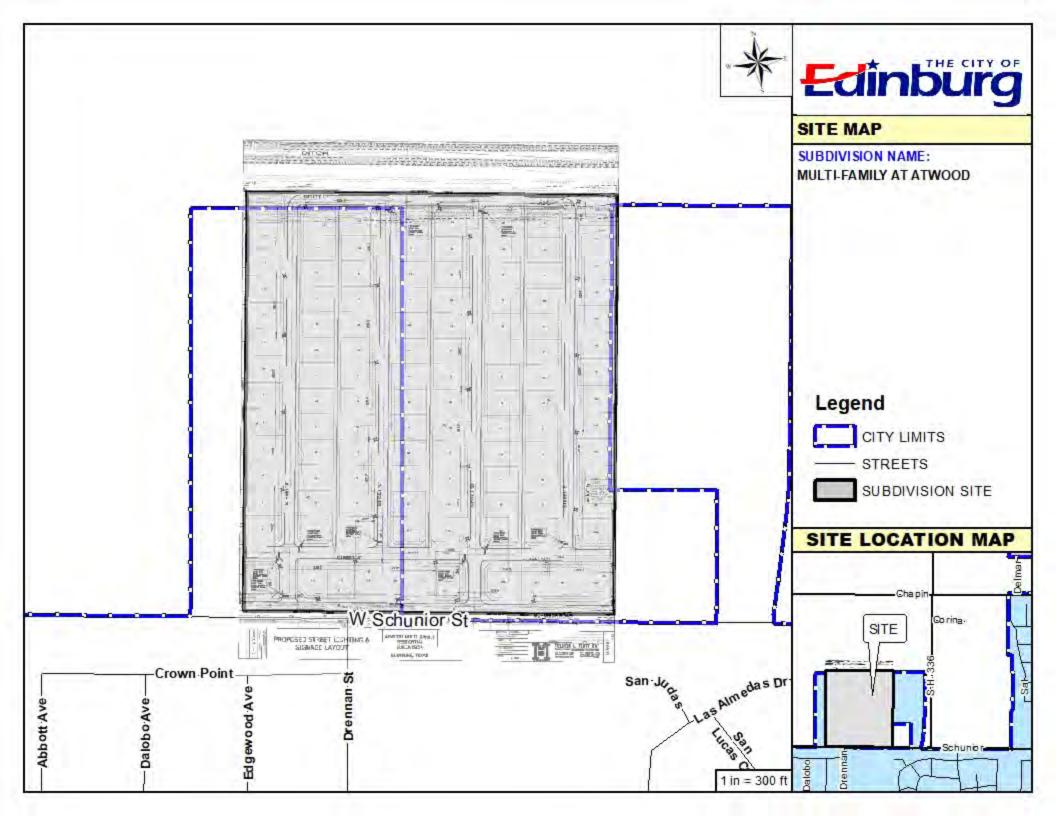
<sup>&</sup>lt;sup>2</sup> If a larger buffer yard is required, the setback shall be the width of the buffer yard.

<sup>&</sup>lt;sup>2</sup> Travel lanes are 12 ft. wide and parking lanes ("park") are 8 ft. wide. Continuous Left (CL) and Occasional Left (OL) lanes are 14 ft. wide.

<sup>&</sup>lt;sup>3</sup> Multi-family subdivisions shall be required to comply with residential collector street standards.

<sup>&</sup>lt;sup>4</sup>C&G means 1.5 ft. wide curb and gutter on each side of the street.







FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

February 15, 2021

Abel Beltran, Subdivision Coordinator CITY OF EDINBURG PLANNING DEPARTMENT 415 W. University Dr. Edinburg, TX 78539

Re: ATWOOD VILLAGE SUBDIVISION - Variance Requests for MULTI-FAMILY

Dear Mr. Beltran:

On behalf of the developer, Domain Development Corporation, and regarding **ATWOOD VILLAGE SUBDIVISION**, we are respectfully requesting variances) from the City of Edinburg UDC Code:

- 1. Article 8 Streets, Utilities and Drainage, Section 8.204 Street Standards ROW Width
- 2. Article 3 District and Bulk Standards, Section 3.303 Multi-Family Lot and Building Standards Lot Width
- 3. Article 3 District and Bulk Standards, Section 3.303 Multi-Family Lot and Building Standards Square Footage

Please place this request on your next P&Z Meeting Agenda for review and approval.

If you have any questions or concerns, please contact our office. Thank you.

Sincerely,

MELDEN & HUNT, INC.

Mario A. Reyna, P.E.

Vice President

**RECEIVED** 

By Nikki Marie Cavazos at 10:24 am, Apr 09, 2021

RECEIVED VIA EMAIL 04/09/2021 AT 10:00 A.M



Planning & Zoning Department 415 W. University Dr. (956) 388-8203

## **Subdivision Appeals / Variance Application**

Submittal Date:02/15/2021	
Legal Description:	
PROPOSED ATWOOD VILLAGE - BEING 34.992 ACRES O/O LOTS 13 &	14, SECTION 238 TEXAS-MEXICAN RAILWAY CO.'S SURVEY
Variance Requested (Identify section of code for	or which variance is being requested):
ARTICLE 8 STREETS, UTILITIES, AND DRAINAGE - SECT	TION 8.204 STREET STANDARDS - CITY STREET
ORDINANCE ROW OF 50' w/40' B-B STREET-	VARIANCE STREET WIDTH
Reason for Request:	
PROPERTY CONSTRAINTS FOR PROPOSED MULTI-FAM	III Y DEVELOPMENT
DOMAIN DEVELOPMENT CORP. (Shavi Mahtani - Pres.)	Melden & Hunt, Inc. c/o Mario A. Reyna, P.E.
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
100 E. NOLANA, STE. 100	115 W. McIntyre Street
Address	Address
MCALLEN, TEXAS 78504	Edinburg, TX 78541
City, State, Zip	City, State, Zip
c/o 381-0981	381-0981
Telephone	Telephone
mario@meldenandhunt.com	mario@meldenandhunt.com
e-mail address	e-mail address
000	192: 6
Signature	Signature
\$450 Application Fee:	Received By:

## **RECEIVED**

By Nikki Marie Cavazos at 10:25 am, Apr 09, 2021

RECEIVED VIA EMAIL 04/09/2021 AT 10:00 A.M.

L11 N 35° 57' 31" W 21.21

L12 S 54° 02' 29" W 21.21

L13 S 35° 57' 31" E 21.21

L14 N 35° 57' 31" W 21.21

L15 N 54° 02' 29" E 21.21

L16 S 35° 57' 31" E 21.21'

17 N 54° 02' 29" E 21.21

L18 N 54° 02' 29" E 21.21'

L19 N 35° 57' 31" W 21.21'

L20 S 54° 02' 29" W 21.21'

ALAMED!

ALAMEDAS No.2 UNIT

SCALE:1"=1000'

WISTERIA HEIGHTS -

LOCATION MAP

L31 N 54° 02' 29" E 21.2°

L32 N 35° 57' 31" W 21.2°

L33 S 35° 57' 31" E 21.2°

L34 N 54° 02' 29" E 21.2°

L35 N 54° 02' 29" E 21.2°

L36 N 35° 57' 31" W 21.2°

L37 N 54° 02' 29" E 21.2°

L38 S 35° 57' 31" E 21.2°

L39 S 35° 57' 31" E 21.21

L39 S 35° 57' 31" E 35.36'

# SUBDIVISION MAP OF

# ATWOOD VILLAGE

BEING 34.992 ACRES **OUT OF LOTS 13 & 14, SECTION 238** TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 1, PAGE 12 H.C.M.R. CITY OF EDINBURG,

HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 34.992 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 13 AND 14, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1. PAGE 12. HIDALGO COUNTY MAP RECORDS. SAID 34.992 ACRES WERE CONVEYED TO DOMAIN DEVELOPMENT., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2962643, HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3091982. HIDALGO COUNTY OFFICIAL RECORDS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3091983, HIDALGO COUNTY OFFICIAL RECORDS, SAID 34.992 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE, S 80° 57' 31" E A DISTANCE OF 820.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 80° 57' 31" E ALONG THE NORTH LINES OF LOTS 13 AND 14, A DISTANCE OF 1,158.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT:
- 2. THENCE, S 09° 02' 29" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,296.35 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SCHUNIOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,316.35 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 3. THENCE, N 80° 54' 08" W ALONG THE SOUTH LINE OF SAID LOT 14, WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, A DISTANCE OF 658.33 FEET TO A NAIL SET FOR AN ANGLE POINT OF THIS TRACT;
- 4. THENCE, N 80° 57' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, A DISTANCE OF 500.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

5. THENCE, N 09° 02' 29" E AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF SCHUNIOR ROAD. AT A DISTANCE OF 1.318.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.992 ACRES. OF WHICH 0.532 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR ROAD, AND 1.178 ACRES LIES WITHIN EXISTING RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, LEAVING A NET OF 33.282 ACRES OF LAND, MORE OR

### GENERAL PLAT NOTES & RESTRICTIONS

- A. FRONT YARD SETBACK LINE SHALL BE TWENTY (25) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- REAR YARD SETBACK LINE SHALL BE TEN (5) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- CORNER SIDE YARD SETBACK TEN (10) FEET.
- E. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL
- 2. FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 E MAP REVISED: JUNE 6, 2000.
- 3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS
- 4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
- 5. A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING PERMIT STAGE, WITH A.D.A. RAMPS.
- 6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT
- 7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- T.B.M. NO.1: SET M.H.I. BRASS DISC LOCATED 410.5 FEET EAST AND 26.4 FEET NORTH FROM THE CENTERLINE INTERSECTION OF SCHUNIOR ROAD WITH HOEHN DRIVE; POINT NO. 652 CONTROL IS BY USGS ELEV,=98.00, N. 16640421.4700. E. 1077407.0840
- T.B.M. NO.2: SET M.H.I. BRASS DISC LOCATED 412.7 FEET EAST AND 1256.4FEET NORTH FROM THE CENTERLINE INTERSECTION OF SCHUNIOR ROAD WITH HOEHN DRIVE: POINT NO. 653 CONTROL IS BY USGS ELEV.=98.62.
- 9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

SCUNIOR ROAD

Lot Area Table

Lot # | SQ, FT, | Area

29 | 8786.20 | 0.202

30 8786.20 0.202

32 | 8800.00 | 0.202

33 | 8800.00 | 0.202

34 | 8800.00 | 0.202

35 | 8786.19 | 0.202

36 8786.19 0.202

37 | 8800.00 | 0.202

38 | 8800.00 | 0.202

39 | 8800.00 | 0.202

40 | 8800.00 | 0.202

41 8786.20 0.202

42 8786.20 0.202

8800.00 0.202

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 212,529 C.F (4.879 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- 11. 5 FOOT SIDEWALK ALONG THE EAST SIDE OF HOEHN DRIVE AND THE NORTH SIDE OF SCHUNIOR ROAD BY DEVELOPER DURING CONSTRUCTION. WITH A.D.A. RAMPS.
- 12. LOTS 35 THRU 52 SHALL HAVE NO ACCESS FROM HOEHN DRIVE. LOTS 1 THRU 5, AND LOTS 53 THRU 57, SHALL HAVE NO ACCESS FROM

Lot Area Table

Lot # SQ, FT, Area

57 | 9949.88 | 0.228

58 9949.89 0.228

59 9949.89 0.228

60 9949.89 0.228

61 9949.89 0.228

62 9949.89 0.228

63 | 9949.89 | 0.228 |

64 | 9949.90 | 0.228

65 9949.90 0.228

66 | 11617.07 | 0.267

67 | 8788.41 | 0.202

68 | 8800.00 | 0.202

69 8800.00 0.202

70 8800.00 0.202

# THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1

STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NO IMPROVEMENTS OF ANY KIND SHALL BE PLANCE OUPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT

SECRETARY PRESIDENT

LEGEND

FOUND No.4 REBAR

FOUND No.5 REBAR

SET No.4 REBAR WITH PLASTIC

CAP STAMPED MELDEN & HUNT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS

H.C.D.R. - HIDALGO COUNTY DEED RECORDS

H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT

FOUND PIPE

R.O.W. - RIGHT OF WAY

P.O.B. - POINT OF BEGINNING

N.W. COR. - NORTHWEST CORNER

S.E. COR. - SOUTHEAST CORNER

SW.E. - SIDEWALK EASEMENT

P.O.C. - POINT OF COMMENCING

# HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR

GENERAL MANAGER

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

"I. THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG. HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS <u>ATWOOD VILLAGE APARTMENTS</u>. CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS

SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS

ATWOOD VILLAGE SUBDIVISION AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY RESERVE THE STREETS AND ALLEYS SHOWN ON THIS PLAT AS PRIVATE STREETS AND ALLEYS, BUT DEDICATE AN INGRESS AND EGRESS EASEMENT TO FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES. WE

FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL DRAINS, EASEMENTS (INCLUDING DRAINAGE EASEMENTS), WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS, AND OTHER PUBLIC

PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR

NOT SHOWN, AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION

APPROVAL PROCESS OF THE CITY OF EDINBURG. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

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

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY

CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT

DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN

PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION

MELDEN & HUNT. INC.

**TEXAS REGISTRATION F-1435** 

MARIO A. REYNA 117368

**4750** 

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

AUTHORITIES OF THE CITY OF EDINBURG.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

REGULATIONS OF THE CITY OF MISSION, TEXAS.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750

DATED THIS THE\_\_\_\_DAY OF\_

DATE SURVEYED: 04/03/2018

APPROVED BY DRAINAGE DISTRICT:

SURVEY JOB # 18068.08

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368

DOMAIN DEVELOPMENT CORP

100 E NOLANA AVE., SUITE #130

SHAVI MAHTANI, PRESIDENT

MCALLEN, TX 78504

STATE OF TEXAS

COUNTY OF HIDALGO

MY COMMISSION EXPIRES:

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

T-1054. PG. 37-39

COUNTY OF HIDALGO

DATE PREPARED: 07/01/2020

**ENGINEERING JOB # 18068** 

COUNTY OF HIDALGO

AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_

CHAIRPERSON PLANNING AND ZONING COMMISSION

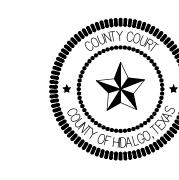
HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

MAYOR CITY OF EDINBURG

CITY SECRETARY

Curve Table 20.18' | 50.00' | 023° 07' 48" | N57° 28' 35"E' 10.23' 28.87' C2 | 52.36' | 50.00' | 060° 00' 00" | S80° 57' 31"E' 28.87' C3 | 52.36' | 50.00' | 060° 00' 00" | S20° 57' 31"E' | 50.00' C4 | 52.36' | 50.00' | 060° 00' 00" | \$39° 02' 29"W' | 50.00'



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

25 | 8800.00 | 0.202

26 | 8800.00 | 0.202

27 | 8800.00 | 0.202

28 | 8800.00 | 0.202

11 9831.67 0.226

12 | 9831.69 | 0.226

13 9831.70 0.226

14 9831.72 0.226

L49 N 35° 57' 31" W 21.2

L50 N 54° 02' 29" E 21.2

L51 N 54° 02' 29" E 21.2

L52 | S 35° 57' 31" E | 21.2°

L60 N 54° 02' 29" E 21.21

L61 S 35° 57' 31" E 21.2

L62 N 54° 04' 10" E 35.34

L63 S 35° 55' 50" E 35.37'

DRAWN BY: <u>R. DE JESUS</u> \_ DATE: <u>10-16-2020</u> FINAL CHECK \_ \_ DATE: .

Lot Area Table

Lot # SQ, FT, Area

43 8800.00 0.202

44 | 8800.00 | 0.202

45 | 8800.00 | 0.202

46 | 8800.00 | 0.202

47 8786.19 0.202

48 8786.19 0.202

49 | 8800.00 | 0.202

50 8800.00 0.202

51 8800.00 0.202

52 | 8800.00 | 0.202

53 | 8786.20 | 0.202

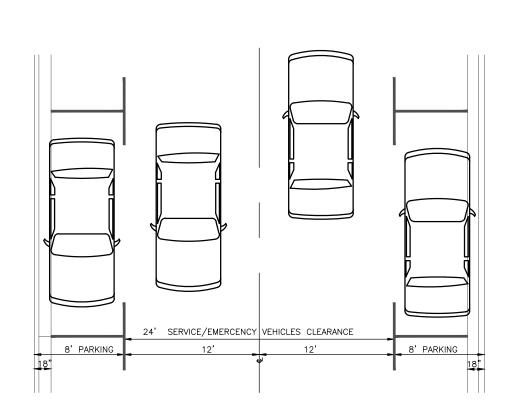
54 | 10577.24 | 0.243

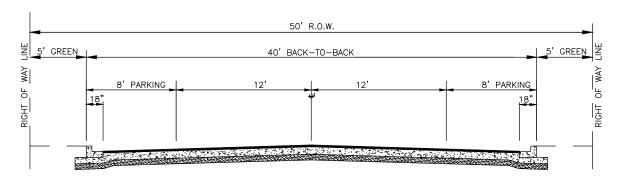
55 9949.87 0.228

56 9949.88 0.228

Chord Direction | Chord Length | Tangent

\_ DEPUTY





#### STREET SECTION

## ATWOOD VILLAGE

N.T.S.



# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 2/17/21 JOB No. 18068 FILE NAME: STREET EXHIBIT DRAWN BY: R.D.J. 115 W. McINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 ESTABLISHED 1947 www.meldenandhunt.com



# LOT 53-A, RE-PLAT OF LOTS 53 & 54, REGENCY SQUARE SUBDIVISION UNIT NO. 4 STAFF REPORT

**DATE: 04/13/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of Lot 53-A, Re-plat of Lots 53

& 54 Regency Square Unit No. 4 Subdivision

APPLICANT: Ismael and Herlinda Barrera

**ENGINEERING FIRM:** Salinas Engineering & Associates, INC.

**LEGAL:** The north 50-feet of Lot 53 and the South 20-feet of Lot

54, Regency Square Subdivision Unit No. 4, as per the map recorded in Volume 23, Page 137, map records in the office

of the County Clerk of Hidalgo County, Texas

**LOCATION:** Property is located on the east side of Mesquite Street and

north of Ash Circle Street

**CURRENT USE OF PROPERTY:** Vacant Residential Lot

**EXISTING ZONING & LAND USE:** Neighborhood Conservation 5

**SURROUNDING LAND USE:** Neighborhood Conservation 5 and Urban Residential

**ACCESS AND CIRCULATION:** This property has access onto Ash Circle and Las Palmas

Drive.

**PUBLIC SERVICES:** Water Distribution System and Sanitary Sewer Collection

System both are City of Edinburg systems.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

#### EVALUATION AND REQUIREMENTS FOR APPROVAL

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

subdivision.

STAFF REPORT LOT 53-A, RE-PLAT LOT 53 & 54 REGENCY SQUARE SUBDIVISION 4 PAGE 2

#### PLANNING & ZONING DEPARTMENT:

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

#### **PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

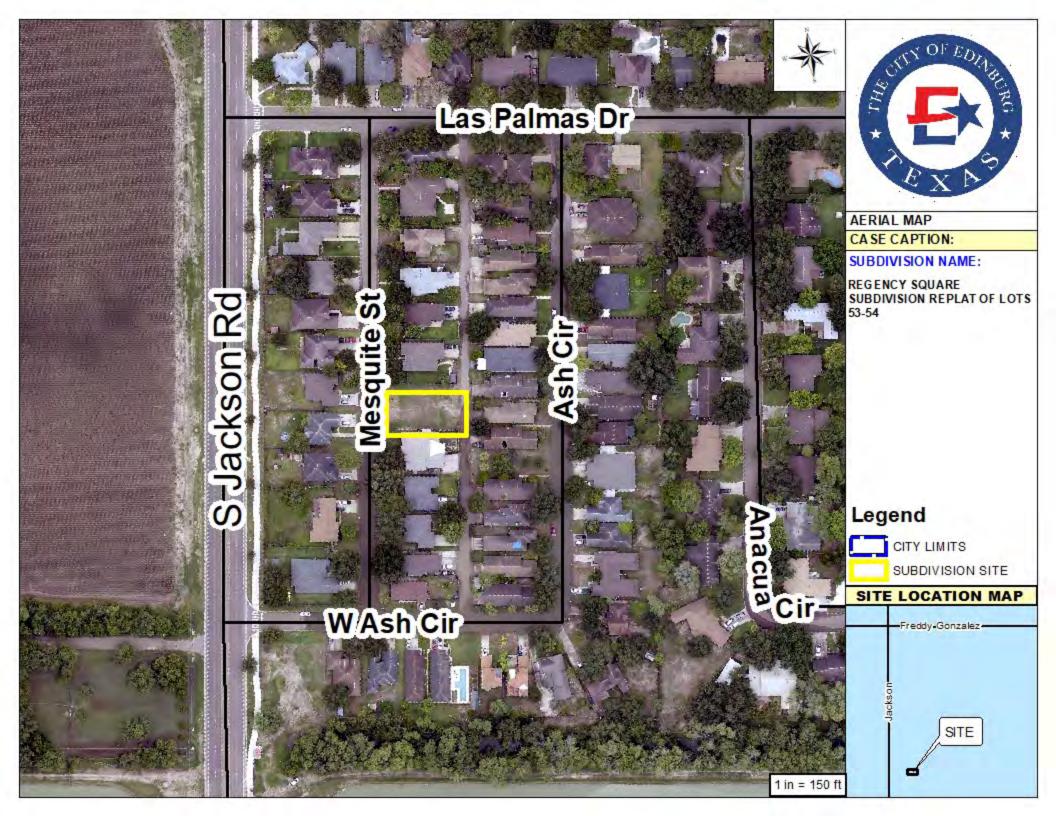
#### **UTILITIES DEPARTMENT:**

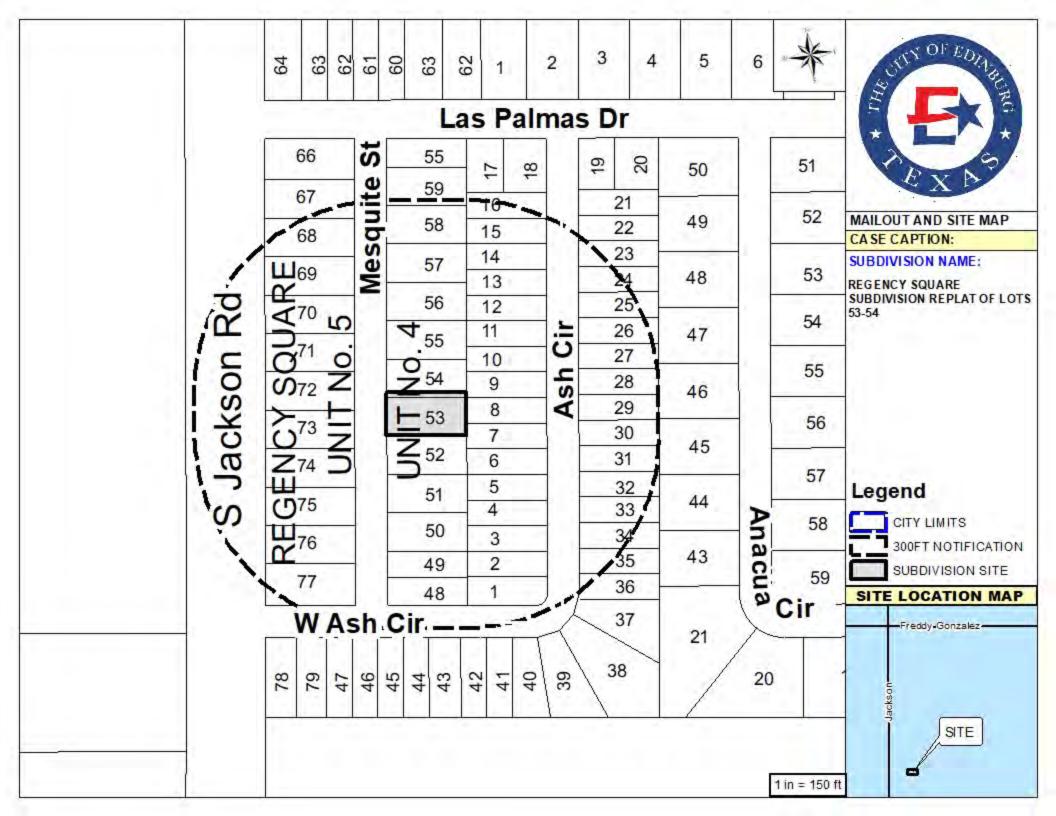
In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water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

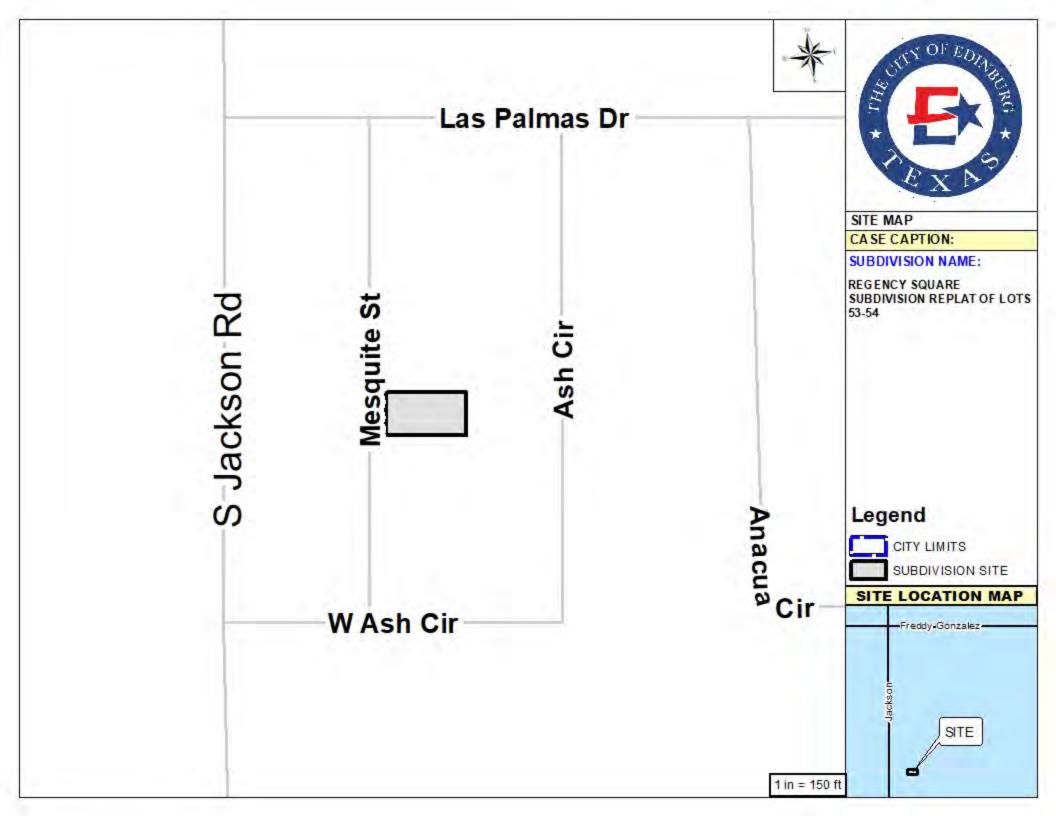
#### **FIRE DEPARTMENT:**

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

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









#### **Planning and Zoning Department**

#### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: SALINAS ENGINEERING & ASSOCIATES

Attention: David O. Salinas, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: March 24, 2021

Re: LOT 53A, RE-PLAT OF LOTS 53 & 54 REGENCY SQUARE

SUBDIVISION UNIT NO. 4 – CITY LIMITS

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

#### **SUBMITTALS:**

#### **Subdivision Plat:**

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

#### Water Layout Plan:

Development is within City of Edinburg Water Distribution System -CCN connecting onto an Existing Water Distribution COE System located at the rear of Lots and shall comply with the spacing of proposed hydrant(s) if applicable.

<u>Sewer Layout Plan</u>: Development will utilize an existing Sanitary Sewer System located on the east side of lots within an existing utility easement at rear of Lots.

#### Paving & Drainage Plan:

Paving and Drainage are in compliance.

#### Drainage Report:

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







#### **Planning and Zoning Department**

#### **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

#### **FIRE DEPARTMENT FINDINGS:**

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

#### **ENGINEERING DEPARTMENT FINDINGS:**

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

#### **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







#### **ENGINEERING DEPARTMENT**

**Preliminary Staff Review** 

March 25, 2021

**David O. Salinas, P.E.**Salinas Engineering and Associates
2221 Daffodil Ave.
McAllen, TX 78501

(956) 682-9081

RE: REPLAT OF LOTS 53 AND 54 REGENCY SQUARE SUBDIVISION – PRELIMINARY REVIEW

Mr. Salinas,

Attached are the Preliminary Phase Submittal comments for Replat of Lots 53 and 54 Regency Square Subdivision.

Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

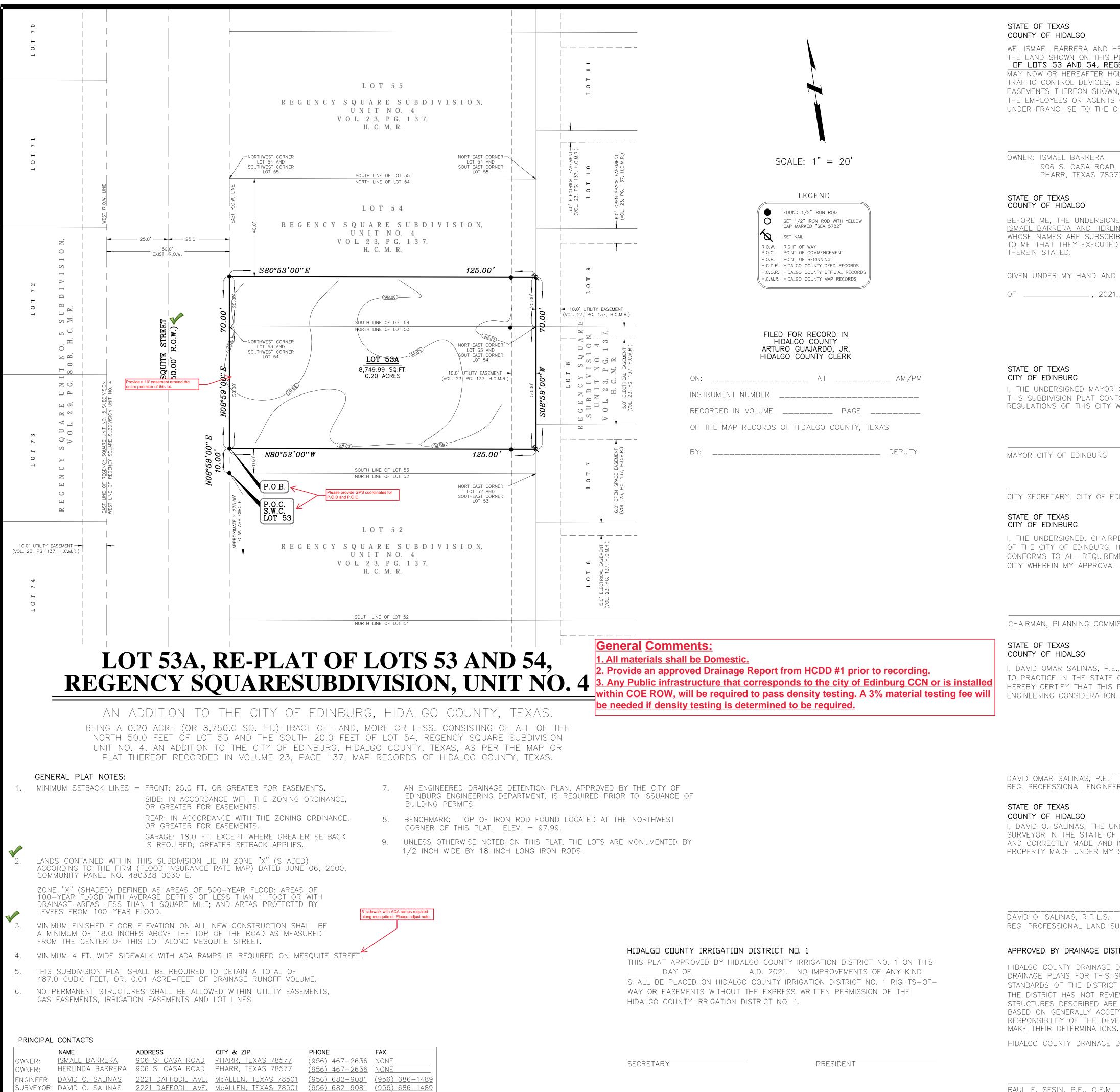
Email: gcarmona@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

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

**REFERENCES:** 

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



#### STATE OF TEXAS COUNTY OF HIDALGO

WE, ISMAEL BARRERA AND HERLINDA BARRERA, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 53A, RE-PLAT OF LOTS 53 AND 54, REGENCY SQUARE SUBDIVISION, UNIT NO. 4 AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS, LANDSCAPING AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: ISMAEL BARRERA 906 S. CASA ROAD PHARR, TEXAS 78577

OWNER: HERLINDA BARRERA 906 S. CASA ROAD PHARR, TEXAS 78577

#### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISMAEL BARRERA AND HERLINDA BARRERA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 \_\_\_\_\_\_ DAY

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

#### STATE OF TEXAS CITY OF EDINBURG

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

MAYOR CITY OF EDINBURG DATE

CITY SECRETARY, CITY OF EDINBURG

#### STATE OF TEXAS CITY OF EDINBURG

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

CHAIRMAN, PLANNING COMMISSION

DATE

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. REG. PROFESSIONAL ENGINEER #71973

## STATE OF TEXAS

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY 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.

DAVID O. SALINAS, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR #5782

## APPROVED BY DRAINAGE DISTRICT:

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

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

LAS PALMAS DR. W. ASH CIRCLE. LOCATION \_OCATION MAP SCALE : 1" = 600"

FREDDY GONZALEZ

## **▼** METES AND BOUNDS DESCRIPTION

BEING A 0.20 ACRE (OR 8,750.0 SQ. FT.) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH 50.0 FEET OF LOT 53 AND THE SOUTH 20.0 FEET OF LOT 54, REGENCY SQUARE SUBDIVISION UNIT NO. 4, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 137, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.20 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 53 LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MESQUITE STREET; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 59 MINUTES EAST, COINCIDENT WITH WEST LINE OF SAID LOT 53, A DISTANCE OF 10.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN

- (1) THENCE, NORTH 08 DEGREES 59 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 53, A DISTANCE OF 50.0 FEET PASS THE NORTHWEST CORNER OF SAID LOT 53 AND THE SOUTHWEST CORNER OF SAID LOT 54, CONTINUING WITH THE WEST LINE OF SAID LOT 54, AT A DISTANCE OF 70.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND
- FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT: (2) THENCE, SOUTH 80 DEGREES 53 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 54, A DISTANCE OF 125.0 FEET TO A NAIL SET IN

ASPHALT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

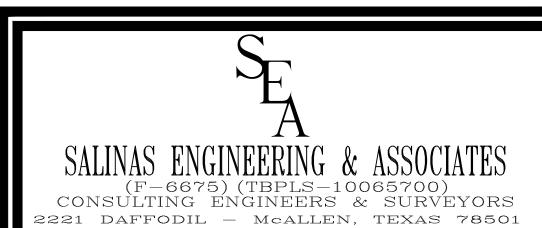
- (3) THENCE, SOUTH 08 DEGREES 59 MINUTES WEST, COINCIDENT WITH THI EAST LINE OF SAID LOT 54, A DISTANCE OF 20.0 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 54 AND THE NORTHEAST CORNER OF SAID LOT 53, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 53, AT A DISTANCE OF 70.0 FEET IN ALL TO A NAIL SET IN ASPHALT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 80 DEGREES 53 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 125.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.20 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT N:\SUBDIVISIONPLATS\LOT53AREPLAT\0.20.0211221

> DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM EVIEW BY THE CITY OF EDINBURG ONLY & BY NO OTHERS UNDER THE UTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON EBRUARY 11, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

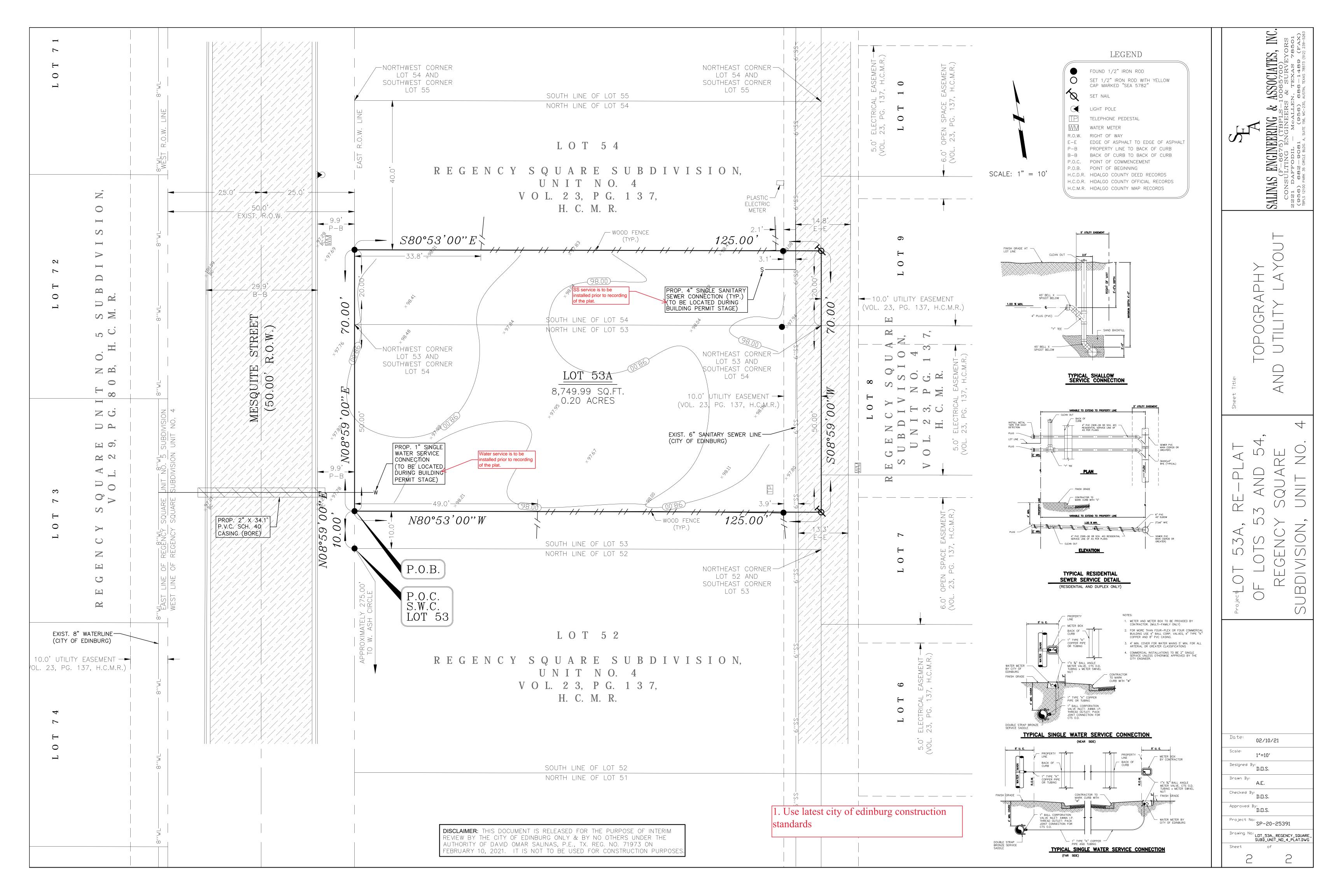
# LOT 53A, RE-PLAT OF LOTS 53 AND 54, REGENCY SQUARE SUBDIVISION, UNIT NO. 4

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES DATE OF PREPARATION: FEBRUARY 11, 2021 JOB NUMBER: SP-20-25391 OWNER: ISMAEL BARRERA AND HERLINDA BARRERA 906 S. CASA ROAD PHARR, TEXAS 78577



(956) 682-9081 (956) 686-1489 (FAX)

. PLS 12100 PARK 35 CIRCLE BLDG. A. SUITE 156. MC-230. AUSTIN. TEXAS 78573 (512) 239-52





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

# **Trip Generation Worksheet**

Subdivision	Name <sup>.</sup>								
Project Loca									
(select one) Applicant:		○ C.O.E		Edinburg ET		Ow	/ner	◯ Agent	
Address:									
Email:							Phone:		
Date:			Propo	sed Type	of Develo	nment			
	) New Deve	lopment	-	) Re-Develo		pinent	) Additional	Developmer	nt
			Project Size		AM Peak	PM Peak	Weekday	Wknd Trips	
Anticipated	Land Use	Acres	GFA	# of Units	Hour Trips	Hour Trips	Trips	vvkna rrips	ITE Code
*Multibuilding d		Martan Dian M	luiti Diagonal des				4 - l d 11		
Previous TIA Report (if on file) TIA #  Peak Hour Trips Projected in TIA on file  Peak Hour Trips Projected in Updated Development Plan									
	Differe	ence in PH				•	PHT or TI	A PHT)	
	(if ar	n increase of 7		icrease in Pe increase of	'-	=	w TIA is regi	uired)	
	(11 =11								
		(For	Official U	se Only, D	o Not Wri	te In This	Вох)		
	Comments:	the scope and	requirements equired. The t	of the study be raffic generate	efore beginning	t meet with City g the study. sed developme		ss	
	Reviewed by:				-	Date:			



### **PLANNING & ZONING DEPARTMENT**

PLANNING & ZONING DEPARTMENT (956) 388-8202			JBDIVISION WITHIN CITY LIMITS CHECK LIST SUBDIVISION PROCESS						PRELI	April 9, 2021	
Date Filed: <b>April 5, 2021</b>	P&Z Preliminary:	May 11, 202 April 22, 203 April 29, 203		)21	P&Z Final:			City Council:			
Reviewed By: Abel Beltran, Subd. Coor. abeltran@cityofedinb	_					ension: 0		Days Days Days	Expires : Expires 1: Expires 2:	April 5, 2022	
Director of Utilities Director of Public Works	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, P.E., CF	PΜ	Email : Email :	amart layala	inez@ci @cityof	cityofedi tyofedin edinburg ityofedir	burg.c g.com	<u>om</u>	City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211	
Owner:	Herlinda Barrera		9	06 S. Ca	sarol Stre	et, Pharr,	TX	Engir	neer: David S	alinas, P.E., R.P.L.S.	
LOT 53A RE-PLAT REC	<b>GNECY SQUARE SUBI</b>	DIVISIO	NC			Cons	sultant		& Associates,		
DESCRIP	ΓΙΟΝ	Provided	Need to Provide	Not Applicable	Need to Revise			(	COMMENTS		
Subdivision Process:											
Subdivision Plat Submittal		V				Date :	Apr	il 5, 2021	Recorded:		
Warranty Deed		٧									
Topography Survey		٧									
Drainage Report Submittal (As Per	City Drainage Policy)		٧			Approved	d by H.C	.D.D.#1	Date:	Pending Approval	
Zoning : City Limits - Residential		٧									
Flood Zone		٧				Zone "X	" (Shade	ed)			
Preliminary Submittals:											
Existing & Proposed Water Distribute	tion Layout	V									
Water Distribution System Provider:		٧				City of Ed	dinburg \	Nater - Distr	ibution System		
Existing & Proposed Sewer Collecti	on Layout	٧									
Sanitary Sewer Collection System F	Provider:	V				City of Ed	dinburg S	Sanitary Sew	er Collection Sy	ystem	
Existing and Proposed Drainage La	yout System:	٧									
MPO Collector / Arterial Right-of-wa	•	V							· · · · · · · · · · · · · · · · · · ·	menets (120-Feet)	
Minor / Major Collector Street paver	nent Section	٧						d with Street Section of (81-ft B-B)			
Variances Appeals Request:						Plannii	ng & Zor	ning Meeting	Results	City Council Meeting	
				٧							
				٧							
Construction Plans Review Subr	nittala. (Saa Sa	otion 4 (	Constru	√ otion D	lane Sul	 	Dollov	2014 STAR	UNDARD POLIC	V MANIIAI \	
	ilittais. (See Se	1	 	LUOIT							
Cover Sheet	Marko	٧				See Seci	11011 4 - C	onstruction	Plans Submittal	Policy Mariual	
Topography Sheet (Utilities, Bench		√ √				Con Cont	tion 2 I	Itility Doliny	2014 Standard	Policy Manual	
Sanitary Sewer Improvements: On-Site & Off-Site Sanitary Sewer Detail Sheets									2014 Standard		
Water Distribution Improvements: On-Site & Off-Site									2014 Standard		
Water Distribution Detail Sheet									2014 Standard		
Drainage Improvements:		√ √				000 000	1011 0 - 0	runty i oncy,	2014 Otandard	1 Olicy Manual	
Drainage Detail Sheets		v				See Sect	tion 1 - Γ	)rainage Poli	cv 2014 Stands	ard Policy Manual	
Minor / Major Collector Streets Improvements:									•	d Policy Manual	
Street Sign Sheet:	5.5monto.	√ √			1	230 000		a colo i onoy	, _o. i otanuan	Jiloj manaan	
Street Detail Sheets						See Sect	tion 2 - S	Streets Policy	v. 2014 Standar	d Policy Manual	
Street Lighting Sheet:						230 000			, _o. i otanuan	. July mariaar	
Traffic Control Plan:		√ √									
Frosion Control Plan and Detail Sheet						Soo Stor	m Water	Managama	at 2014 Standa	rd Policy Manual	

Re-Plat 53-A Regency Square Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS							
Pre-Construction Meeting:												
Notice To Proceed			٧			Dated:						
Roadway Open-Cut or Bore Permit Application	n		٧									
TX-Dot Water UIR Permit			٧			Dated:						
TX-Dot Sewer UIR Permit			٧			Dated:						
N.O.I. Submittal		٧			Dated:							
SWPP Booklet Submittal			V			Dated:						
Change Orders			٧			Dated:						
Final Walk Though			٧			Dated:						
Punch List			٧			Dated:						
Punch List (Completed and Approved)			V			Dated:						
Letter of Acceptance			V			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ine)		V			Dated:						
Backfill Testing Results	<u>96)</u>		V			Dated:						
As-Builts (Revised Original Submittal)			V			Dated:						
			V	<u> </u>	L	Dated.						
Recording Process:			l		Dated: Expires:							
Public Improvements with (Letter of Credit)		٧										
Recording Fees		٧			As required by County Clerks office							
Copy of H.C.D.D. #1 of invoice		٧			Required to be paid prior to Final Stages							
Sugar Road Widening Escrow	\$	-		٧		Estimated 0 LF@ \$ -						
Sugar Road Widening Escrow	\$	-		٧		Estimated 0 LF@ \$ -						
Sidewalk Escrow (5-ft) on Sugar Road TOTAL OF ESCROWS:	-		٧		Estimated 0 LF @ \$ -							
	-											
Total Developer's Construction Cost: (Letter	· · · · · · · · · · · · · · · · · · ·		<u> </u>									
Laboratory Testing Fee: 3%	\$	-	٧			\$ - Escrow Grand Total						
Inspection Fee: 2%	\$	-	٧			\$ - Final Construction Cost						
Park Land Fees: ETJ \$ -		)	٧									
0 Residential \$ 300.00	\$	-	٧			50% Development 50% Building Stage						
0 Multi-Family \$ -	\$	-	٧			0% Development 0% Building Stage						
Water Rights: COE - CCN	\$ 579	9.36	٧			<b>0.20</b> Acres \$ 2,896.81						
Water 30-year Letter COE - CCN	\$ 325	5.00	V			1 Units @ \$ 325.00 COE WATER-CCN						
Sewer 30-year Letter COE - CCN	\$ 6	5.00	٧			1 Lots @ \$ 65.00 COE SEWER-CCN						
TOTAL OF FEES:	\$ 969	9.36				·						
Reimbursements:	•	•	-			•						
Developer Sewer Improvements	\$	-		٧		Off-Site System: 0.00 AC \$ -						
Developer Water Improvements	\$	-		٧		Off-Site System 0.00 AC \$ -						
Developer Drainage Improvements	\$	-		٧		Off-Site System 0.00 TOTAL \$ -						
TOTAL OF REINBURSEMENTS:	\$	-										
Buyouts:	•	•	•		•							
North Alamo Water Supply Corporation				٧		Not Applicable						
Sharyland Water Supply Corporation				٧		Not Applicable						
Tax Certificates		<u> </u>										
County of Hidalgo / School District			٧									
Water District			V			Hidalgo County Irrigation District # 2						
Total of Escrows, Fees, Reimbursements	and Ruyouter			<u> </u>		1 mango county imgulati District # 2						
Escrows	e e											
	φ •	000.00		\\/a!	Diahta T	Costing & Inspection Food & Darkland Food						
Inspections other Fees	\$	969.36	NI/A		_	esting & Inspection Fees & Parkland Fees						
Reimbursements	\$	-	N/A			eimbursements within the surrounding area						
City of Edinburg	\$	-		15% Payable to the City of Edinburg for Administrative Fee								
To the Developer of Record	\$	-	85%	85% Payable to the Developer of Record (Separate Check)								
Buyouts	\$	969.36	<u>.</u>	<b>-</b>	0							
TOTAL :	Fees, Escrows, Reimbursements & Buyouts											

Re-Plat 53-A Regency Square Page 2 of 2



**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

RE: Re-Plat of Lot 53-54 of Regency Square Subdivision Unit #4

**Salinas Engineering & Associates** 

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

Proposed services connection to a City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Water Distribution System for said development is located on the rear of lots within a dedicated utility easement.
- Sanitary Sewer Collection System for said development is located on the rear of lots within a dedicated utility easement.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water and sewer improvements.











### **MEMORANDUM**

**TO:** Abel Beltran, Subdivision Coordinator

**FROM:** Omar Garza, Deputy Chief

**DATE:** March 19, 2021

**RE:** Storage Masters

**Rio Delta Engineering** 

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

- 1. Provide master site plan.
- 2. Fire hydrants located on the northwest corner of Mesquite Drive and Ash Circle, at approximately 335 feet from site



# REPLAT OF LOTS 1-7, AND LOT 21, BLOCK 1, THE BOARDWALK SUBDIVISION STAFF REPORT

**DATE: 04/13/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of Replat of Lots 1-7 and Lot 21,

Block 1, The Boardwalk Subdivision

**APPLICANT:** Juan and Anilia Gonzaba

**ENGINEERING FIRM:** Melden & Hunt, Inc.

**LEGAL:** Being A Resubdivision Of 1.240 acre being all of Lots 1, 2,

3, 4, 5, 6, and out of Lot 21, Block 1, The Boardwalk Subdivision, Volume 51, Pages 42-43, H.C.M.R. City Of

Edinburg, Hidalgo County, Texas

**LOCATION:** Property is located at 2952 Regency Drive

**CURRENT USE OF PROPERTY:** Vacant

**EXISTING ZONING & LAND USE:** Urban Residential

**SURROUNDING LAND USE:** Commercial General (CG) District ,Urban Residential

District and Auto-Urban Residential District

**ACCESS AND CIRCULATION:** This property has access to Regency Drive

**PUBLIC SERVICES:** Water Distribution System and Sanitary Sewer Collection

System both are City of Edinburg systems.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

### EVALUATION AND REQUIREMENTS FOR APPROVAL

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

### STAFF REPORT RE-PLAT OF LOTS 1-7 & LOT 21, BLOCK 1, THE BOARWALK SUBDIVISION PAGE 2

### PLANNING & ZONING DEPARTMENT:

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

### PUBLIC WORKS / ENGINEERING DEPARTMENT:

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

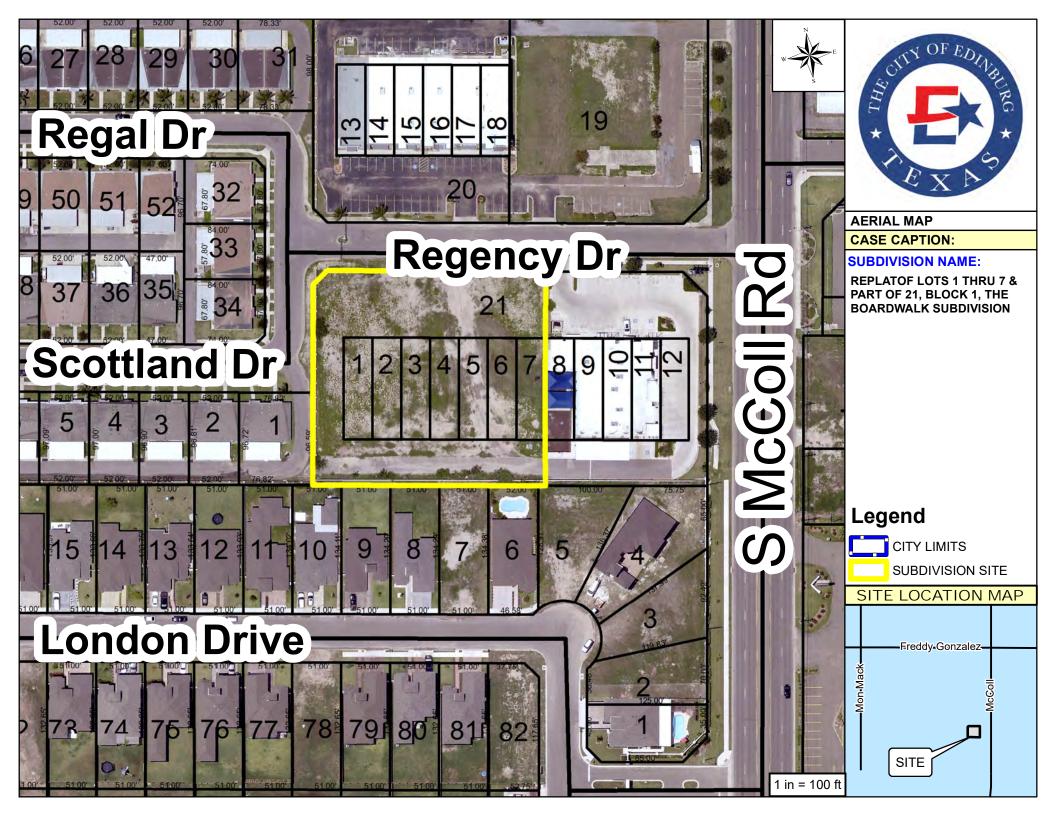
### **UTILITIES DEPARTMENT:**

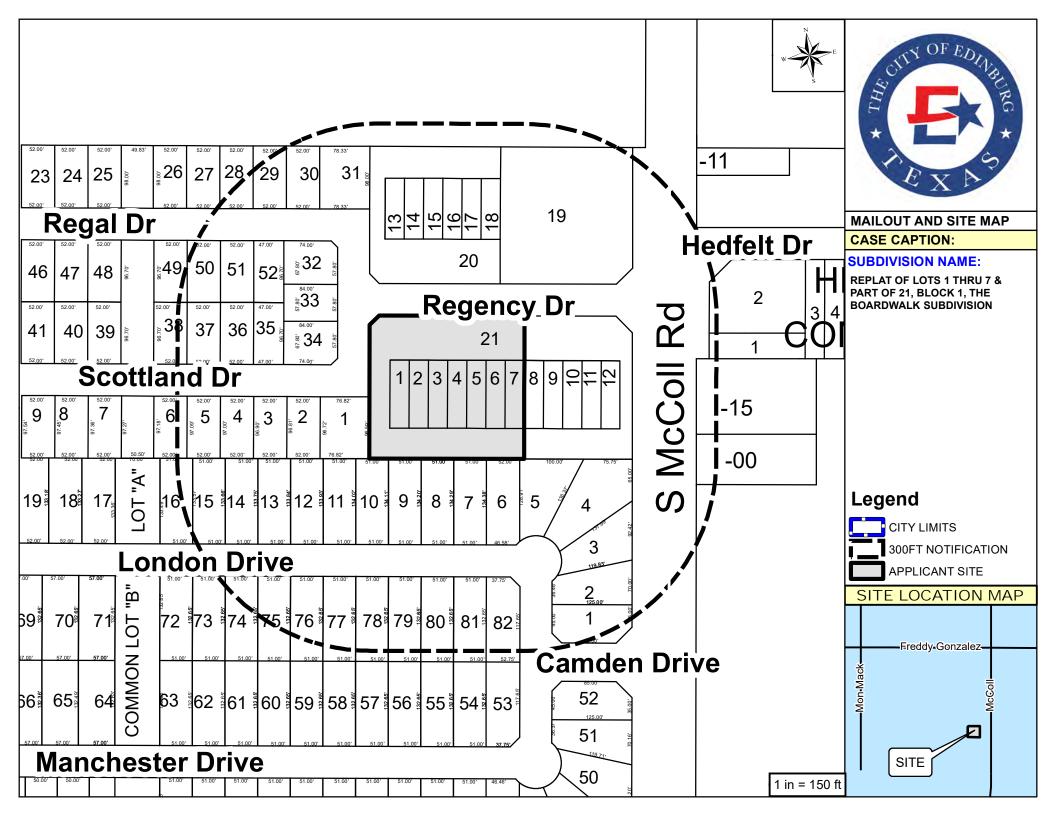
In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water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

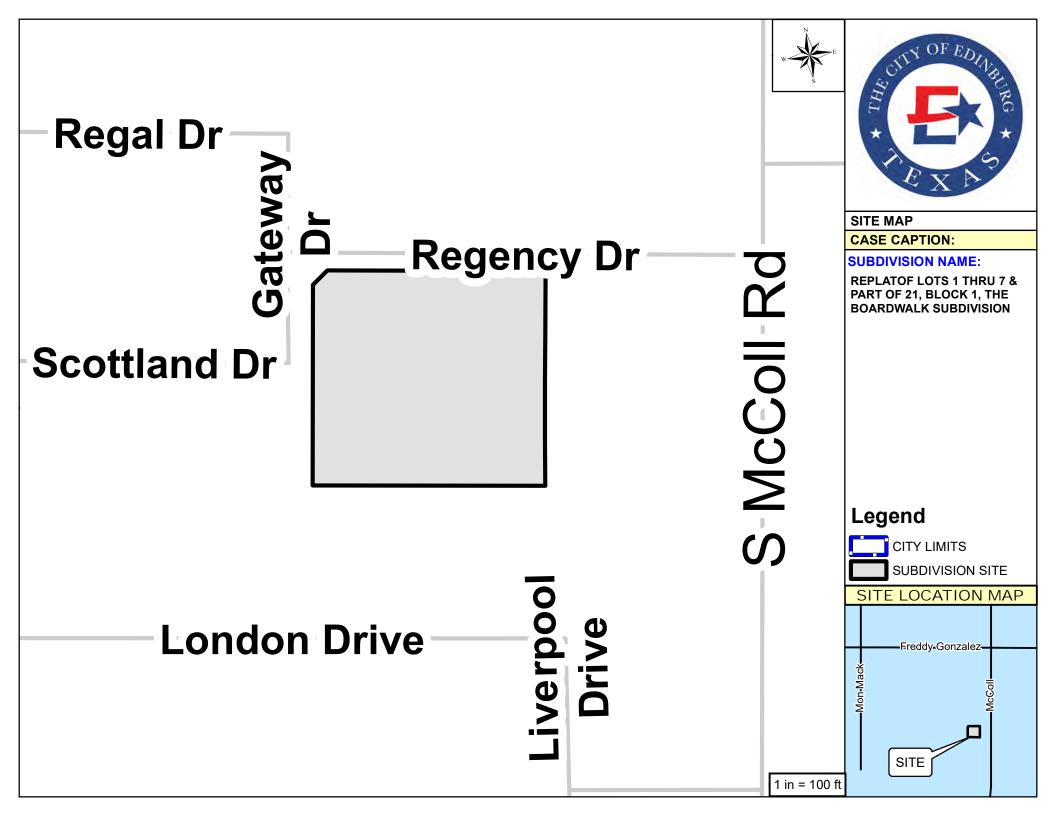
### FIRE DEPARTMENT:

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

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









To: Jessica Ramirez, Urban Planner

Abel Beltran, Subdivision Coordinator

From: Robert Valenzuela, Stormwater Manager

Date: February 18, 2021

Subject: The Boardwalk Subdivision

The Boardwalk Subdivision 1.240 Acres

### **Required Information**

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

- 1. Small Construction Notice (Per TCEQ Inventory)
- 2. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection, Concrete Washout)

### Comments:

- Small 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



# STORAGE MASTERS SUBDIVISION STAFF REPORT

**DATE:04/13/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of Storage Masters Subdivision

APPLICANT: L.C. GONZALEZ INVESTMENTS, LLC

**ENGINEERING FIRM:** RIO DELTA Engineering, Inc.

**LEGAL:** A 5.10-acre tract of land being out of a portion of Lot 6,

Section 268, Texas-Mexican Railway Company's Survey Subdivision, as per the map recorded in Volume 24, Page 158-171, map records in the office of the County Clerk of

Hidalgo County, Texas

**LOCATION:** Property is located on the south side of State Highway 107

and approximately 1,245ft. east of Raul Longoria Road

**CURRENT USE OF PROPERTY:** Agricultural Use

**EXISTING ZONING & LAND USE:** Auto-Urban Residential Zone

**SURROUNDING LAND USE:** (AU) District, and Commercial General (AU) District

ACCESS AND CIRCULATION: This property has access to SH 107

**PUBLIC SERVICES:** Water Distribution System a NAWSC and Sanitary Sewer

Collection System is a City of Edinburg systems.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

### EVALUATION AND REQUIREMENTS FOR APPROVAL

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

STAFF REPORT STORAGE MASTERS SUBDIVISION PAGE 2

### **PLANNING & ZONING DEPARTMENT:**

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

### **PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

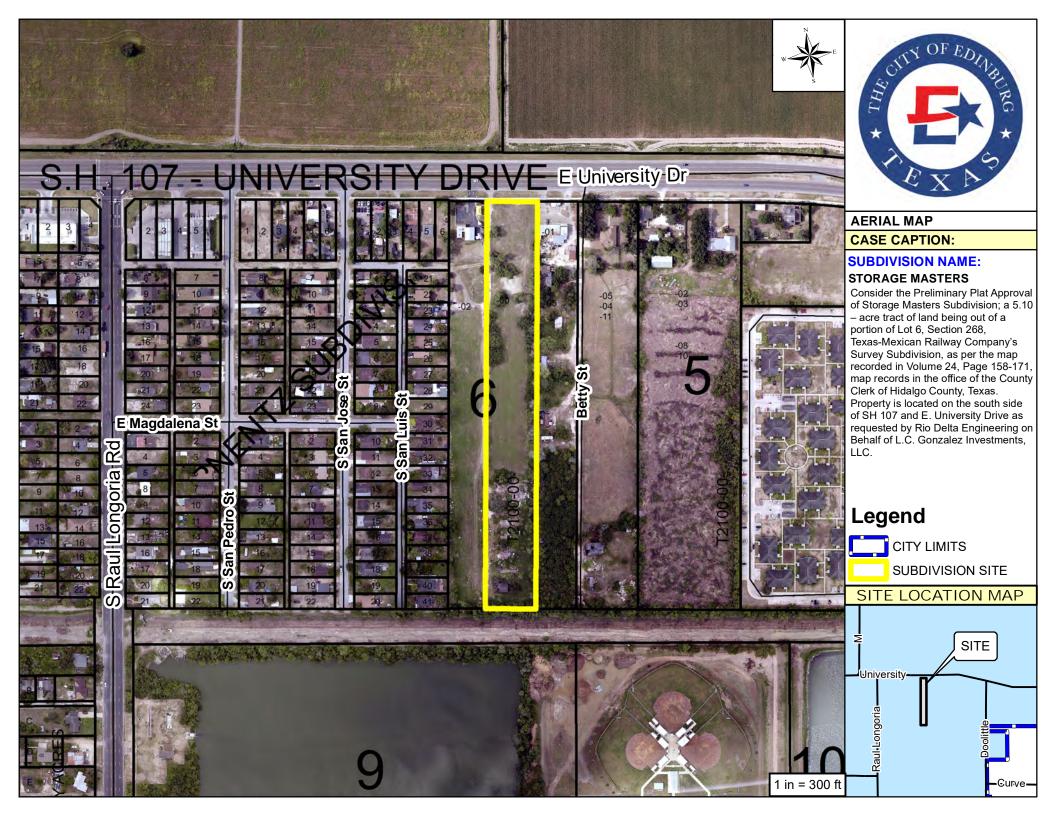
### **UTILITIES DEPARTMENT:**

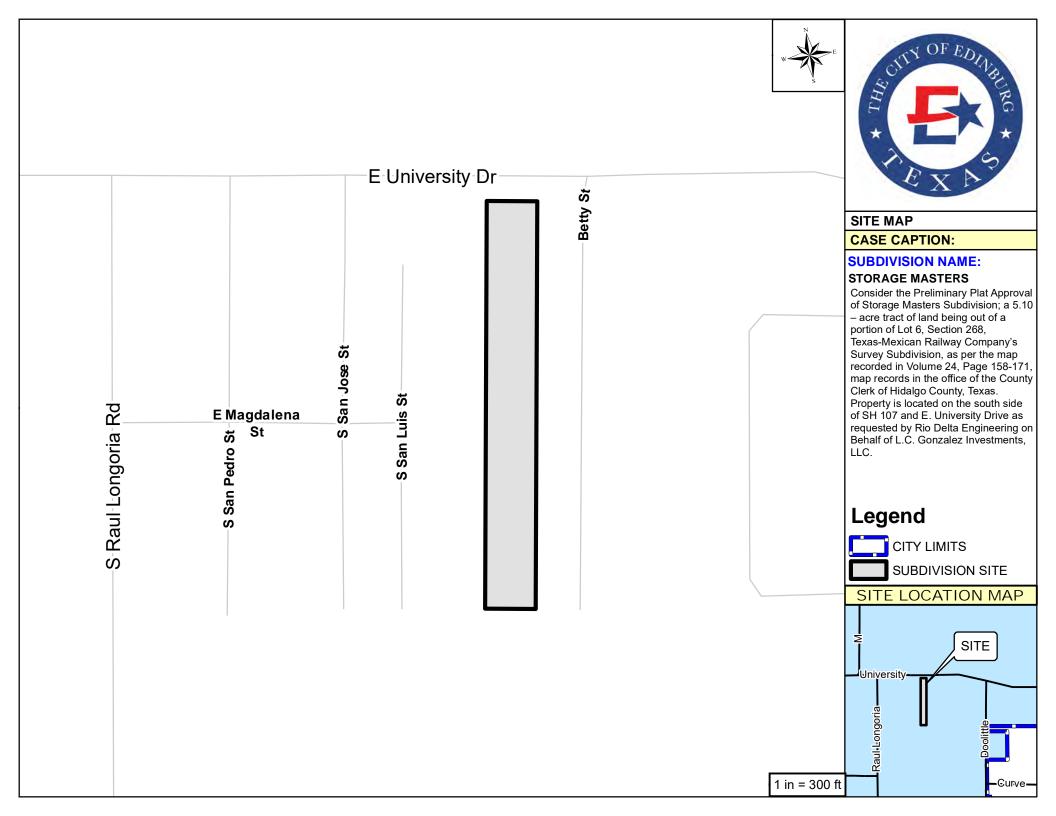
In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water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

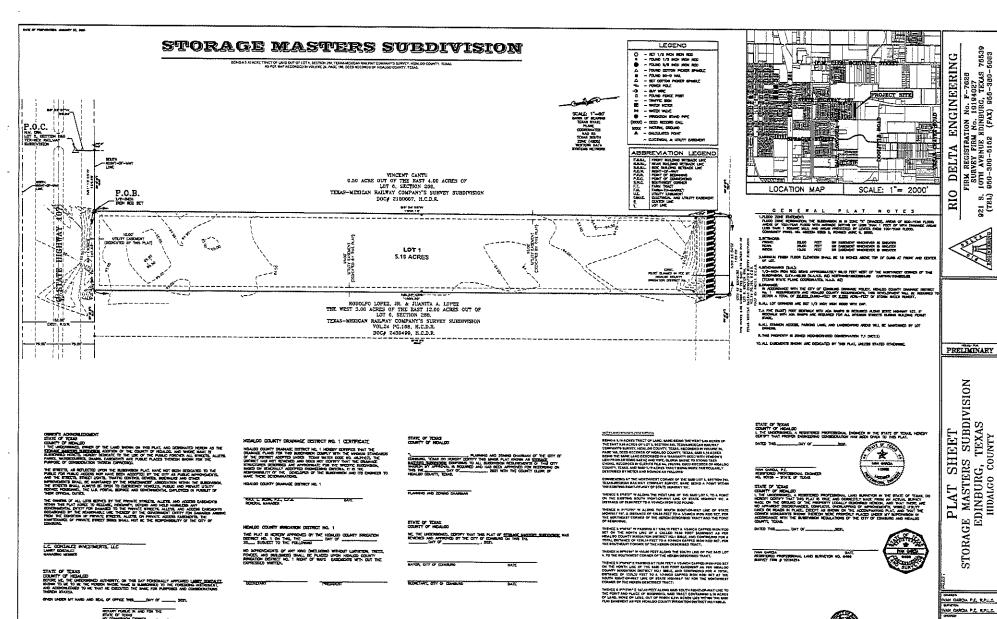
### FIRE DEPARTMENT:

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

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







RENCIPAL CONTACTS:

LE, GONZALIZ PARSTHENIS, LLE

EDMGURC, 1% 785378 (1858) 3800-0102 (808) 380-0083

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VAN GARDA P.E. R.P.J.:

OSCUP ALARCON A.

BOLC 1' - 60'

STATUTE TO COS

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### PLANNING & ZONING DEPARTMENT

PLANNING 8	ZONING DEPARTM		BDIVISI			LIMITS (PROCESS		ST	Date :	PRELI	MINARY REPORT April 9, 2021	
Date Filed:	April 5, 2021	P&Z Preliminary:	M	lay 11, 20	)21	P&Z _ Final:				City Council:		
	Beltran, Subd. Coo	-		pril 22, 2 pril 29, 2		_ Time Lir _ 1st Exte 2nd Exte	ension :	<b>365</b> 0	_ Days _ Days _ Days	Expires : Expires 1: Expires 2:	April 5, 2022	
	anning & Zoning : ilities ublic Works	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, P.E., CP	M	Email : Email :	amart layala	ndosa@c inez@ci @cityof ojosa@c	cityofed ityofedir edinbur	inburg.c nburg.c g.com	com om	City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211	
Owr	ner: L	C. Gonzalez Investments, LL	C.			Edinburg,	TX		Engi	neer: Ivan G	arcia, P.E., R.P.L.S.	
	STORAGE M	<b>ASTERS SUBDIVISION</b>		<u>'</u>		-		nsultan		ta Engineeri		
	DESCRIF	PTION	Provided	Need to Provide	Not Applicable	Need to Revise		COMMENTS				
Subdivision	Process:											
Subdivision F	Plat Submittal		٧				Date :	Apr	il 5, 2021	Recorded:		
Warranty Dee	ed		٧									
Topography S	Survey		٧									
Drainage Rep	oort Submittal (As Per	City Drainage Policy)		٧			Approve	d by H.C	.D.D.#1	Date:	Pending Approval	
Zoning : City	Limits - Residential		٧									
Flood Zone			٧				Zone "X	(" (Shade	d)			
Preliminary	Submittals:											
Existing & Pro	oposed Water Distribi	ution Layout	٧									
	ution System Provide		٧				City of E	dinburg \	Vater - Distri	bution System		
Existing & Pro	oposed Sewer Collec	tion Layout	٧									
Sanitary Sew	er Collection System	Provider:	٧				City of E	dinburg S	Sanitary Sew	er Collection Sy	ystem	
	Proposed Drainage L	•	٧									
MPO Collecto	or / Arterial Right-of-w	ay Dedication	٧								menets (120-Feet)	
	Collector Street pave	ement Section	٧							ection of (81-ft		
Variances A	ppeals Request:			1	1		Planni	ing & Zor	ing Meeting	Results	City Council Meeting	
					٧							
					٧							
Construction	n Plans Review Sub	mittale: (Saa Saa	ction 4	Constru	ction F	lane Sul	 hmittale	Policy	201 <i>1</i> STAN	IDARD POLIC	Y MANIIAI \	
Cover Sheet	ii i ialis iteview oub	illittais. (Occ Oct	V			10113 001	1			Plans Submittal	•	
	Sheet (Utilities, Bench	Marke)	V	1			366 360	JUOI1 4 - C	onsu ucuon i	Tiaris Subillillai	Folicy Mariual	
	er Improvements: On	·	V				Soo Soo	stion 3 I	Itility Policy	2014 Standard	Policy Manual	
	•	-Site & Oil-Site	V					Section 3 - Utility Policy, 2014 Standard Policy Manual Section 3 - Utility Policy, 2014 Standard Policy Manual				
Sanitary Sewer Detail Sheets			V							2014 Standard		
Water Distribution Improvements: On-Site & Off-Site Water Distribution Detail Sheet			V							2014 Standard		
Drainage Imp			V				000 000	0.0011 0 0	unity i onoy,	LOTT Olandara	1 Olloy Mariaal	
Drainage Det			v				See Sec	tion 1 - D	rainage Poli	cv 2014 Standa	ard Policy Manual	
	Collector Streets Imp	provements:	V						-	•	d Policy Manual	
Street Sign S			V						JULE 1 0110y	,	a. a	
Street Detail			V				See Sec	tion 2 - S	treets Policy	. 2014 Standar	d Policy Manual	
Street Lightin			V					0		, • • • • • • • • • • • • • • • • •	ywww.	
Traffic Contro	-		v									
	rol Plan and Detail Sh	neet	v	1		1	See Sto	rm Water	Managemer	nt 2014 Standa	rd Policy Manual	

Storage Masters Subdivision Page 1 of 2

DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS						
Pre-Construction Meeting:						<del>,</del>						
Notice To Proceed			٧			Dated:						
Roadway Open-Cut or Bore Permit Application	n		٧									
TX-Dot Water UIR Permit			٧			Dated:						
TX-Dot Sewer UIR Permit			٧			Dated:						
N.O.I. Submittal			٧			Dated:						
SWPP Booklet Submittal			V			Dated:						
Change Orders			٧			Dated:						
Final Walk Though			٧			Dated:						
Punch List			٧			Dated:						
Punch List (Completed and Approved)			٧			Dated:						
Letter of Acceptance			٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ge)		٧			Dated:						
Backfill Testing Results			٧			Dated:						
As-Builts (Revised Original Submittal)		٧			Dated:							
Recording Process:												
Public Improvements with (Letter of Credit)		٧			Dated: Expires:							
Recording Fees		٧			As required by County Clerks office							
Copy of H.C.D.D. #1 of invoice		٧			Required to be paid prior to Final Stages							
Sugar Road Widening Escrow	\$	-		V		Estimated 0 LF @ \$	-					
Sugar Road Widening Escrow	\$	-		٧		Estimated 0 LF @ \$	-					
Sidewalk Escrow (5-ft) on Sugar Road	\$	_		٧		Estimated 0 LF @ \$	-					
TOTAL OF ESCROWS:	-											
Total Developer's Construction Cost: (Letter of Credit)												
Laboratory Testing Fee: 3%	\$	-	٧			\$ - Escrow Grand To	tal					
Inspection Fee: 2%	\$	-	٧			\$ - Final Construction	n Cost					
Park Land Fees: ETJ \$ -	<u> </u>	0	٧			,						
0 Residential \$ 300.00	\$		٧			50% Development 50% Building Stage						
0 Multi-Family \$ -	\$	-	٧			0% Development 0% Building Stage						
Water Rights: NAWSC - CCN	\$	_	٧			5.10 Acres \$						
Water 30-year Letter NAWSC - CCN	\$	-	V			0 Units @ \$ - Master NWSC WATER	CCN					
Sewer 30-year Letter COE - CCN		0.00	٧			1 Lots @ \$ 90.00 COE SEWER-0						
TOTAL OF FEES:	<u> </u>	0.00	- <b>-</b>			1 Lots & \$ 30.00 COL SLWEN-	JOIN					
Reimbursements:	<b>Ψ</b> 3	0.00	<u> </u>									
Developer Sewer Improvements	\$	_	I	٧	<u> </u>	Off-Site System: 0.00 AC \$						
Developer Water Improvements	\$ \$	-	1	V		Off-Site System 0.00 AC \$	-					
Developer Drainage Improvements	\$ \$	-		V		Off-Site System 0.00 TOTAL \$						
TOTAL OF REINBURSEMENTS:	\$			V		OII-Site System 0.00 TOTAL \$	-					
Buyouts:	Ψ	-	ļ			<u> </u>						
North Alamo Water Supply Corporation				٧		Not Applicable						
Sharyland Water Supply Corporation				V		Not Applicable  Not Applicable						
Tax Certificates			<u> </u>	V		Thot Applicable						
					I							
County of Hidalgo / School District			٧			Llidelee County Irrigation District # 2						
Water District  Total of Factors Face Paimburgaments	and Divisions		V	<u> </u>	L	Hidalgo County Irrigation District # 2						
Total of Escrows, Fees, Reimbursements	· · · · ·											
Escrows	\$			101-1	Dial-t- T	asting 0 Inspection Face 0 Builden'd Fac						
Inspections other Fees	\$	90.00	A1/A		-	esting & Inspection Fees & Parkland Fees						
Reimbursements	\$	-	N/A			imbursements within the surrounding area						
City of Edinburg	\$	•	15%			City of Edinburg for Administrative Fee						
To the Developer of Record	\$	-	85%	Payabl	e to the D	Developer of Record (Separate Check)						
Buyouts	\$	-	<u> </u>		<u> </u>							
TOTAL: \$ 90.00 Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts												

Storage Master Subdivision Page 2 of 2



### **Planning and Zoning Department**

### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: **RIO DELTA Engineering** 

Attention: Ivan Garcia, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: March 23, 2021

**Re:** STORAGE MASTERS SUBDIVISION – CITY LIMITS

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

### **SUBMITTALS:**

#### **Subdivision Plat:**

Preliminary Review, need to confirm process based on the existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc.

### Water Layout Plan:

Development is within North Alamo Water Distribution System -CCN with to include fire protection connecting and looping to an existing NAWSC System and shall comply with the spacing of proposed hydrant(s).

<u>Sewer Layout Plan</u>: Development will utilize an existing 12-inch Sewer System located on the south side of SH 107 (E. University Drive) along TX-Dot right-of-way.

### Paving & Drainage Plan:

Proposed Access will be required onto SH 107. A TX-Dot entrance permit will be required and applicable a bleeder onto to an existing TX-Dot UIR permit.

### Drainage Report:

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







### **Planning and Zoning Department**

### **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

### **FIRE DEPARTMENT FINDINGS:**

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

### **ENGINEERING DEPARTMENT FINDINGS:**

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

### **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







### **ENGINEERING DEPARTMENT**

**Preliminary Staff Review** 

March 25, 2021

Ivan Garcia, P.E. Rio Delta Engineering 921 S. 10<sup>th</sup> Avenue Edinburg, TX 78539 (956) 380-5152

RE: STORAGE MASTERS SUBDIVISION – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Storage Masters Subdivision.

Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

Email: gcarmona@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

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

### REFERENCES:

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

PRINCIPAL CONTACTS:

OWNER: L.C. GONZALEZ INVESTMENTS, LLC

ENGINEER: IVAN GARCIA, P.E., R.P.L.S.

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

ADDRESS

P.O. BOX 2657

921 SOUTH 10th AVE.

921 SOUTH 10th AVE.

PHONE & FAX

EDINBURG, TX 78539 (956) 605-4091

EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083

EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083

IVAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S OSCAR ALARCON JR 1" = 60'FEBRUARY 19, 2021

SUB 21 009

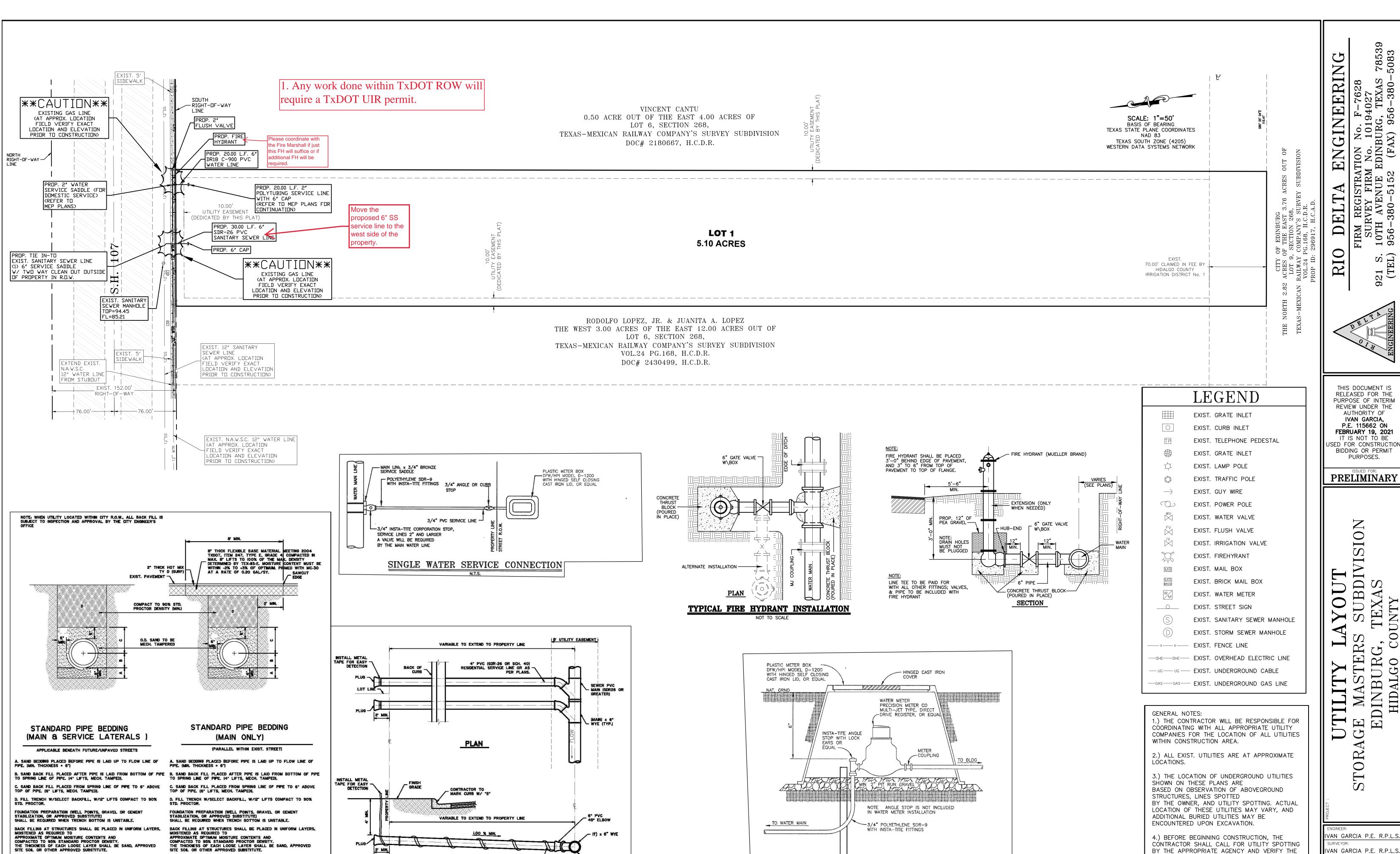
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G,

REVISIONS:

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHT 2



6" PVC (SDR-26 OR SCH. 40) RESIDENTIAL SERVICE LINE OR AS PER PLANS.

TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE DETAIL

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

SEWER STANDARD PIPE BEDDING

B LO.

9402 3. TJ

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

CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE

LOCATION OF THESE UTILITIES TO HIS

5.) ANY DAMAGE CAUSED TO EXISTING

STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

CONSTRUCTION ZONE, CAUSED BY THE

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE

CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

SATISFACTION.

TYPICAL WATER METER INSTALLATION

OSCAR ALARCON JR

FEBRUARY 19, 2021

SUB 21 009

SHT 3



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

### **Trip Generation Worksheet**

Subdivision	Name <sup>.</sup>									
Project Loca										
(select one) Applicant:		○ C.O.E		Edinburg ET		() Ow	/ner	◯ Agen	t	
Address:						_		O 1 9 1 11		
Email:										
Date:							•			
			Propo	sed Type	of Develo	pment				
C	) New Deve	lopment	C	) Re-Develo	pment	C	) Additional	Developmer	nt	
Anticipated	Anticipated Land Use		Project Size Acres GFA		AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code	
		Auros	OLA	# of Units	'	'	'			
	Peak He Projected in	velopment P								
	(if ar	n increase of 7	76 PHT or an	increase of	10% of the to	otal PHT, a ne	w TIA is requ	uired)		
	Comments:	A TIA is requir	red. The individed requirements required. The t	dual preparing of the study be raffic generate	the study must	te In This t meet with City the study. sed developme	staff to discu	SS		
	Reviewed by:				-	Date:				



**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

RE: Storage Masters Subdivision

**Rio Delta Engineering** 

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

Proposed connection or extend of City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Water Distribution System for said development on University Drive (SH 107) approximately 1,275-feet east of FM 1426 (Raul Longoria Road) and is within NAWSC system.
- Proposed sanitary sewer service line is on the south portion of University Drive (SH 107) and will require a service connection to an existing 12-inch sewer system.
- Will require additional Fire Hydrants as per Fire Marshall.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water (Fire Protection Only) and sewer improvements.











### **MEMORANDUM**

TO: Abel Beltran, Planner I

FROM: Omar Garza, Deputy Chief

**DATE:** March 19, 2021

**RE:** Storage Masters

**Rio Delta Engineering** 

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

1. Provide master sire plan.

2. Fire hydrants required every 300 feet.



# ERILO INVESTMENTS COMPANY LLC SUBDIVISION STAFF REPORT

**DATE: 04/13/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of ERILO Investments

Company LLC Subdivision

APPLICANT: ERILO INVESTMENTS COMPANY, LLC

**ENGINEERING FIRM:** RO Engineering, PLLC.

**LEGAL:** A 0.55-acre tract of land being out of a portion of Lot 12,

Kelly Pharr Subdivision, as per the map recorded in Volume 3, Page 133-134, deed records in the office of the

County Clerk of Hidalgo County, Texas

**LOCATION:** Property is located on the west side of Business Highway

281 (Closner Blvd.) and south of Canton Road

**CURRENT USE OF PROPERTY:** Commercial Use (Car Lot Sales)

**EXISTING ZONING & LAND USE:** Commercial General

**SURROUNDING LAND USE:** Neighborhood Conservation (NC 5) District and

Neighborhood Conservation (NC 7.1) District

**ACCESS AND CIRCULATION:** This property has access to Business Highway 281 (Closner

Blvd)

**PUBLIC SERVICES:** Water Distribution System and Sanitary Sewer Collection

System both are City of Edinburg systems.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

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

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

STAFF REPORT ERILO INVESTMENTS COMPANY, LLC PAGE 2

### **PLANNING & ZONING DEPARTMENT:**

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

### PUBLIC WORKS / ENGINEERING DEPARTMENT:

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

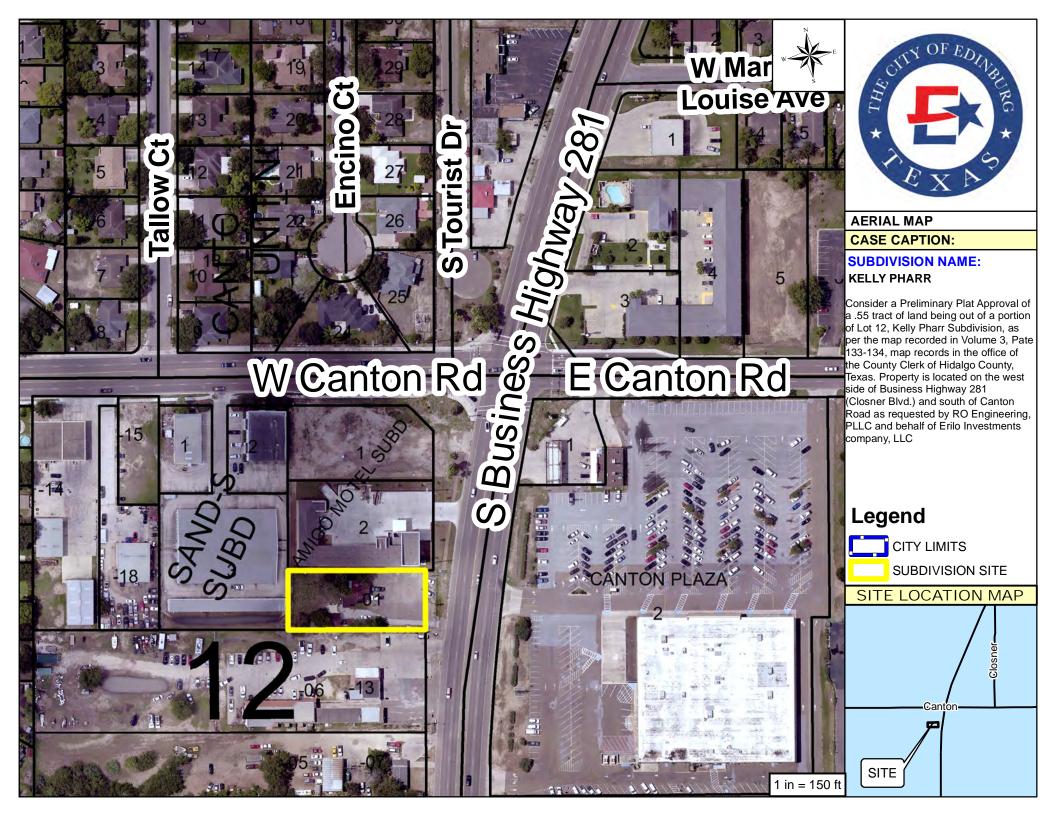
### **UTILITIES DEPARTMENT:**

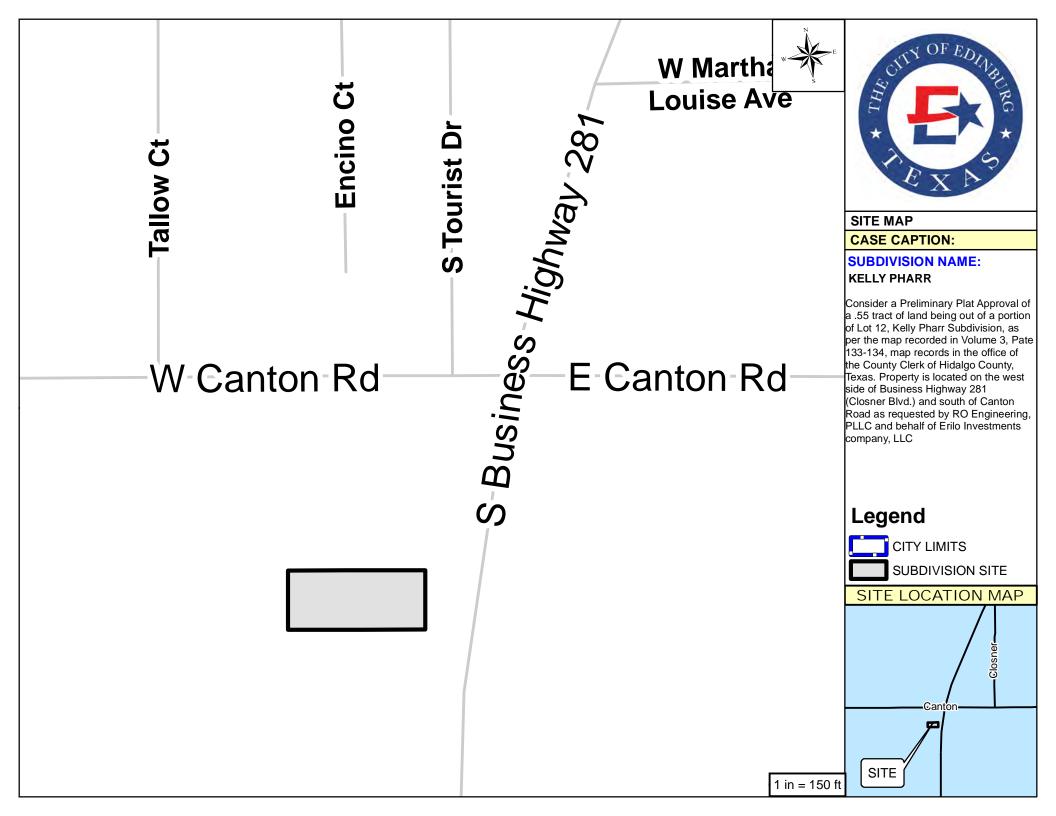
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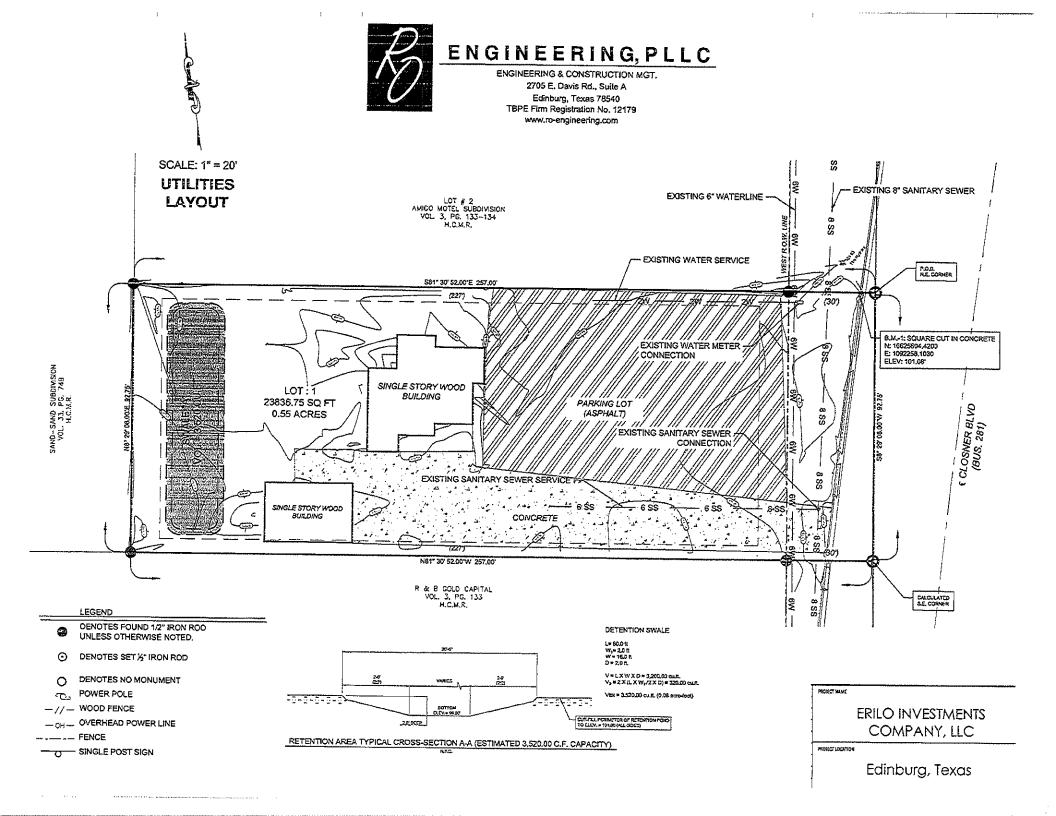
### FIRE DEPARTMENT:

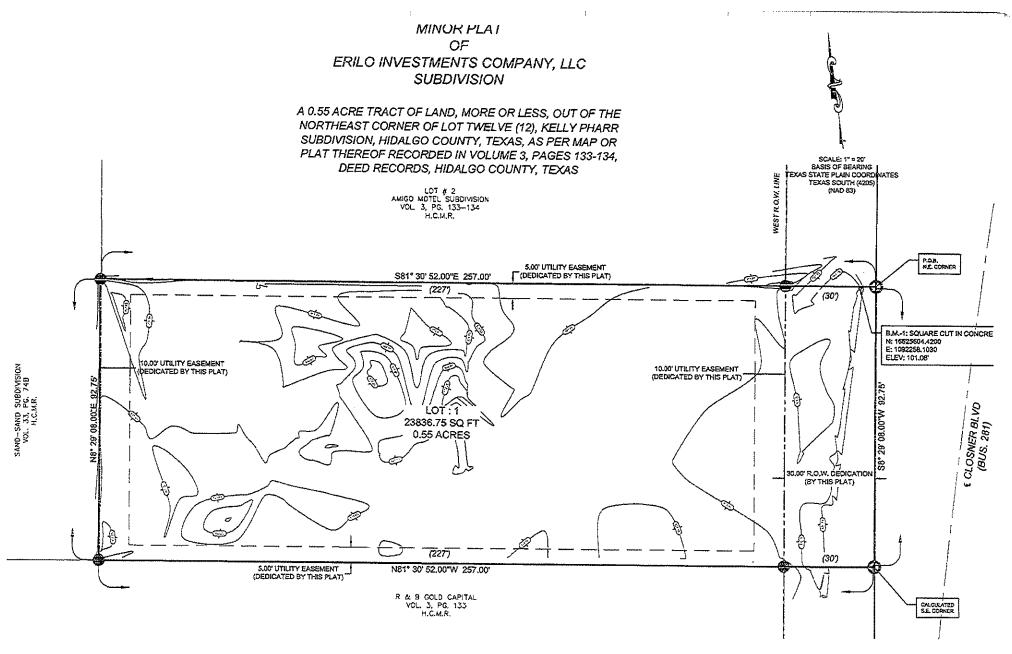
In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system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

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











### ENGINEERING, PLLC

ENGINEERING & CONSTRUCTION MGT. 2705 E. Davis Rd., Suite A Edinburg, Texas 78540 TBPE Firm Registration No. 12179 www.ro-engineering.com



### **Planning and Zoning Department**

### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: **RO Engineering, PLLC** 

Attention: Rene R. Olivarez, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: March 23, 2021

Re: ERILO INVESTMENTS COMPANY LLC SUBDIVISION – CITY LIMITS

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

### **SUBMITTALS:**

### **Subdivision Plat:**

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

### Water Layout Plan:

An Existing 12-inch Water Distribution System is within the east right-of-way of Business Highway 281(Closner Blvd) of said development, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan: Development will utilize an existing 8-inch Sewer System on East side of Business Highway 281 (Closner Blvd) and/or extend an 8-inch south along TX-DOT right-of-way or within a dedicated utility easement.

### Paving & Drainage Plan:

Proposed Access will require a TX-DOT entrance permit and if a bleeder onto to an existing TX-DOT UIR permit.

### **Drainage Report:**

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







### **Planning and Zoning Department**

### **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

### **FIRE DEPARTMENT FINDINGS:**

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

### **ENGINEERING DEPARTMENT FINDINGS:**

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

### **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







### PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEI	PARTMENT (956) 388-8202	SUBDIVIS			LIMITS O		ST	Date :		MINARY REPORT April 9, 2021		
Date Filed: April 5	P&Z , <b>2021</b> Prelimina	ary: <u>N</u>	lay 11, 20	021	P&Z Final:				City Council:			
			pril 22, 2 pril 29, 2	2021 1st Exter		ension :	<b>365</b>	Days Days	Expires : Expires 1:	April 5, 2022		
Director of Planning & Zonii Director of Utilities Director of Public Works Director of Engineering	ng : Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, P	.E., CPM	Email : Email :	amart layala mhino	inez@ci @cityof ojosa@c	cityofedi tyofedir edinburg ityofedir oad, Texa	nburg.com g.com nburg.c	om om	City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211 R. Olivarez, P.E.		
		CLIBDIVICI	ON	33 10 IV.	IVICCOII N				gineer, Kerie			
	·	Provided	Need to Provide	Not Applicable	Need to Revise		nsuitani		COMMENTS	<u>-</u> U.		
Subdivision Process:												
Subdivision Plat Submittal		٧				Date :	Apr	il 5, 2021	Recorded:			
Warranty Deed		٧										
Topography Survey		٧										
Drainage Report Submittal (As Per City Drainage Policy)			٧			Approve	d by H.C.	D.D.#1	Date:	Pending Approval		
Zoning : City Limits - Residential												
Flood Zone		٧				Zone "X	" (Shade	d)				
Preliminary Submittals:												
Existing & Proposed Water	Distribution Layout	V										
Water Distribution System F	Provider:	٧				City of E	dinburg V	Vater - Distr	ibution System			
Existing & Proposed Sewer	Collection Layout	٧										
Sanitary Sewer Collection S	System Provider:	٧				City of E	dinburg S	Sanitary Sev	ver Collection Sy	/stem		
Existing and Proposed Drai	nage Layout System:	V										
MPO Collector / Arterial Rig	ght-of-way Dedication	V				Right-of-	Way Ded	lication as p	er MPO requirer	menets (100-Feet)		
Minor / Major Collector Stre	et pavement Section	V							ection of (81-ft B			
Variances Appeals Reque	est:					Planni	ng & Zon	ing Meeting	Results	City Council Meeting		
				٧								
				٧								
		0 " 1		٧ _	<u> </u>		D !!	0044074	UDARD BOLIO	 		
	ew Submittals: (S		Constru	iction P	lans Sul				NDARD POLIC	,		
Cover Sheet				1	-	See Sec	tion 4 - C	onstruction	Plans Submittal	Policy Manual		
	· · · · · · · · · · · · · · · · · · ·	V	1		1							
Topography Sheet (Utilities, Bench Marks) Sanitary Sewer Improvements: On-Site & Off-Site					-		ction 3 - Utility Policy, 2014 Standard Policy Manual					
Sanitary Sewer Detail Sheets				-	-				2014 Standard	•		
Water Distribution Improvements: On-Site & Off-Site					-				2014 Standard			
	<b>√</b>	-	-	-	See Sec	tion 3 - U	tility Policy,	2014 Standard	Policy Manual			
		<b>√</b> √	-	-	-			. 5		10.0		
Drainage Improvements: Drainage Detail Sheets			+	1					•	ard Policy Manual		
•	ets improvements:	V	1	1		See Sec	uon 2 - S	treets Policy	, 2014 Standard	ı Policy ivianual		
Street Sign Sheet:		V		1	-	00	tian 0 0	tua at- D !'	. 0044.04	d Dallay Marriel		
Street Detail Sheets		<b>√</b>		1	-	See Sec	tion 2 - S	treets Policy	y, 2014 Standard	a Policy Manual		
Street Lighting Sheet:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com  abeltran@cityofedinburg.com  ctor of Planning & Zoning : Kimberly A. Mendoza actor of Utilities Arturo Martinez  tor of Public Works Vincent Romero  Mardoqueo Hinojosa, P.E.  Owner: Erica Lopez  ERILO INVESTMENTS COMPANY, LLC S  DESCRIPTION  DESCRIP			1	-							
	etail Sheet	<b>√</b>		1	+	Son Stor	m Water	Managomo	nt 2014 Standa	rd Policy Manual		
	MICHAEL CHIESEL	, v					٧٧~!!	WIGHTOURNE	/ 1/ 1 - 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/	IVI I CHICA MIGHINAL		

ERILO Subdivision Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise		COMMENTS							
Pre-Construction Meeting:													
Notice To Proceed			٧			Dated:							
Roadway Open-Cut or Bore Permit Application	n		٧										
TX-Dot Water UIR Permit			٧			Dated:							
TX-Dot Sewer UIR Permit			٧			Dated:							
N.O.I. Submittal			٧			Dated:							
SWPP Booklet Submittal			٧			Dated:							
Change Orders			٧			Dated:							
Final Walk Though	Final Walk Though					Dated:							
Punch List			٧			Dated:							
Punch List (Completed and Approved)			٧			Dated:							
Letter of Acceptance			٧			Dated:							
1-year Warranty (Water/Sewer/Paving/Draina	ge)		٧			Dated:							
Backfill Testing Results			٧			Dated:							
As-Builts (Revised Original Submittal)		٧			Dated:								
Recording Process:													
Public Improvements with (Letter of Credit)		٧			Dated:								
Recording Fees			٧			As requ	ired by Co	unty Clerks of	fice				
Copy of H.C.D.D. #1 of invoice		٧			Require	ed to be pa	id prior to Fina	l Stages					
Sugar Road Widening Escrow			٧		Estimated 0 LF @ \$								
Sugar Road Widening Escrow	\$ -			٧		Estimated 0 LF @			\$	-			
Sidewalk Escrow (5-ft) on Sugar Road \$ -				٧		Estin	nated	0	LF @	\$	-		
TOTAL OF ESCROWS:													
Total Developer's Construction Cost: (Letter													
Laboratory Testing Fee: 3%	\$ -		٧				\$		-	Escrow Grand	Total		
Inspection Fee: 2%	\$ -		٧				\$		-	Final Construct	ion Cost		
Park Land Fees: ETJ \$ -	Per Unit 0		٧										
0 Residential \$ 300.00	\$ -		٧			50%	Developm	ent	50%	Building Stage			
0 Multi-Family \$ -	\$ -		٧			0%	Developm	ent	0%	Building Stage			
Water Rights: COE - CCN	\$ 1,593.25	;	٧			0.	.55	Acres		\$	2,896.81		
Water 30-year Letter COE - CCN	\$ 2,110.00		٧			1	Units @	\$ 2,110.00	Master	COE WATE	R-CCN		
Sewer 30-year Letter COE - CCN	\$ 90.00		٧			1	Lots @	\$ 90.00	Master	COE SEWE	R-CCN		
TOTAL OF FEES:	\$ 3,793.25												
Reimbursements:	,												
Developer Sewer Improvements	\$ -			٧		Off-Site	System:	0.00	AC	\$	_		
Developer Water Improvements	\$ -	1		٧			System	0.00	AC	\$	_		
Developer Drainage Improvements	\$ -			٧			System	0.00	TOTAL	\$	-		
TOTAL OF REINBURSEMENTS:										·			
Buyouts:		•	-	•		•					,		
North Alamo Water Supply Corporation				٧		Not Applicable							
Sharyland Water Supply Corporation				٧		Not App							
Tax Certificates		•	•										
County of Hidalgo / School District			٧										
Water District			٧			Hidalgo	County Irri	gation District	# 2				
Total of Escrows, Fees, Reimbursements	and Buvouts:	-1		·	1	,		<u> </u>					
Escrows	\$												
Inspections other Fees	\$	3,793.25		Water	Rights. T	estina & Ir	nspection I	Fees & Parklaı	nd Fees				
Reimbursements	\$	-	N/A		_			the surround					
City of Edinburg	\$	-	15%					Administrative					
To the Developer of Record	\$	_	85%			_		(Separate Ch					
Buyouts	\$	_	1 30 /0	. ajabi		_ 0.010poi	3 toooiu	, 2 2 Parato OII					
	•	3,793.25	Develor	per Total	Cost of F	ees Escr	ows. Reim	bursements &	Buvouts				
TOTAL: \$ 3,793.25   Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts													

ERILO Subdivision Page 2 of 2



### **ENGINEERING DEPARTMENT**

Preliminary Staff Review

March 25, 2021

Rene R. Olivarez, P.E.

RO Engineering, PLLC 2705 E. Davis Rd., Suite A Edinburg, TX 78540 (956) 292-3336

## RE: MINOR PLAT OF ERILO INVESTMENTS COMPANY, LLC SUBDIVISION – PRELIMINARY REVIEW

Mr. Olivarez,

Attached are the Preliminary Phase Submittal comments for Minor Plat of Erilo Investments Company, LLC Subdivision.

Any questions feel free to contact us.

Thanks,

Date: 2021.03.24 18:38:24 -05'00' Gerardo Carmona Jr., P.E.

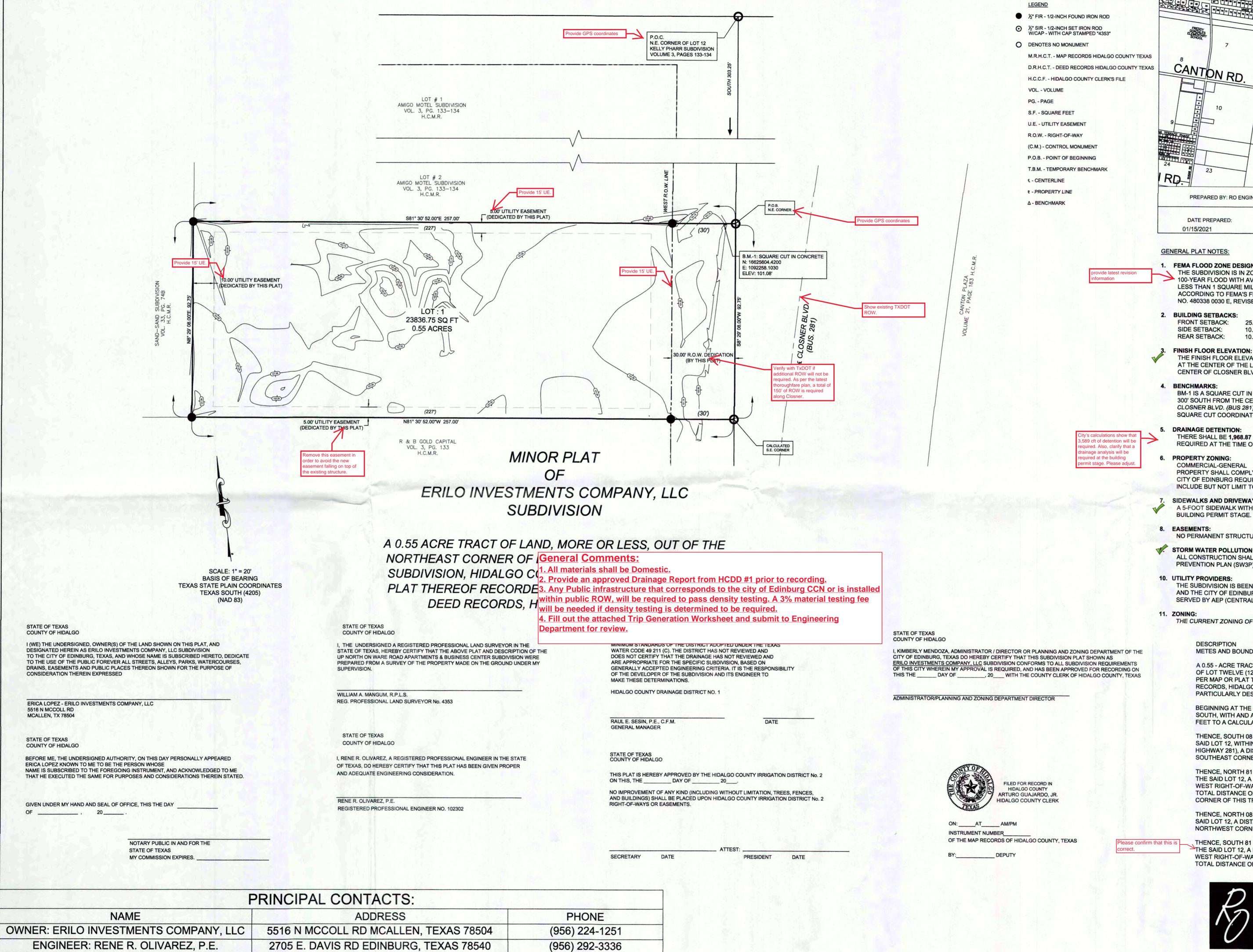
Email: gcarmona@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

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

### REFERENCES:

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



(956) 821-7026

817 N. WARE RD MCALLEN, TEXAS 78501

SURVEYOR: WILLIAM A. MANGUM, RPLS

CANTON RD. DETENTION COUNTY PREPARED BY: RO ENGINEERING, PLLC 2705 E. DAVIS RD., SUITE A EDINBURG, TEXAS 78540

1. FEMA FLOOD ZONE DESIGNATION:

THE SUBDIVISION IS IN ZONE "X", (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 6, 2000

LOCATION MAP

SCALE: 1"=1,000"

DATE SURVEYED:

01/10/2021

FRONT SETBACK:

SIDE SETBACK: 10.00 FEET (OR EASEMENT WHICHEVER IS GREATER) REAR SETBACK: (OR EASEMENT WHICHEVER IS GREATER)

THE FINISH FLOOR ELEVATION SHALL BE 18-INCHES ABOVE THE TOP OF CURB, MEASURED AT THE CENTER OF THE LOT, WHERE NO CURB IS AVAILABLE IT SHALL BE MEASURED AT THE

CENTER OF CLOSNER BLVD. (BUS 281)

BM-1 IS A SQUARE CUT IN CONCRETE ON THE BACK OF CURB LOCATED APPROXIMATELY 300' SOUTH FROM THE CENTERLINE OF E CANTON ROAD ON WITHIN TXDOT RIGHT-OF-WAY OF CLOSNER BLVD. (BUS 281) WITH TOP OF ELEVATION AT 101.08 - FEET ABOVE SEA LEVEL, SQUARE CUT COORDINATES N16625604.4200, E1092258.1030.

DRAINAGE DETENTION:

THERE SHALL BE 1,968.87 CUBIC-FEET OR 0.045 ACRE-FEET OF ON-SITE DETENTION REQUIRED AT THE TIME OF SITE PLAN/BUILDING PERMIT REVIEW AND APPROVAL.

PROPERTY ZONING:

PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE BUT NOT LIMIT TO THE UNIFIED DEVELOPMENT CODE.

SIDEWALKS AND DRIVEWAYS: A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CLOSNER BLVD. (BUS 281) AT

NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR LOT LINES.

STORM WATER POLLUTION PREVENTION: ALL CONSTRUCTION SHALL COMPLY WITH THE TCEQ - STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

10. UTILITY PROVIDERS:

THE SUBDIVISION IS BEEN SERVED BY THE CITY OF EDINBURG WATER DISTRIBUTION SYSTEM AND THE CITY OF EDINBURG SANITARY SEWER COLLECTION SYSTEM. THE SUBDIVISION IS SERVED BY AEP (CENTRAL POWER & LIGHT) FOR ELECTRICAL.

THE CURRENT ZONING OF THIS PROPERTY IS COMMERCIAL GENERAL DISTRICT (CG).

DESCRIPTION METES AND BOUNDS

A 0.55 - ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE NORTHEAST CORNER OF LOT TWELVE (12), KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

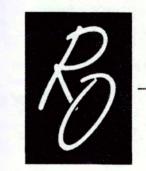
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12 REFERENCED: THENCE SOUTH, WITH AND ALONG EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 303.25 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE, SOUTH 08 DEGREES 29' AND 08" W, PARALLEL TO THE EAST LINE OF THE SAID LOT 12, WITHIN THE RIGHT-OF-WAY OF S. CLOSNER BLVD (BUSINESS HIGHWAY 281), A DISTANCE OF 92.75 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 30' AND 52" W, PARALLEL TO THE SOUTH LINE OF THE SAID LOT 12, A DISTANCE OF 30.0 FEET PASS A FOUND 1/2" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF S. CLOSNER BLVD (BUSINESS HIGHWAY 281), AT A TOTAL DISTANCE OF 257.0 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT:

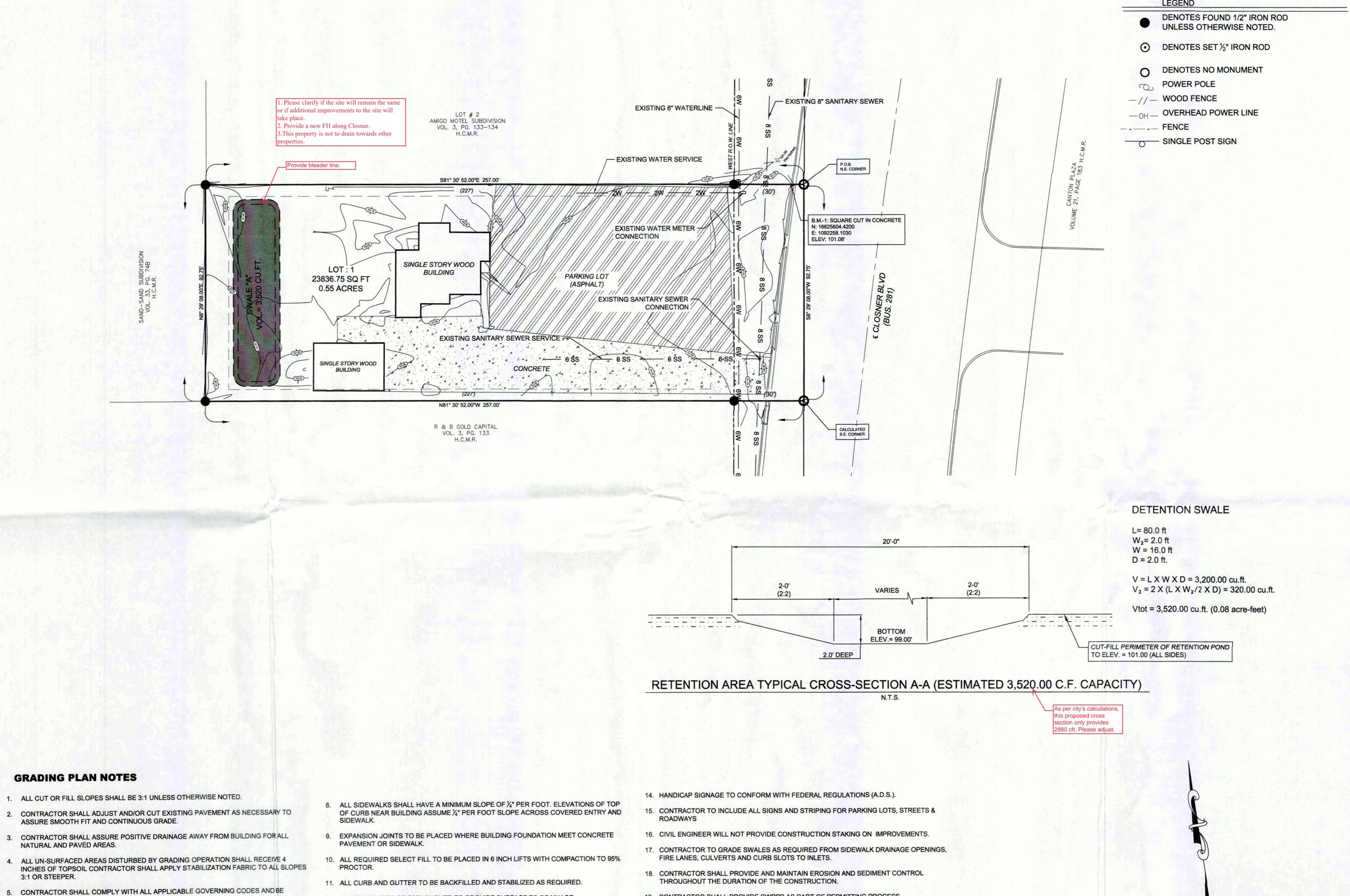
THENCE, NORTH 08 DEGREES 29' AND 08" E, PARALLEL TO THE WEST LINE OF THE SAID LOT 12, A DISTANCE OF 92.75 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE, SOUTH 81 DEGREES 30' AND 52" E, PARALLEL TO THE NORTH LINE OF THE SAID LOT 12, A DISTANCE OF 30.0 FEET PASS A FOUND 1/2" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF S. CLOSNER BLVD (BUSINESS HIGHWAY 281), AT A TOTAL DISTANCE OF 257.0 FEET TO THE POINT OF BEGINNING.



# ENGINEERING, PLLC

**ENGINEERING & CONSTRUCTION MGT.** 2705 E. Davis Rd., Suite A Edinburg, Texas 78540 TBPE Firm Registration No. 12179 www.ro-engineering.com



19. CONTRACTOR SHALL PROVIDE SWPPP AS PART OF PERMITTING PROCESS.

12. ALL GRADING TO BE ESTABLISHED TO PROVIDE SURFACE TO DRAINAGE.

INSTRUCTIONS.

13. ALL OBSTRUCTIONS BUILDINGS, POLES, WIRES, SLABS, FENCING OR GUARD RAILS

AND/OR DISPOSED OF BY THE CONTRACTOR AS PER ENGINEERS WRITTEN

CONFLICTING WITH THE PROPOSED IMPROVEMENTS ARE TO BE REMOVED, RELOCATED

CONSTRUCTED TO SAME.

RANGING FROM 5 - 17%.

6. STRIP THE TOP 6 INCHES OF TOPSOIL AND VEGETATION FROM PROPOSED PAVING AND

7. FILL BELOW PROPOSED PAVEMENT AREAS MAY BE SELECT FILL WITH PLASTICITY INDEX

SIDEWALKS. STRIPPED TOPSOIL MAY BE STOCKPILED AND USED FOR FILL IN

LANDSCAPE AND LAWN AREAS PROVIDED IT IS FREE OF ROCKS AND TRASH.

ENGINEERING & CONSTRUCTION MGT.

2705 E. Davis Rd., Suite A
Edinburg, Texas 78540

TBPE Firm Registration No. 12179

www.ro-engineering.com

PROJECT NO.: 20-125

UTILITIES

LAYOUT

SHEET

2 OF 2

DRAWN BY: I.N.

CHECKED BY: I.N.

SHEET TITLE:

SCALE: 1" = 20'



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

# **Trip Generation Worksheet**

Subdivision	Name <sup>.</sup>								
Project Loca									
(select one) C.O.E Capplicant:			Edinburg ET		() Ow	/ner	◯ Agen	t	
Address:						_		O / tgoilt	
Email:							Phone:		
Date:							•		
			Propo	sed Type	of Develo	pment			
C	) New Deve	lopment	C	) Re-Develo	pment	C	) Additional	Developmer	nt
Anticipated	Land Use	Acres	Project Size GFA	# of Units	AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
		Auros	OLA	# 01 011113	•	'	'		
	Projected in	our Trips n TIA on file ence in PH	Pe <b>T</b> (Propose	ak Hour Trips	s Projected ir	•	velopment P		
	(if ar	n increase of 7	76 PHT or an	increase of	10% of the to	otal PHT, a ne	w TIA is requ	uired)	
	Comments:	A TIA is requir	ed. The individed requirements the temperature of t	dual preparing of the study be raffic generate	the study must	te In This t meet with City the study. sed developme	staff to discu	SS	
	Reviewed by:				-	Date:			



**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

RE: Erilo Investments Company LLC Subdivision

RO Engineering, PLLC - Rene R. Olivarez, P.E.

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

Proposed services connection to a City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Water Distribution System for said development is located to the north along the west of Closner Blvd and south from Canton Road with 8-inch system was extend to serve Amigo Motel Subdivision. Will verify on Water improvements for Amigo Motel Subdivision.
- Sanitary Sewer Collection System for said development will require a service connection to an existing 10-inch line located on the east side of Closner Blvd. or extend sewer line extended by Amigo Motel development. Will verify on Sewer improvements for Amigo Motel Subdivision.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water and sewer improvements.











## **MEMORANDUM**

**TO:** Abel Beltran, Subdivision Coordinator

FROM: Omar Garza, Deputy Chief

**DATE:** March 19, 2021

RE: Erilo Investments Subdivision

**RO Engineering** 

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

1. Provide master sire plan.

2. Fire hydrants required every 300 feet.



#### MONTE VERANDA PHASE II SUBDIVISION STAFF REPORT

**DATE: 04/13/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of Monte Veranda Phase II

Subdivision

<u>APPLICANT:</u> VENTURE INVESTMENTS PROPERTIES, LP

**ENGINEERING FIRM:** Supreme Engineering, PLLC.

**LEGAL:** A 4.97-acre tract of land being out of a portion of Lot 5,

Section 274, Texas Mexican Railway Company Survey Subdivision, as per the map recorded in Volume 24, Page 168, map records in the office of the County Clerk of

Hidalgo County, Texas

**LOCATION:** Property is located on the east side of Jackson Road and

Chachalaca Street

**CURRENT USE OF PROPERTY:** Vacant

**EXISTING ZONING & LAND USE:** Agriculture

**SURROUNDING LAND USE:** (AG) District, Suburban Residential

ACCESS AND CIRCULATION: This property has access to FM 3362 (Jackson Road) Thru

Chachalaca Street

**PUBLIC SERVICES:** Water Distribution System and Sanitary Sewer Collection

System both are City of Edinburg systems.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

#### EVALUATION AND REQUIREMENTS FOR APPROVAL

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

#### STAFF REPORT MONTE VERANDA PHASE II SUBDIVISION PAGE 2

#### PLANNING & ZONING DEPARTMENT:

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

#### **PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

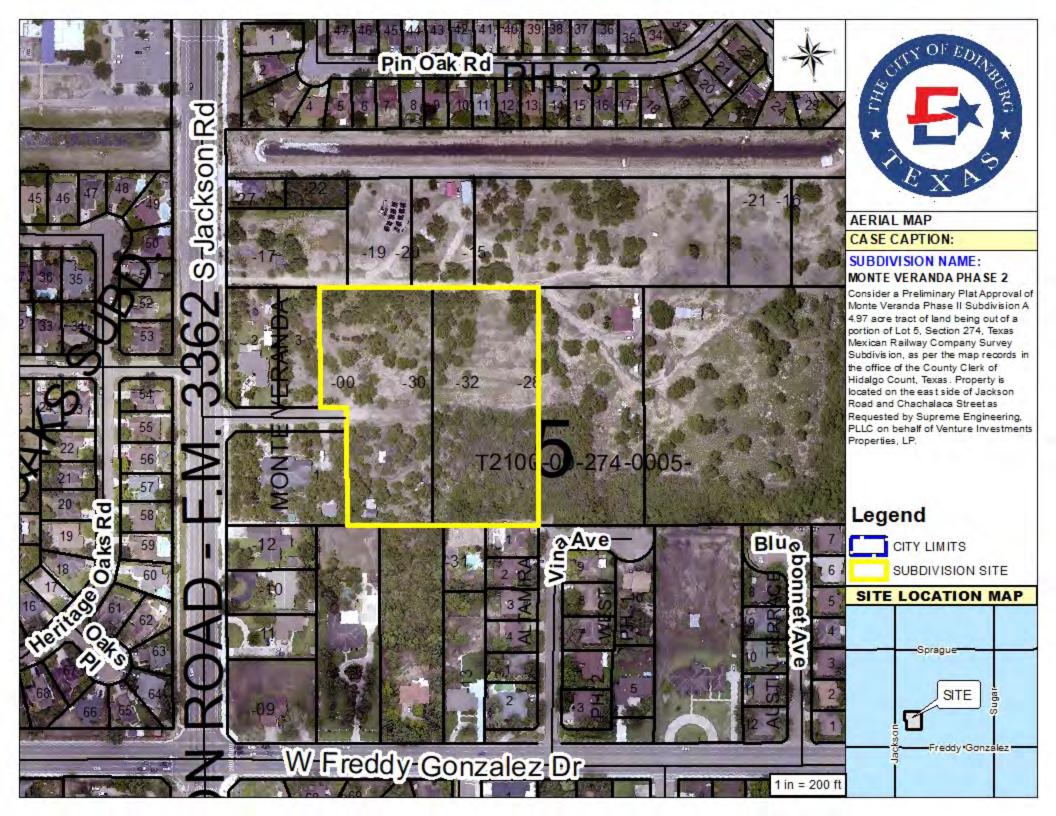
#### **UTILITIES DEPARTMENT:**

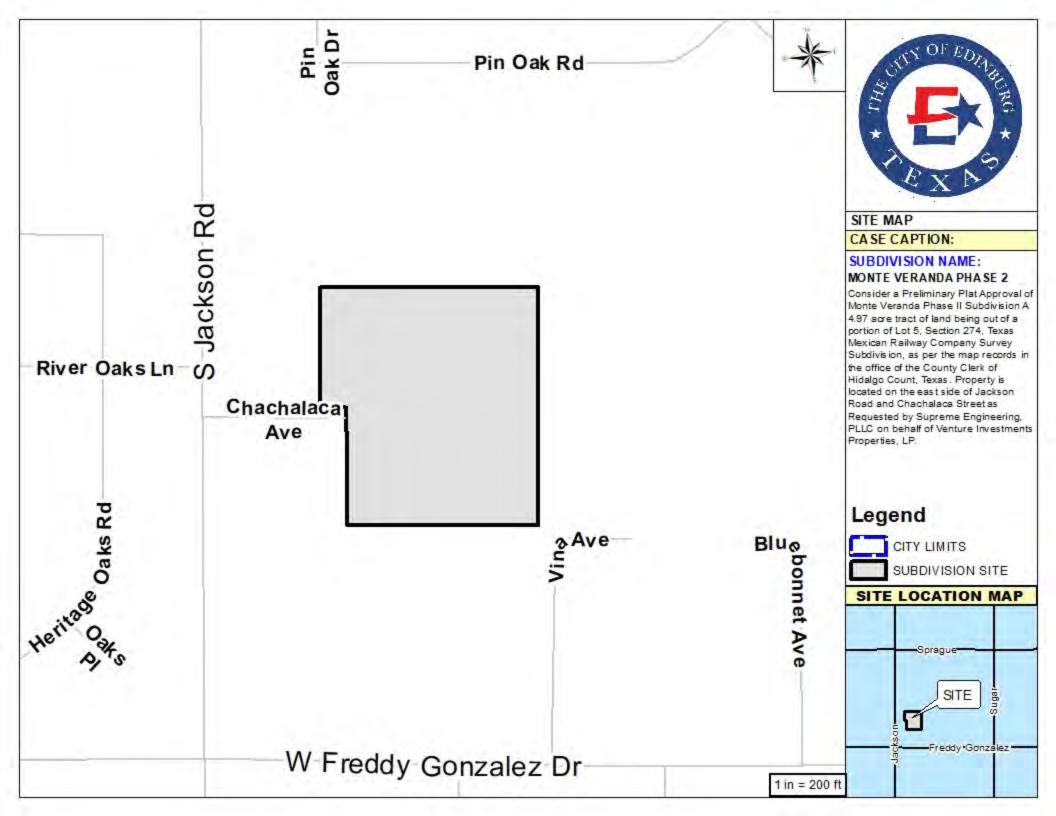
In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water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

#### **FIRE DEPARTMENT:**

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

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







#### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: Supreme Engineering, PLLC

Attention: Omar Cano, Project Engineer

From: Abel Beltran, Planner I

Date: March 23, 2021

**Re:** MONTE VERANDA PHASE II SUBDIVISION – CITY LIMITS

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

#### **SUBMITTALS:**

#### **Subdivision Plat:**

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

#### Water Layout Plan:

Development is within City of Edinburg Water Distribution System -CCN with to include fire protection connecting unto an extending water system and looping to an existing City System located on the east of development and within Altamira West Subdivision on Vina Avenue and shall comply with the spacing of proposed hydrant(s).

<u>Sewer Layout Plan</u>: Development will continue by extend an 8-inch Sanitary Sewer System to serve proposed lots.

#### Paving & Drainage Plan:

Proposed Chachalaca Street is proposed to continue east with a intersection to end with a cul-desac. Chachalaca Street is required to outfall onto an existing City of Edinburg Drain Ditch.

#### Drainage Report:

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







#### **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

#### **FIRE DEPARTMENT FINDINGS:**

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

#### **ENGINEERING DEPARTMENT FINDINGS:**

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

#### **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







### PLANNING & ZONING DEPARTMENT

PLANNING &	SU ENT (956) 388-8202	BDIVISI			LIMITS ( ROCESS	CHECK LI	Date :	PRELI	MINARY REPORT April 9, 2021		
Date Filed:	April 5, 2021	P&Z Preliminary:	M	lay 11, 20	)21	P&Z Final:				City Council:	
Reviewed Staff Review :  By: Abel Beltran, Subd. Coor. Staff / Engineer :		Staff / Engineer :	April 22 April 29		<b>2021</b> 1st Ex		ension : 0		_ Days _ Days	Expires : Expires 1:	April 5, 2022
	ilities Iblic Works	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, P.E., CP	M	Email : Email :	amart layala	inez@ci @cityof	cityofedi ityofedir edinbur ityofedi	nburg.c g.com	com	City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211
Own	er:	Ramiro Garcia, Manager			5516 N.	McColl R	oad, Texa	ıs		Engineer: Or	nar Cano, P.E.
	MONTE VER	ANDA SUBDIVISION					Consi	ultant :	Supreme I	Engineering, I	PLLC.
	DESCRIP	TION	Provided	Need to Provide	Not Applicable	Need to Revise				COMMENTS	
Subdivision	Process:										
Subdivision P	lat Submittal		٧				Date :	Ар	ril 5, 2021	Recorded:	
Warranty Dee	ed		٧								
Topography S	Survey		٧								
Drainage Rep	oort Submittal (As Per	City Drainage Policy)		٧			Approve	d by H.C	C.D.D.#1	Date:	Pending Approval
Zoning : City I	Limits - Residential		٧								
Flood Zone			٧				Zone "X	(" (Shade	ed)		
Preliminary	Submittals:										
Existing & Pro	oposed Water Distribu	tion Layout	٧								
Water Distribu	ution System Provider		٧				City of E	dinburg	Water - Distr	ibution System	
Existing & Pro	posed Sewer Collecti	on Layout	٧								
Sanitary Sewe	er Collection System F	Provider:	٧				City of E	dinburg	Sanitary Sev	ver Collection Sy	ystem
	Proposed Drainage La		٧								
	or / Arterial Right-of-wa	•	٧					•			menets (100-Feet)
	Collector Street paver	ment Section	٧							ection of (81-ft B	
Variances Ap	opeals Request:			1	1		Planni	ng & Zo	ning Meeting	Results	City Council Meeting
					٧						
					٧						
Construction	n Plans Review Subr	nittale: (Saa Saa	tion 4	Constru	ction D	lane Sul	 hmittale	Policy	2014 STAI	NDARD POLIC	Y MANIIAI \
Cover Sheet	III I Ialis Neview Oubl	ilittais. (Occ Oct	√ V			10113 001	1			Plans Submittal	,
	Sheet (Utilities, Bench	Marke)	V				366 360	10114-0	JOHSHUCHOH	rialis Subillillai	Folicy Mariual
	er Improvements: On-	· · · · · · · · · · · · · · · · · · ·	V				Soo Soo	tion 3 I	Itility Policy	2014 Standard	Policy Manual
	er Detail Sheets	Site & Oil-Site	V							2014 Standard	•
	ution Improvements: C	n-Site & Off-Site	v							2014 Standard	•
	ution Detail Sheet	THE CITE OF STREET	v				<b>†</b>			2014 Standard	
Drainage Imp			v				000 000	10110	Junty 1 Onlog,	ZOTT Oldridard	1 Only Mariaal
Drainage Deta			V			1	See Sec	tion 1 - I	Orainage Pol	icv 2014 Standa	ard Policy Manual
	Collector Streets Impr	ovements:	v							/, 2014 Standar	•
Street Sign SI	·		v				223 230		2	,,	and a second
Street Detail S			v				See Sec	tion 2 - 9	Streets Policy	v. 2014 Standar	d Policy Manual
Street Lighting			v				230000			, , = 1	y
Traffic Contro			V								
	ol Plan and Detail She		v	1		1	See Sto	m Wate	r Manageme	nt 2014 Standa	rd Policy Manual

Monte Veranda Subdivision Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	
Pre-Construction Meeting:						
Notice To Proceed			٧			Dated:
Roadway Open-Cut or Bore Permit Application	n		٧			
TX-Dot Water UIR Permit			٧			Dated:
TX-Dot Sewer UIR Permit			٧			Dated:
N.O.I. Submittal			٧			Dated:
SWPP Booklet Submittal			٧			Dated:
Change Orders			٧			Dated:
Final Walk Though			٧			Dated:
Punch List			٧			Dated:
Punch List (Completed and Approved)			٧			Dated:
Letter of Acceptance			٧			Dated:
1-year Warranty (Water/Sewer/Paving/Draina	ge)		٧			Dated:
Backfill Testing Results			٧			Dated:
As-Builts (Revised Original Submittal)			٧			Dated:
Recording Process:						
Public Improvements with (Letter of Credit)			٧			Dated: Expires:
Recording Fees			٧			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice			٧			Required to be paid prior to Final Stages
Sugar Road Widening Escrow	\$ -			٧		Estimated 0 LF @ \$ -
Sugar Road Widening Escrow	\$ -			٧		Estimated 0 LF @ \$ -
Sidewalk Escrow (5-ft) on Sugar Road	\$ -			٧		Estimated 0 LF @ \$ -
TOTAL OF ESCROWS:	\$ -					
Total Developer's Construction Cost: (Letter	·		1			
Laboratory Testing Fee: 3%	\$ -		٧			\$ - Escrow Grand Total
Inspection Fee: 2%	\$ -		٧			\$ - Final Construction Cost
Park Land Fees: ETJ \$ -	Per Unit 0		٧			
0 Residential \$ 300.00	\$ -		٧			50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -		٧			0% Development 0% Building Stage
Water Rights: COE - CCN	\$ 14,397.		٧		ļ	<b>4.97</b> Acres \$ 2,896.81
Water 30-year Letter COE - CCN	\$ 4,875.	00	٧			15 Units @ \$ 325.00 Master COE WATER-CCN
Sewer 30-year Letter COE - CCN	\$ 975.	00	٧			15 Lots @ \$ 65.00 Master COE SEWER-CCN
TOTAL OF FEES:	\$ 20,247.	15				
Reimbursements:						
Developer Sewer Improvements	\$ -			٧		Off-Site System: 0.00 AC \$ -
Developer Water Improvements	\$ -			٧		Off-Site System 0.00 AC \$ -
Developer Drainage Improvements	\$ -			٧		Off-Site System 0.00 TOTAL \$ -
TOTAL OF REINBURSEMENTS:	\$ -					
Buyouts:			1	ı		
North Alamo Water Supply Corporation				٧		Not Applicable
Sharyland Water Supply Corporation				٧		Not Applicable
Tax Certificates				T		
County of Hidalgo / School District			٧			
Water District			٧			Hidalgo County Irrigation District # 2
Total of Escrows, Fees, Reimbursements	and Buyouts:					
Escrows	\$	-				
Inspections other Fees	\$	20,247.15	1		_	Festing & Inspection Fees & Parkland Fees
Reimbursements	\$	-	N/A			eimbursements within the surrounding area
City of Edinburg	\$	-	15%			City of Edinburg for Administrative Fee
To the Developer of Record	\$	-	85%	Payabl	le to the D	Developer of Record (Separate Check)
Buyouts	\$	-				
TOTAL :	\$	20,247.15	Develo	er Total	Cost of F	Fees, Escrows, Reimbursements & Buyouts

Monte Veranda Subdivision Page 2 of 2



#### **ENGINEERING DEPARTMENT**

**Preliminary Staff Review** 

March 25, 2021

Omar Cano, P.E.

Supreme Engineering 410 S. Jackson Rd. #2780 Edinburg, TX 78539 (956) 272-2246

RE: MONTE VERANDA PHASE 2 SUBDIVISION – PRELIMINARY REVIEW

Mr. Cano,

Attached are the Preliminary Phase Submittal comments for Monte Veranda Phase 2 Subdivision.

Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

Email: gcarmona@cityofedinburg.com

415 W. University Drive Edinburg, Texas 78539

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

Superintendent, Omar Garza, Fire Marshal

**REFERENCES:** 

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

					N90100-1
CHAIRMAN, PLANNING COMMISSION	THE STATE OF TEXAS COUNTY OF HIDALGO			N	SPACIFED  SPACIF
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.	I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN				SPEASURE DE SPEASU
CHAIRMAN, PLANNING AND ZONING COMMISSION  DATE	AS THE <b>Monte veranda phase II subdivision</b> to the city of edinburg, texas, and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which I (we) will cause to be installed thereon.				TACKSON ROAD SCHOOL
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE	SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE				SITE
APPROVED BY IRRIGATION DISTRICT #1	AUTHORITIES OF THÉ CITY OF EDINBURG.  THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED				H SALV
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE DAY OF $\_\_\_$	TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFF1C CONTROL DEVICES, SIDEWALKS ANO OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE				SHANDOK POND & ROND
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.	SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.			0 100' 200'	THEORY COULDED TO THE PARTY OF
	THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS. ALLEYS. AND ACCESS EASEMENTS OCCASIONED BY THE			<u>LEGEND</u>	H.E. R. SUDDIVISION SINGLE STATES AND SINGLE STA
BY: ATTEST: PRESIDENT SECRETARY	REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AN TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PROVATE ACCESS EASEMENTS. THE	), JEZ	Provide the radius	●IRF IRON ROD FOUND ●IRS IRON ROD SET	PRODUCTION COUNTY PRODUCT PROD
	MAINTENANCE OF PRIVATE SIGNS SHATT NOT BE RESPONSIBLITY OF THE CITY OF EDINBURG EXCEPT THE ONES OUTSIDE THE SUBDIVISION ALONG CANTON RD.	Include GPS NAW NAM	for the proposed cul-de-sac.		ALARENS THE STATE OF THE STATE
MAYOR, CITY OF EDINBURG	VENTURE INVESTMENT PROPERTIES, L.P. DATE	coordinates for both P.O.C and	OLGA PEREZ TORRES  SPECIAL WARRANTY DEED		BUNDANT GRACE #2
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	RAMIRO GARCIA, MANAGER	P.O.B (northing/	W/ VENDOR'S LIEN DOC. 2892055		TOTAL DE LA CONTRACTION DEL CONTRACTION DE LA CO
MY APPROVAL IS REQUIRED.	VENTURE INVESTMENT PROPERTIES, L.P. DATE	OFFICIAL RECORDS	OFFICIAL RECORDS	PRELIMINARY	A025002  A025002  A025002  A025002
MAYOR OLTV OF FRINDING	BALDEMAR GARCIA, JR., MANAGER	P.O.C. S 80°53'00" E 40			E.C. S. D. D. WIT No. 3
MAYOR, CITY OF EDINBURG DATE	STATE OF TEXAS	82.88' 82.00' 150.00' 5.0' 15' UE 15' UE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	76. <b>78</b> F 8 D C 6 C 6 C 6 C 6 C 6 C 6 C 6 C 6 C 6 C	FOR REVIEW ONLY	STONE BOOK  STONE
ATTEST: DATE	COUNTY OF HIDALGO  BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>RAMIRO GARCIA</u>	20' 1 100.24'   100.24'	ρ 100.26' Γ Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι		LOCATION MAP
APPROVED BY DRAINAGE DISTRICT	KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.	2 3 <b>2</b> 20,720 <b>2</b> 20,500 <b>2</b> 125.00, 21.64, 1	50.0' R.O.W. (21.76' 125.00')		SCALE: 1" = 1000'
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 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		SE 00.062 SE 00.00 SE	- ,00.0 <b>6.</b> 200.0		CURVE TABLE  CURVE RADIUS TANGENT DELTA ARC LENGTH BEARING CHORD
GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.	GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20 RIVER OAKS LN	80 S S S S S S S S S S S S S S S S S S S	125.00'   0   0   0   0   0   0   0   0   0	ENERAL NOTES	C1     50.00'     25.69'     54°23'41"     47.47'     \$ 23°49'09" E     45.71'       C2     50.00'     55.15'     95°36'19"     83.43'     \$ 51°10'51"W     74.08'       C3     50.00'     55.41'     95°52'16"     83.66'     N 33°04'52" W     74.24'
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	NOTARY PUBLIC FOR THE STATE OF TEXAS	2. OE % SIDEMATK 15' UE 88337 % SF UE 95'5.00		<ol> <li>THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.</li> <li>LAND USE: SINGLE—FAMILY RESIDENTIAL</li> </ol>	C4     50.00'     25.55'     54°07'44"     47.24'     N 41°55'08" E     45.50'       C5     50.00'     22.57'     48°35'46"     42.41'     N 26°43'07" W     41.15'       C6     50.00'     61.09'     101°24'13"     88.49'     N 48°16'53" E     77.39'
	MY COMMISSION EXPIRES	L1 * -82.88'	ET N 60.00"  7500  SF  11  7500  SF  7600  SF  7700  SF	ZONE DISTRICT: URBAN RESIDENTIAL  3. BUILDING LINES: FRONT: 10'	C7         50.00'         58.30'         98°45'37"         86.16'         S 31°38'11" E         75.90'           C8         50.00'         23.98'         51°14'22"         44.71'         S 43°21'49" W         43.24'
RAUL SESIN, P.E., C.F.M DATE GENERAL MANAGER	STATE OF TEXAS COUNTY OF HIDALGO  BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>Baldemar garcia</u> , <u>Jr.</u>	109.25'	125.00° 125.00	FRONT CUL-DE-SAC: 15' REAR: 15' SIDE: 6'	LINE TABLE LINE BEARING DISTANCE
	KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.	Add a 10' utility easement for the	All lots within the	4. STATISTICAL DATA: A) GROSS AREA — 4.97 ACRES	L1 N 80°53'00" W 55.63'  L2 N 54°04'09" E 21.20'  L3 S 37°00'29" E 20.86'
	GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20	west side of lot 1 and 15	AH zone must have a finished floor	B) GROSS LOTS - 18 LOTS C) ROAD RIGHT-OF-WAY DEDICATION - 0.967 ACRES	
	Please show the existing ROW for	VOL. 42, PG. 196	elevation of 24" above the BFE and		ity Panel Number and Please state, "Zon information. Show X (shaded)."
	NOTARY PUBLIC FOR THE STATE OF TEXAS  Jackson Rd.	MAP RECORDS    MAP RECORDS	all lots within a Zone X must have a FF elevation of 18"	6. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE AF & ZONE X  the limits of the Zo the plat.	one AH and Zone X on
THE STATE OF TEXAS COUNTY OF HIDALGO	MY COMMISSION EXPIRES	N 80°53'00" W 40		SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100—YEAR FLOOD. ZONE AH FLOO AREAS OF 500—YEAR FLOOD; AREAS OF 100—YEAR FLOOD WITH AVERAGE DEPTH: LEVEES FROM 100—YEAR FLOOD.	D DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED. ZONE X S OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.	METES AND BOUNDS	Provide the radius for the proposed	AL SSS AL ESM.	MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CEN	
SE OF TRUE	A 4.97 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 274, TEXAS —MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.97 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	cul-de-sac.  Provide a site plan	4 0 0 0 4 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<ol> <li>IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND OF CUBIC—FEET OR X.XX ACRE—FEET OF STORM WATER RUNOFF.</li> <li>NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION</li> </ol>	CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XX,XXX
OMAR CANO, P.E. DATE	COMMENCING AT THE NORTHWEST CORNER OF LOT 5, THENCE SOUTH 08 DEGREES 59 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF LOT 5, A DISTANCE OF 330.00 FEET TO A TURNING POINT, THENCE SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF MONTE VERANDA SUBDIVISION PHASE I, (VOL. 42, PAGE 196, MAP RECORDS) A DISTANCE OF	homes that will be I	ouilt in this	10. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRIC	TIONS RECORDED ON THIS PLAT.
LICENSE PROFESSIONAL ENGINEER No. 120081  OMAR CANO  120081	195.12 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF MONTE VERANDA SUBDIVISION PHASE I FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;	elevations. After su provided, the deten	ch information is	11.4 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT 12. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION P	
CENSE	THENCE CONTINUING SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 464.88 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;	pipe sizes will be ve	erified. [add "5' sidewalk	13. ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAIN 14. A 6 FOOT BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCI	ED BY THE LOT OWNER. ATION WILL BE REQUIRED BETWEEN RESIDENTAIL, MULTI-FAMILY AND COMMERCIAL LOTS.
WIND TO THE PARTY OF THE PARTY	THENCE SOUTH 08 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 495.00 FET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;	70 %		15. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVA AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.	TE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGJHT ELECTRICAL BILL,
THE STATE OF TEXAS COUNTY OF HIDALGO	THENCE NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 409.25 FEET TO A HALF INCH (1/2) IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID MONTE VERANDA SUBDIVISION PHASE I FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;		ALTAWINA WLST	16. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT 17. 50% OF PARK LAND FEE (\$300) PER LOT WILL BE DUE AT BUILDING PERMIT STACE	
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY	THENCE NORTH 08 DEGREES 59 MINUTES 00 SECONDS EAST, WITH THE EAST OF SAID MONTE VERANDA SUBDIVSION PHASE I, A DISTANCE OF 245.00 FEET TO A HALF $(1/2)$ INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF CHACHALACA DRIVE FOR AN INNER CORNER OF THIS TRACT OF LAND;	Discuss w	VOI 23 PG 129-A	18. ALL RESIDENTIAL ARE TO HAVE A 1% SLOPE FROM THE FRONT OF LOTS TO REAR	
IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.	THENCE NORTH 80 DEGREES 53 MINUTES OO SECONDS WEST, WITH THE NORTH RIGHT OF WAY OF SAID CHACHALACA DRIVE, A DISTANCE OF 55.63 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT A CORNER OF SAID MONTE VERANDA SUBDIVISION PHASE I	Chacalaca	a St is private at the Please provide information		
OF T	FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;  THENCE NORTH 08 DEGREES 59 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF SAID MONTE VERANDA SUBDIVISION PHASE I, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES, MORE OR LESS.	regarding	location of gate. te" to the streets on plat.	change to "rear to front of lots"	
PABLO SOTO JR., R.P.L.S. DATE		All street r	names must be approved suance of an NTP.		
REGISTERED PROFESSIONAL PABLO SOTO JR. LAND SURVEYOR No. 4541 4541					
LAND SURVEYOR No. 4541 SURVEY FIRM No. 20208	General Comments:  1. All materials shall be Domestic.				
	2. All pipes shall have a minimum cover of 3'.				
	<ul><li>3. All ring and covers shall be at least 32" in diameter and the c</li><li>4. Provide an approved Drainage Report from HCDD #1 prior to</li></ul>	recording.			SUPREME ENGINEERING, PLLC
	<ul><li>5. All proposed infrastructure will be required to pass density to</li><li>6. Submit Trip Generation Worksheet (attached at the end of this</li></ul>			SUPREMI	CONSULTING ENGINEERS  ENGINEERING FIRM F-21135
WILLIAM ONLY COUNTY COUNTY	7. Provide Street Grading, Drainage layout, and Erosion control minimum .2% slope			ENGINEERING	
FILED FOR RECORD IN HIDALGO COUNTY	8. All streets and utilities are to have station numbers.				(/30) LI L LLTO
ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK  HIDALGO COUNTY CLERK  HIDALGO COUNTY CLERK	L				
ON:AT AM/PM					VERANDA
ON:ATAM/PM INSTRUMENT NUMBEROF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS					

PRINCIPAL CONTACTS
ADDRESS

1409 SOUTH 9TH AVENUE, SUITE 172
509 PACIFIC AVE.
410 S. JACKSON RD #2780
1208 S. IRONWOOD ST.

NAME
OWNER: RAMIRO GARCIA
OWNER: BALDEMAR GARCIA, JR.
ENGINEER: OMAR CANO, P.E.
SURVEYOR: PABLO SOTO, R.P.L.S

CITY, STATE & ZIP CODE
EDINBURG, TEXAS 78539
EDINBURG, TEXAS 78539
EDINBURG, TEXAS 78539
PHARR, TEXAS 78577

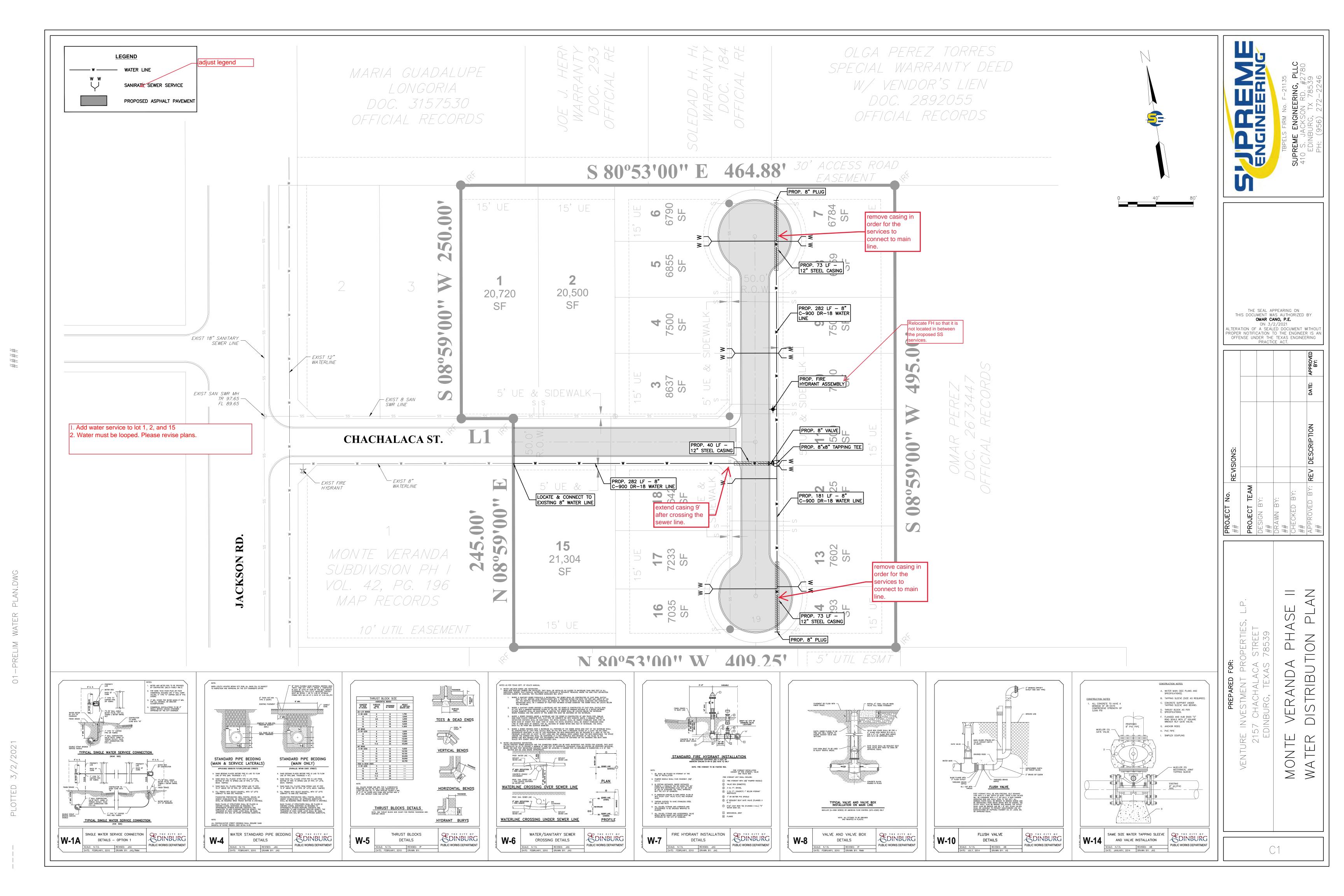
PHONE

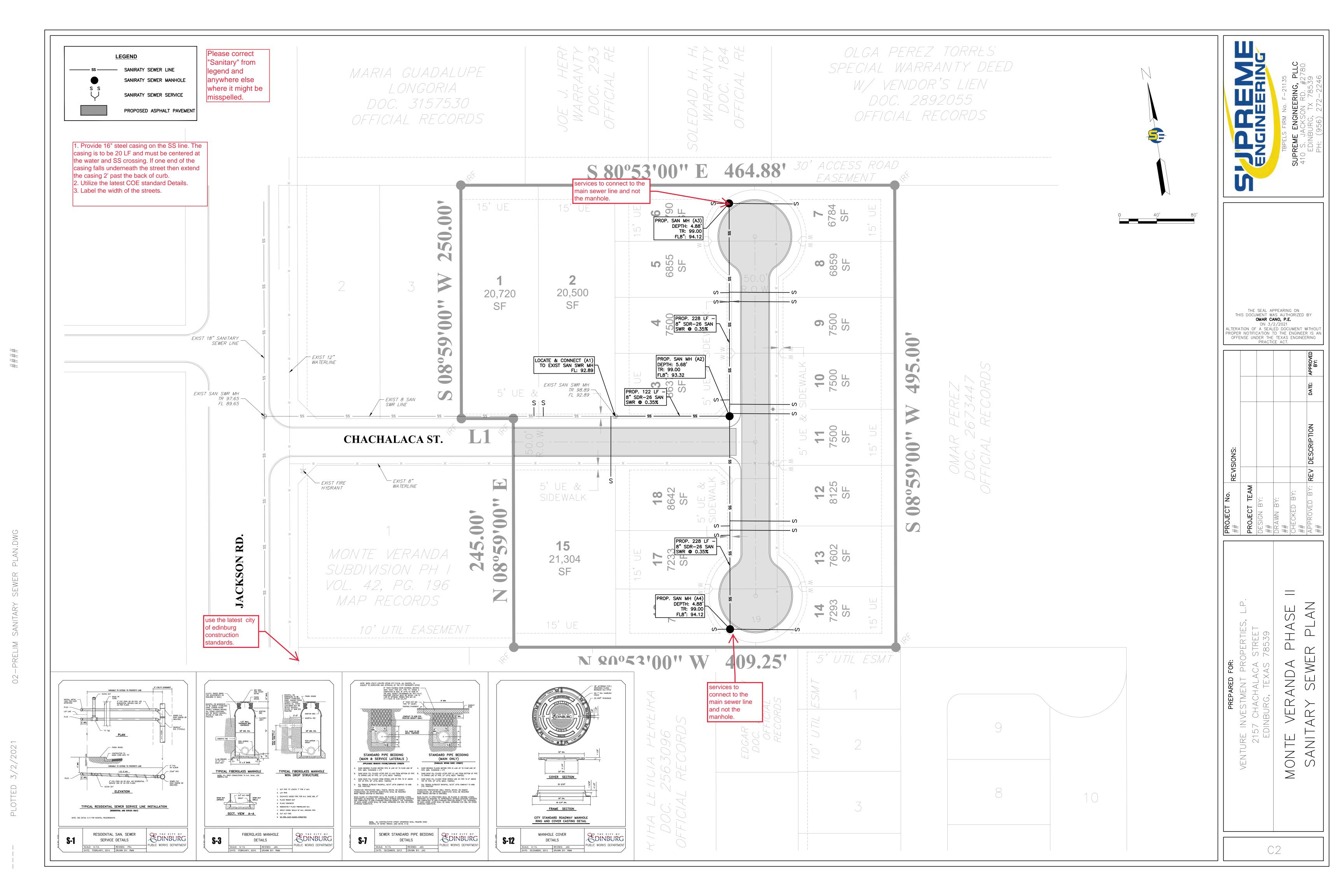
(956)272-2246 (956)460-1605

# PHASE II SUBDIVISION

A 4.97 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 274, TEXAS —MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

> PREPARED FOR: VENTURE INVESTMENT PROPERTIES, L.P. FEBRUARY 2021







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

# **Trip Generation Worksheet**

Subdivision	Name <sup>.</sup>									
Project Loca										
		○ C.O.E		Edinburg E1		_ Ow	/ner	◯ Agen	t	
Address:										
Email:							Phone:			
Date:			Pronc	sed Type	of Develo	nment				
C	) New Deve	lopment	-	Re-Develo		C	) Additional	Developmer	nt	
Anticipated	I and I lea		Project Size	<b>)</b>	AM Peak	PM Peak	Weekday Trips	Wknd Trips	ITE Code	
Anticipated	Land Use	Acres	GFA	# of Units	Hour Trips	Hour Trips				
*Multibuilding d	evelonment or	r Master Plan-M	ulti Phase dev	relanments nic	ase submit a t	tahulation shee	t showing all r	proposed land u		
*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses  Previous TIA Report (if on file) TIA #  Peak Hour Trips Projected in Updated Development Plan										
	-	n TIA on file	T (Propose	ed PHT - P	revious De	evelopment	PHT or TI	A PHT)		
	(if ar	n increase of 7		ncrease in Pe	-	='	w TIA is req	uired)		
	•									
		(For	Official U	se Only, D	o Not Wri	te In This	Вох)			
	Comments:	the scope and	requirements equired. The t	of the study be	efore beginning	t meet with City g the study. sed developme		ss		
	Reviewed by:				-	Date:				



**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

**RE:** Monte Veranda Subdivision

**SUPREME Engineering** 

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

Proposed connection or extend of City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Proposed water service line on Chachaca Street will require a connection to connect to an existing 8-inch water system with system looped.
- Proposed sanitary sewer service line on Chachaca Street will require a connection to an existing 8-inch sewer system.
- Will require additional Fire Hydrants as per Fire Marshall.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water and sewer improvements.











## **MEMORANDUM**

**TO:** Abel Beltran, Planner I

FROM: Omar Garza, Deputy Chief

**DATE:** March 19, 2021

**RE:** Monte Veranda Subdivision

**Supreme Engineering** 

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

1. Provide street names.



#### PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: SAM Engineering & Surveying, Inc.

Attention: Nadia M. Lopez, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: March 23, 2021

Re: GREEN HILLS SUBDIVISION – CITY LIMITS

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

#### **SUBMITTALS:**

#### **Subdivision Plat:**

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

#### Water Layout Plan:

Development is within City of Edinburg Water Distribution System -CCN with to include fire protection connecting and looping to an existing City System located on the west of Sugar Road and shall comply with the spacing of proposed hydrant(s).

<u>Sewer Layout Plan</u>: Development will utilize an existing Sanitary Sewer System located within Sugar Road pavement section.

#### Paving & Drainage Plan:

Proposed Access will be required onto Sugar Road with outfall onto an existing City of Edinburg Drain Ditch.

#### Drainage Report:

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







#### **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

#### **FIRE DEPARTMENT FINDINGS:**

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

#### **ENGINEERING DEPARTMENT FINDINGS:**

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

#### **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







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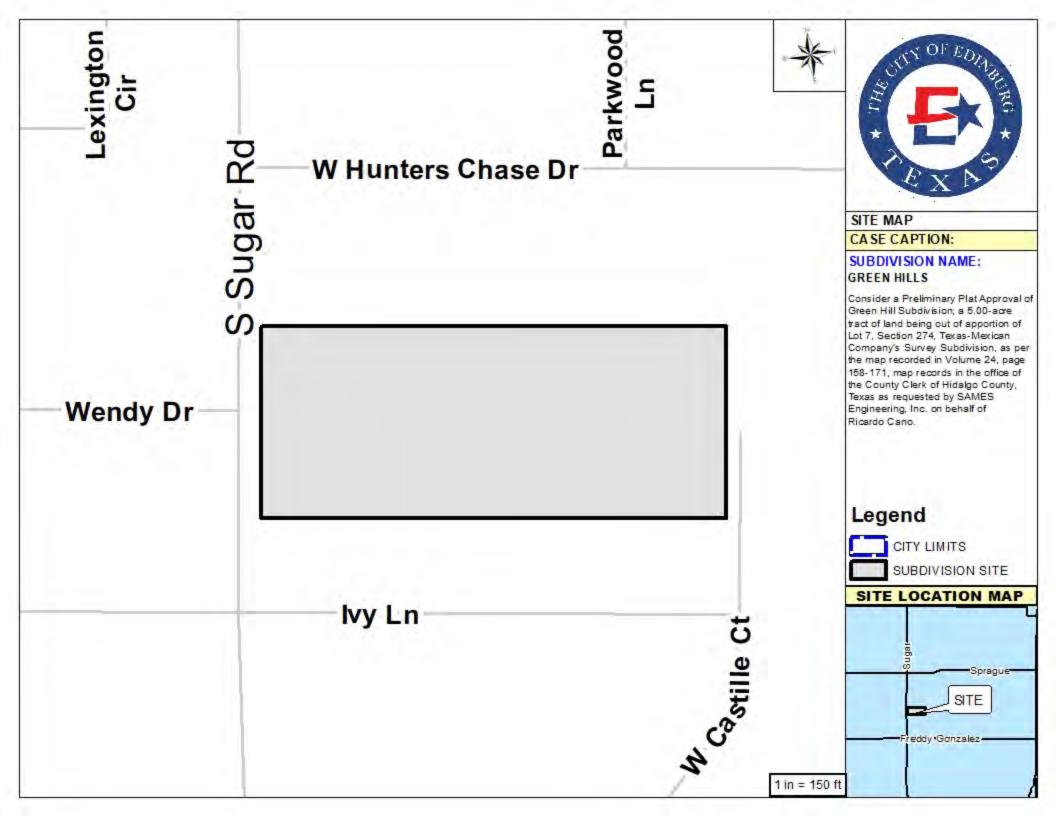
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#### **PLANNING & ZONING DEPARTMENT**

PLANNING & ZONING DEPARTMENT (956) 388-8202			-		ROCESS	CHECK LIS	Date :	PRELI	April 9, 2021	
Date Filed: April 5, 202	P&Z 1 Preliminary:	May 11, 20		P&Z <b>May 11, 2021</b> Final:					City Council:	
Reviewed By: Abel Beltran, Subd. Coabeltran@cityofedi			April 22, 2 April 29, 2				<b>365</b> 0	_ Days _ Days _ Days	Expires : Expires 1: Expires 2:	April 5, 2022
Director of Planning & Zoning : Director of Utilities Director of Public Works Director of Engineering	Kimberly A. Mendoza Arturo Martinez Vincent Romero Mardoqueo Hinojosa, P.E., CF	PM	Email : Email :	amart layala	inez@c @cityof	cityofedin ityofedin edinburg cityofedin	burg.c g.com	<u>om</u>	City Office #:	: (956) 388-8202 : (956) 388-8212 : (956) 388-8210 : (956) 388-8211
Owner:	Ricardo Cano			P.O. Bo	x 1348 E	dinburg, TX	(	Er	ngineer: Nadi	a M. Lopez, P.E.
GREEN	HILLS SUBDIVISION				(	Consultar	nt : <b>SA</b>	<b>M</b> Enginee	ering & Surve	ying, Inc.
DESCF	RIPTION	Provided	Need to Provide	Not Applicable	Need to Revise		COMMENTS			
Subdivision Process:										
Subdivision Plat Submittal		٧				Date :	Apr	il 5, 2021	Recorded :	
Warranty Deed		٧								
Topography Survey		٧								
Drainage Report Submittal (As F	Per City Drainage Policy)		٧			Approved	by H.C	.D.D.#1	Date:	Pending Approval
Zoning: City Limits - Residential		٧								
Flood Zone		٧				Zone "X'	' (Shade	d)		
Preliminary Submittals:										
Existing & Proposed Water Distr	ibution Layout	٧								
Water Distribution System Provi	der:	٧				City of Ed	dinburg \	Nater - Distr	ibution System	
Existing & Proposed Sewer Colle	ection Layout	٧								
Sanitary Sewer Collection Syste	m Provider:	٧				City of Ed	dinburg S	Sanitary Sev	ver Collection Sy	ystem
Existing and Proposed Drainage	Layout System:	٧								
MPO Collector / Arterial Right-of	-way Dedication	٧				Right-of-\	Nay Dec	dication as p	er MPO require	menets (100-Feet)
Minor / Major Collector Street pa	vement Section	٧				on Sugar Road with Street Section of (81-ft B-B)				Τ΄
Variances Appeals Request:						Plannir	ng & Zor	ning Meeting	Results	City Council Meeting
				٧						
				٧						
Construction Plans Review S	uhmittala. (Cas Ca	otion 4	Conotru	votion D	lono Su	hmittala [	Policy	2044 STAI	 NDARD POLIC	V MANIIAI \
	ubmittais: (See Se	1	Tonstru		lans Su	1				
Cover Sheet	ala Maulca)	٧				See Sect	ion 4 - C	onstruction	Plans Submittal	Policy Manual
Topography Sheet (Utilities, Ber	·	٧				C C4	: 2	Hilita Delieu	2011 Ctandard	Delieu Menuel
Sanitary Sewer Improvements: (	on-site & on-site	٧							2014 Standard	•
Sanitary Sewer Detail Sheets Water Distribution Improvements	o: On Sita & Off Sita	\ \ \							2014 Standard 2014 Standard	•
Water Distribution Detail Sheet	s. Oil-site & Oil-site	V							2014 Standard	•
Drainage Improvements:		1				See Sect	1011 3 - 0	runty Foncy,	2014 Stanuaru	Folicy Mariual
Drainage Improvements.  Drainage Detail Sheets		\ \ \				See Sent	ion 1 - Γ	rainage Pol	icy 2014 Stands	ard Policy Manual
Minor / Major Collector Streets In	mnrovements.	V				1			•	d Policy Manual
Street Sign Sheet:	прготоппоню.	V				000 000	1011 2 - 0	accio i Oilo	,, 2017 Otaliuali	a i olioy waliudi
Street Detail Sheets		V				See Sect	ion 2 - S	treets Police	v 2014 Standar	d Policy Manual
Street Lighting Sheet:		V				300 060	1011 Z - C	a coto i oilo	,, 2017 Olandan	a i olioy Maridai
Traffic Control Plan:		V								
Fresion Control Plan and Detail	Shoot	<del>  ,</del>	<b>†</b>	<u> </u>	<del>                                     </del>	Saa Stor	m Water	Managama	nt 2014 Standa	rd Policy Manual

Green Hills Subdivision Page 1 of 2

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	
Pre-Construction Meeting:						
Notice To Proceed		٧			Dated:	
Roadway Open-Cut or Bore Permit Application		٧				
TX-Dot Water UIR Permit		٧			Dated:	
TX-Dot Sewer UIR Permit		٧			Dated:	
N.O.I. Submittal		٧			Dated:	
SWPP Booklet Submittal		٧			Dated:	
Change Orders		٧			Dated:	
Final Walk Though		٧			Dated:	
Punch List		٧			Dated:	
Punch List (Completed and Approved)		٧			Dated:	
Letter of Acceptance		٧			Dated:	
1-year Warranty (Water/Sewer/Paving/Drainage)		٧			Dated:	
Backfill Testing Results		٧			Dated:	
As-Builts (Revised Original Submittal)		٧			Dated:	
Recording Process:						
Public Improvements with (Letter of Credit)		٧			Dated: Expires:	
Recording Fees		٧			As required by County Clerks office	
Copy of H.C.D.D. #1 of invoice		٧			Required to be paid prior to Final Stages	
Sugar Road Widening Escrow \$ -			٧		Estimated 0 LF @	\$ -
Sugar Road Widening Escrow \$ -			٧		Estimated 0 LF @	\$ -
Sidewalk Escrow (5-ft) on Sugar Road \$ -			٧		Estimated 0 LF @	\$ -
TOTAL OF ESCROWS: \$ -						
Total Developer's Construction Cost: (Letter of Credit)						,
Laboratory Testing Fee: 3% \$ -		٧			-	Escrow Grand Total
Inspection Fee: 2% \$ -		٧			-	Final Construction Cost
Park Land Fees: ETJ \$ - Per Unit 0		٧				
0 Residential \$ 300.00 <b>\$</b> -		٧			50% Development 50%	Building Stage
0 Multi-Family \$ - \$ -		٧			0% Development 0%	Building Stage
Water Rights: COE - CCN \$ 14,484.05		٧			<b>5.00</b> Acres	\$ 2,896.81
Water 30-year Letter COE - CCN #VALUE!		٧			? Units @ \$ - Master	COE WATER-CCN
Sewer 30-year Letter COE - CCN \$ -		٧			1 Lots @ \$ -	COE SEWER-CCN
TOTAL OF FEES: #VALUE!						
Reimbursements:						
Developer Sewer Improvements \$ -			٧		Off-Site System: 0.00 AC	\$ -
Developer Water Improvements \$ -			٧		Off-Site System 0.00 AC	\$ -
Developer Drainage Improvements \$ -			٧		Off-Site System 0.00 TOTAL	\$ -
TOTAL OF REINBURSEMENTS: \$ -						
Buyouts:						
North Alamo Water Supply Corporation			٧		Not Applicable	
Sharyland Water Supply Corporation			٧		Not Applicable	
Tax Certificates						
County of Hidalgo / School District		٧				
Water District		٧			Hidalgo County Irrigation District # 2	
Total of Escrows, Fees, Reimbursements and Buyouts:						
Escrows \$						
Inspections other Fees #VALUE!			Water I	Rights, Te	esting & Inspection Fees & Parkland Fees	
Reimbursements \$	-	N/A	No app	reant Rei	imbursements within the surrounding area	
City of Edinburg \$	-	15%	Payabl	e to the C	City of Edinburg for Administrative Fee	
To the Developer of Record \$	-	85%	Payabl	e to the D	Developer of Record (Separate Check)	
Buyouts \$	-					
TOTAL: #VALUE!		Develop	er Total	Cost of F	ees, Escrows, Reimbursements & Buyouts	

Green Hills Subdivision Page 2 of 2



#### **ENGINEERING DEPARTMENT**

**Preliminary Staff Review** 

March 25, 2021

Nadia M. Lopez, P.E. SAM Engineering & Surveying, Inc. 200 S. 10<sup>th</sup> St. Suite 1500 McAllen, TX 78501 (956) 702-8880

RE: GREEN HILLS SUBDIVISION – PRELIMINARY REVIEW

Ms. Lopez,

Attached are the Preliminary Phase Submittal comments for Green Hills Subdivision.

Any questions feel free to contact us.

Thanks,

Gerardo Carmona Jr., P.E.

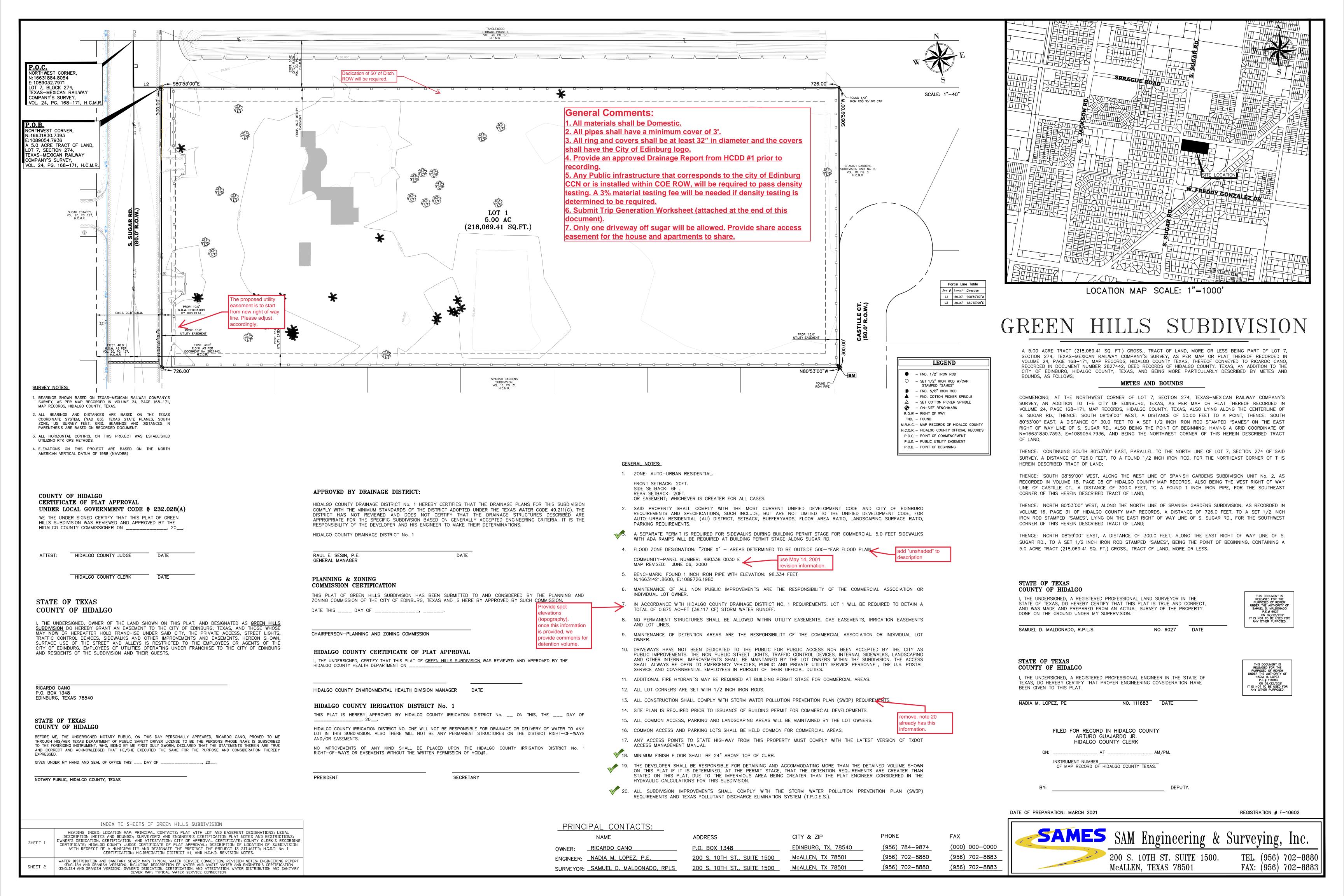
Email: gcarmona@cityofedinburg.com

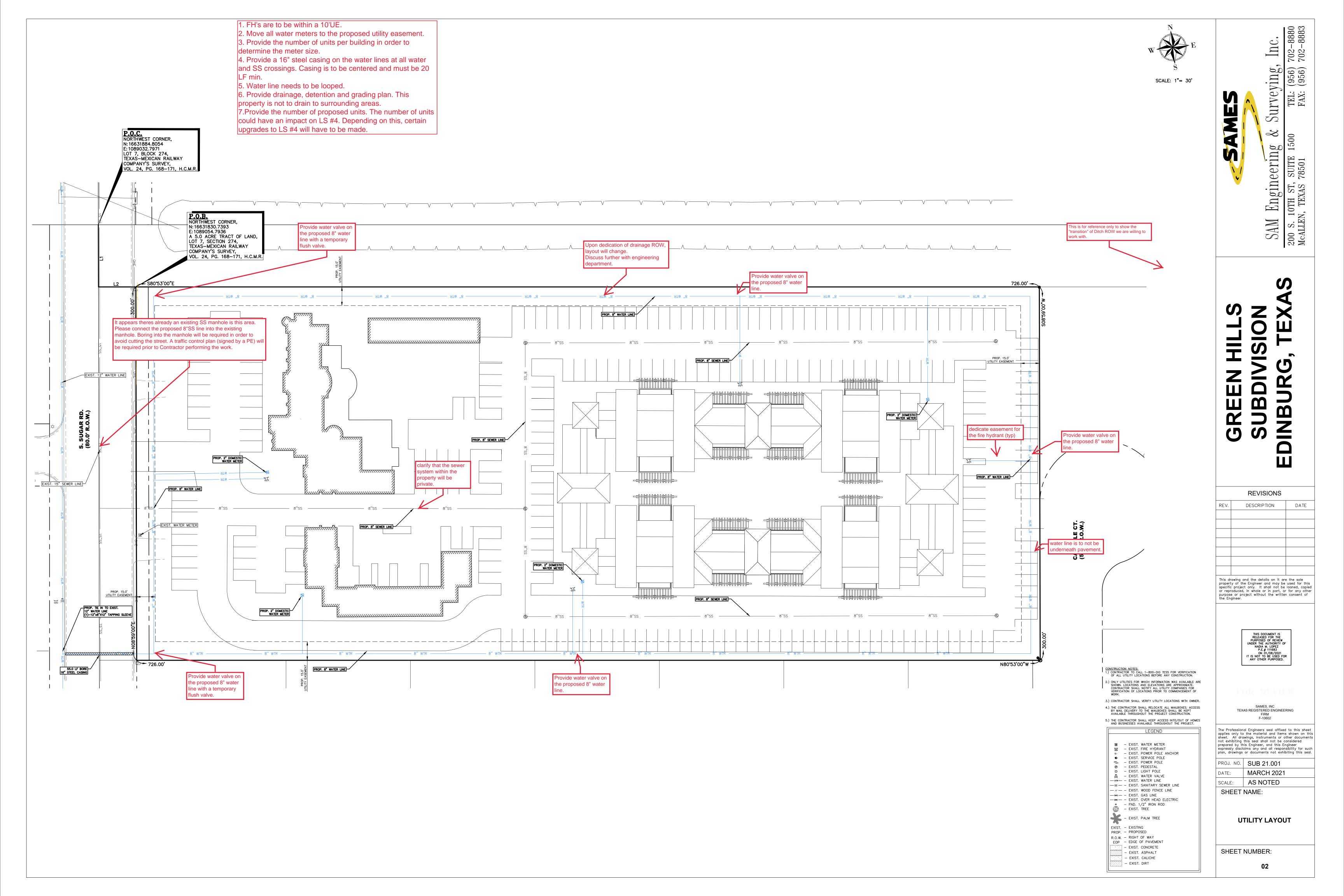
415 W. University Drive Edinburg, Texas 78539

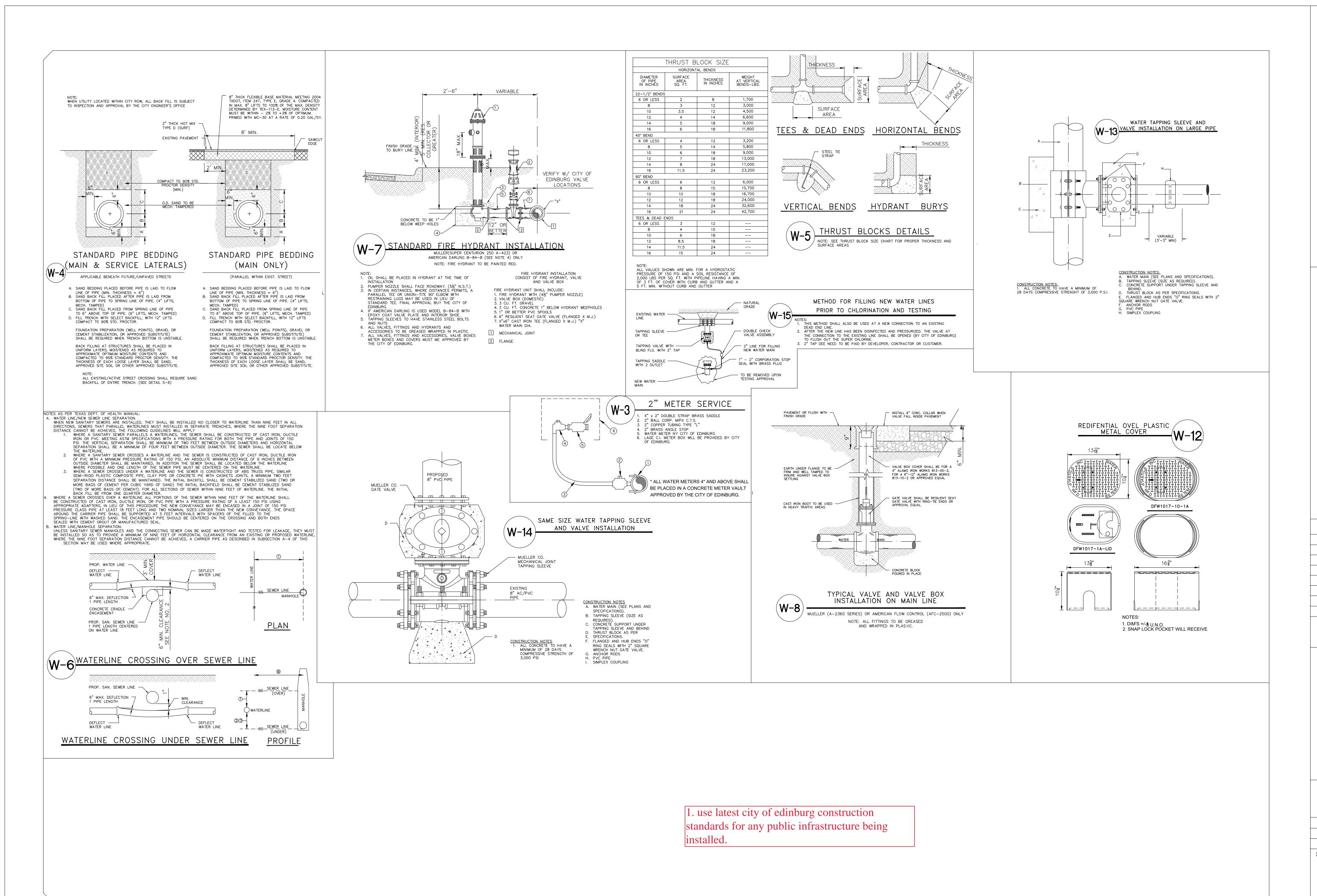
Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez,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

#### REFERENCES:

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







SAM Engineering 200 s. 10TH ST, SUITE 15 MCALLEN, TEXAS 78501

702-8 702-8

 $(926) \\ (956)$ 

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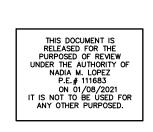
GREEN HILLS SUBDIVISION EDINBURG, TEXA

REVISIONS

SCRIPTION DATE

the details on it are the sole gineer and may be used for this ly. It shall not be loaned, copied

ly. It shall not be loaned, copied whole or in part, or for any other without the written consent of



SAMES, INC TEXAS REGISTERED ENGINEERING FIRM F-10602

> ngineers seal affixed to this sheet material and items shown on this s, instruments or other documents seal shall not be considered ngineer, and this Engineer any and all responsibility for such documents not exhibiting this seal.

SUB 21.001 MARCH 2021

AS NOTED

SHEET NAME:

CITY OF EDINBURG STANDARD DETAILS

SHEET NUMBER:

02



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

# **Trip Generation Worksheet**

Subdivision	Name <sup>.</sup>									
Project Loca										
		○ C.O.E		Edinburg E1		_ Ow	/ner	◯ Agen	t	
Address:										
Email:							Phone:			
Date:			Pronc	sed Type	of Develo	nment				
C	) New Deve	lopment	-	Re-Develo		C	) Additional	Developmer	nt	
Anticipated	I and I lea		Project Size	<b>)</b>	AM Peak	PM Peak	Weekday Trips	Wknd Trips	ITE Code	
Anticipated	Land Use	Acres	GFA	# of Units	Hour Trips	Hour Trips		WKIIU IIIPS		
*Multibuilding d	evelonment or	r Master Plan-M	ulti Phase dev	relanments nic	ase submit a t	tahulation shee	t showing all r	proposed land u		
*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses  Previous TIA Report (if on file) TIA #  Peak Hour Trips Projected in Updated Development Plan										
	-	n TIA on file	T (Propose	ed PHT - P	revious De	evelopment	PHT or TI	A PHT)		
	(if ar	n increase of 7		ncrease in Pe	-	='	w TIA is req	uired)		
	•									
		(For	Official U	se Only, D	o Not Wri	te In This	Вох)			
	Comments:	the scope and	requirements equired. The t	of the study be	efore beginning	t meet with City g the study. sed developme		ss		
	Reviewed by:				-	Date:				



**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

RE: Green Hills Subdivision

SAM Engineering & Surveying, Inc.

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

Proposed connection or extension of City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Proposed water service line on Sugar Road Drive will require a bore and/or open cut will be required.
- Proposed sanitary sewer service line on Sugar Road Drive will require a bore and/or open cut will be required.
- May require an additional Fire Hydrant.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water and sewer improvements.











## **MEMORANDUM**

**TO:** Abel Beltran, Subdivision Coordinator

FROM: Omar Garza, Deputy Chief

**DATE:** March 19, 2021

RE: Green Hills Subdivision

**SAMES Engineering** 

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

- 1. Provide two separate tie in to the 12" water line on sugar road.
- 2. All fire hydrants need to be on island.
- 3. FDC should be 100 feet from the fire hydrant.
- 4. FDC should be free standing.
- 5. Provide fire sprinkler plans showing underground and overhead system.
- 6. Provide fire lanes on both sides of access road.
- 7. Provide details on gate entrance.
- 8. Provide information on the number of apartments.



# NICHO PRODUCE SUBDIVISION STAFF REPORT

**DATE: 02/01/2021** Planning & Zoning Meeting – April 13, 2021

**APPLICATION:** Preliminary Plat Approval of Nicho Produce Subdivision

APPLICANT: Tomas R. Villarreal

**ENGINEERING FIRM:** SOTEX Engineering, LLC

**LEGAL:** A 2.789-acre tract of land being out of lot 6, Block B of the

Original Townsite of Edinburg, recorded in Volume 1, Pages 23, map records in the office of the County Clerk of

Hidalgo County, Texas

**LOCATION:** Located at the southwest corner of 10<sup>th</sup> Street and Chavez

Street

**CURRENT USE OF PROPERTY:** Commercial Use

**EXISTING ZONING & LAND USE:** Commercial

**SURROUNDING LAND USE:** Commercial Neighborhood, and Urban Residential

ACCESS AND CIRCULATION: This property has access to Chavez Street, 9<sup>th</sup> Street and

10th Street

**PUBLIC SERVICES:** Water Distribution System is within the City of Edinburg

Water Distribution System - Sanitary Sewer Collection

System.

**RECOMMENDATION:** Staff recommends approval of the Preliminary Plat subject

to the following requirements.

## **EVALUATION AND REQUIREMENTS FOR APPROVAL**

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

# STAFF REPORT NICHO PRODUCE SUBDIVISION PAGE 2

# **PLANNING & ZONING DEPARTMENT:**

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

#### **PUBLIC WORKS / ENGINEERING DEPARTMENT:**

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

# **UTILITIES DEPARTMENT:**

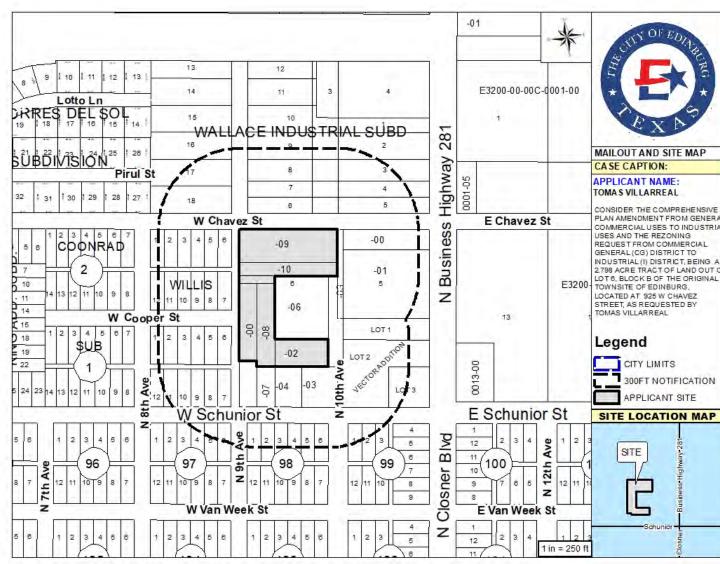
In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water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

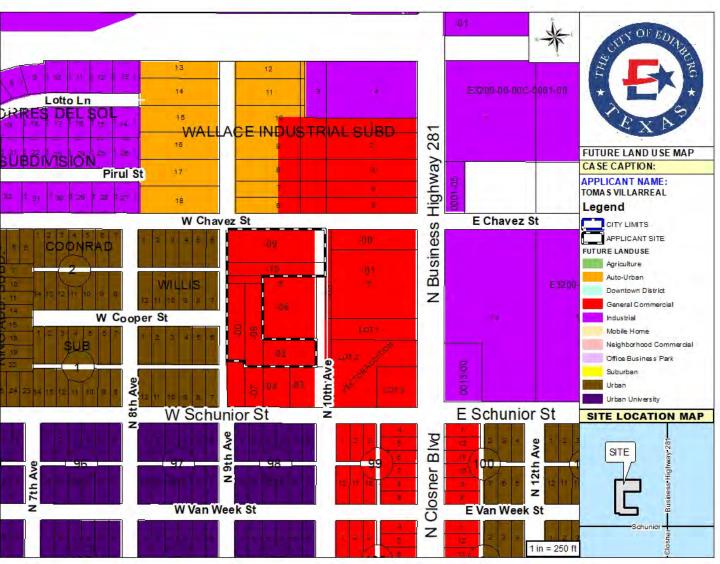
# **FIRE DEPARTMENT:**

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

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









# **PLANNING & ZONING DEPARTMENT**

	ION WITHIN CITY LIMITS CHECK LIST						PRELIMINARY REPORT		
PLANNING & ZONING DEPARTMENT (956) 388-8202		SUBDIV	ISION P	ROCESS	i		Date :		April 9, 2021
Data D07				D0.7				O:h.	
Date P&Z Filed: April 5, 2021 Preliminary:	М	ay 11, 20	121	P&Z Final:				City Council:	
7 <b>9</b> 11 <b>0</b> , 2021		uy 11, 20	, <u>.</u> .	- 1 111011.					
Reviewed Staff Review :		April 22, 2021		Time Line :		365	_ Days	Expires :	April 5, 2022
By: Abel Beltran, Subd. Coor. Staff / Engineer	: <u>Ar</u>	oril 29, 20	021	-	ension : _	0	Days	Expires 1:	
abeltran@cityofedinburg.com				2nd Exte	ension : _	0	_ Days	Expires 2:	
Director of Planning & Zoning : Kimberly A. Mendoza		Email :	kmen	dosa@c	cityofedi	nburg.	<u>com</u>	City Office #:	(956) 388-8202
Director of Utilities Arturo Martinez		Email:	amarti	nez@ci	ityofedir	burg.c	<u>om</u>	City Office #:	(956) 388-8212
Dircetor of Public Works Vincent Romero		Email:	layala(	@cityof	edinburg	g.com		City Office #:	(956) 388-8210
Director of Engineering Mardoqueo Hinojosa, P.E.,	CPM	Email :	mhino	josa@c	ityofedir	nburg.c	<u>com</u>	City Office #:	(956) 388-8211
		1 00	NE N. 400	•	- · ·	T)/			10 05
Owner: Tomas R. Villarreal	<b>A</b> 1	92	25 N. 10th	n Avenue	Edinburg,				iel Gaona, P.E.
NICHO PRODUCE SUBDIVISIO	N				Cons	suitant	SUIEX	Engineering, I	LU.
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise		COMMENTS			
Subdivision Process:									
Subdivision Plat Submittal	V				Date :	Apr	il 5, 2021	Recorded :	
Warranty Deed	v						-, -		
Topography Survey	V								
Drainage Report Submittal (As Per City Drainage Policy)		٧			Approve	d by H.C	.D.D.#1	Date:	Pending Approval
Zoning : City Limits - Residential	٧								<u> </u>
Flood Zone	٧				Zone "X	" (Shade	ed)		
Preliminary Submittals:		•	•	•	•				
Existing & Proposed Water Distribution Layout	V								
Water Distribution System Provider:	٧				City of E	dinburg \	Nater - Distr	ibution System	
Existing & Proposed Sewer Collection Layout	٧								
Sanitary Sewer Collection System Provider:	٧				City of E	dinburg (	Sanitary Sew	er Collection Sy	vstem
Existing and Proposed Drainage Layout System:	٧								
MPO Collector / Arterial Right-of-way Dedication	V				Right-of-	Way Ded	dication as p	er MPO requirer	menets (100-Feet)
Minor / Major Collector Street pavement Section	٧							ection of (81-ft B	
Variances Appeals Request:					Planni	ng & Zor	ning Meeting	Results	City Council Meeting
			٧						
			٧						
Construction Plans Review Submittals: (See	Section 4.6	Conctru	√ otion D	lanc Sul	hmittale	Doliny	2014 STAI	 NDARD POLIC	MANIIAI \
		l		ans ou	1			Plans Submittal	
Cover Sheet Topography Sheet (Utilities, Bench Marks)	V √				See Sec	uon 4 - C	onstruction	Piaris Submillar	Policy Mariual
Sanitary Sewer Improvements: On-Site & Off-Site	V				Soo Soo	tion 2 I	Itility Dolloy	2014 Standard	Policy Manual
Sanitary Sewer Improvements. On-Site & On-Site	V V							2014 Standard	
Water Distribution Improvements: On-Site & Off-Site	V V				<del>                                     </del>			2014 Standard	
Water Distribution Detail Sheet	V V							2014 Standard	
Drainage Improvements:	V V				366 360	1011 5 - 0	runty i oncy,	2014 Standard	Olicy Maridal
Drainage Detail Sheets	V				See See	tion 1 - F	)rainage Poli	icv 2014 Stands	ard Policy Manual
Minor / Major Collector Streets Improvements:	V V							r, 2014 Standard	•
Street Sign Sheet:	V V				366 360	uon Z - C	ni eeta i Oiloj	, 2017 Olanuar	a i olicy manual
Street Detail Sheets	V V				See Sec	tion 2 - 9	Streets Police	, 2014 Standard	l Policy Manual
Street Lighting Sheet:	V				300 000			,, _o i i otalidali	2. Olloy Mariadi
Traffic Control Plan:	V								
Erosion Control Plan and Detail Sheet	V				See Stor	m Water	Manageme	nt, 2014 Standa	rd Policy Manual

Nicho Produce Page 1 of 2

DESCRIPTION PAGE		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS					
Pre-Construction Meeting:											
Notice To Proceed			٧			Dated:					
Roadway Open-Cut or Bore Permit Application			٧								
TX-Dot Water UIR Permit			٧			Dated:					
TX-Dot Sewer UIR Permit			٧			Dated:					
N.O.I. Submittal			٧			Dated:					
SWPP Booklet Submittal			٧			Dated:					
Change Orders			٧			Dated:					
Final Walk Though			٧			Dated:					
Punch List			٧			Dated:					
Punch List (Completed and Approved)			٧			Dated:					
Letter of Acceptance			٧			Dated:					
1-year Warranty (Water/Sewer/Paving/Drainage	e)		٧			Dated:					
Backfill Testing Results			٧			Dated:					
As-Builts (Revised Original Submittal)			٧			Dated:					
Recording Process:											
Public Improvements with (Letter of Credit)			٧			Dated: Expires:					
Recording Fees			٧			As required by County Clerks office					
Copy of H.C.D.D. #1 of invoice			٧			Required to be paid prior to Final Stages					
Sugar Road Widening Escrow	\$ -			٧		Estimated 0 LF @ \$ -					
Sugar Road Widening Escrow	\$ -			٧		Estimated 0 LF @ \$ -					
Sidewalk Escrow (5-ft) on Sugar Road	\$ -			٧		Estimated 0 LF @ \$ -					
	\$ -										
Total Developer's Construction Cost: (Letter of	Credit)										
Laboratory Testing Fee: 3%	\$ -		٧			\$ - Escrow Grand Total					
Inspection Fee: 2%	\$ -		٧			\$ - Final Construction Cost					
Park Land Fees: ETJ \$ -	Per Unit 0		٧								
0 Residential \$ 300.00	\$ -		٧			50% Development 50% Building Stage					
0 Multi-Family \$ -	\$ -		٧			0% Development 0% Building Stage					
Water Rights: COE - CCN	\$ 8,105.27		٧			<b>2.80</b> Acres \$ 2,896.81					
Water 30-year Letter COE - CCN	\$ 2,110.00		٧			1 Units @ \$ 2,110.00 Master COE WATER-CCN					
Sewer 30-year Letter COE - CCN	\$ 90.00		٧			1 Lots @ \$ 90.00 Master COE SEWER-CCN					
TOTAL OF FEES:	\$ 10,305.27										
Reimbursements:			-			·					
Developer Sewer Improvements	\$ -			٧		Off-Site System: 0.00 AC \$ -					
Developer Water Improvements	\$ -			٧		Off-Site System 0.00 AC \$ -					
Developer Drainage Improvements	\$ -			٧		Off-Site System 0.00 TOTAL \$ -					
TOTAL OF REINBURSEMENTS:	\$ -										
Buyouts:											
North Alamo Water Supply Corporation				٧		Not Applicable					
Sharyland Water Supply Corporation				٧		Not Applicable					
Tax Certificates											
County of Hidalgo / School District			٧								
Water District			٧			Hidalgo County Irrigation District # 2					
Total of Escrows, Fees, Reimbursements and Buyouts:											
Escrows \$ -											
Inspections other Fees	\$ 10	305.27 Water Rights, Testing & Inspection Fees & Parkland Fees									
Reimbursements	\$	- N/A No appreant Reimbursements within the surrounding area									
City of Edinburg	\$	-	15%	, ,							
To the Developer of Record \$ -				Payabl	e to the D	Developer of Record (Separate Check)					
<del>  '                                   </del>	\$	-									
TOTAL:	\$ 10	10,305.27 Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts									

Nicho Produce Page 2 of 2



#### Planning and Zoning Department

## PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: SOTEX Engineering, LLC

Attention: Israel Gaona, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: March 24, 2021

Re: NICHO PRODUCE SUBDIVISION – CITY LIMITS

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

#### **SUBMITTALS:**

#### **Subdivision Plat:**

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

# Water Layout Plan:

Development is within City of Edinburg Water Distribution System -CCN with to include fire protection connecting and looping to an existing COE System and shall comply with the spacing of proposed hydrant(s).

<u>Sewer Layout Plan</u>: Development will utilize an existing Sanitary Sewer System located on Cooper Street and 10<sup>th</sup> Street and Chavez Street.

#### Paving & Drainage Plan:

Proposed Access will utilize a system located on Chavez Street with an outfall onto Schunior Drainage System.

# **Drainage Report:**

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







#### **Planning and Zoning Department**

## **GENERAL REQUIREMENTS FINDINGS:**

- 1. Must comply with the Unified Development Code adopted in 2007 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
- 2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
- 3. In Accordance to Unified Development Code adopted in 2007, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
- 4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

# **FIRE DEPARTMENT FINDINGS:**

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

# **ENGINEERING DEPARTMENT FINDINGS:**

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

## **UTILITIES DEPARTMENT FINDINGS:**

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

#### Additional Comments provided:

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







**TO:** Abel Beltran, Urban Planner

**FROM:** Jose Flores, Systems Superintendent

**DATE:** March 22, 2021

RE: Nicho Produce Subdivision

**SOTEX Engineering, LLC** 

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

Proposed services connection to a City of Edinburg Water Distribution System and Sanitary Sewer Collection System; Must comply with City Standard Policy on all improvements.

- Water Distribution System for said development is located on dedicated streets/alley.
- Sanitary Sewer Collection System for said development is located on dedicated streets/alley.

City of Edinburg Sanitary Sewer Collection System; Must comply with City Standard Policy on all water and sewer improvements.











# **MEMORANDUM**

**TO:** Abel Beltran, Subdivision Coordinator

FROM: Omar Garza, Deputy Chief

**DATE:** March 19, 2021

**RE:** Nicho Produce Subdivision

**SOTEXAS Engineering** 

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

1. Provide master site plan.

2. Fire Hydrants every 300 feet.



Meeting Date: March 16, 2021

#### **ABANDONMENT:**

Consider Abandoning, Vacating, and Conveying for \$65,000, a Portion of Lot 2, Block 1, and Lot 2, Block 2, Steele and Pershing Subdivision of Porciones 66 & 67, Hidalgo County, Texas, Recorded in Volume 8, Page 114, located on the west side of South McColl Road at West Canton Road, Hidalgo County, Edinburg, Texas, authorized by the Texas Transportation Code, Sections 311.001 and 311.07; as requested by Rio Delta Engineering

- The item was taken into Executive Session at the City Council meeting on February 2, 2021
- City Council *approved* on March 16, 2021

#### **VARIANCE:**

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

- Planning and Zoning Commission recommended disapproval on February 9, 2021
- Item was voted down by City Council as a result of no action on March 2, 2021
- Item was reconsidered by the City Council on March 16, 2021
  - Variance Request to the 800 ft. block length was approved by City Council on March 16, 2021
  - Variance Request to the sidewalk requirement along FM 2812 was withdrawn by the applicant at the City Council meeting of March 16, 2021



Meeting Date: April 6, 2021

#### COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Commercial General (CG) District, being Lot 4, Block 1, Evangeline Gardens Subdivision, located at 2504 East Monte Cristo Road, as requested by Flavio & Elizabeth Silva

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Industrial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 2.025 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 3 & 4, Block "B", Amended Map of Edinburg, located at 1025 North Closner Boulevard, as requested by Gardenia Apartments, LLC

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being a tract of land containing 1.240 acres situated in the City of Edinburg, Hidalgo County, Texas, being all of Lots 1 through 7 and part or portion of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Juan & Anilia Gonzaba

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being Lots 33, 34, and 35, Mesquite Ridge Subdivision, located at 512 South Jackson Road, as requested by Realtex Development Corporation

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

#### **REZONING:**

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being all of Lot 4 and part of Lots 5 & 6, Block 1, South Park Subdivision, located at the southeast corner of West Sprague Road and South 5<sup>th</sup> Avenue, as requested by Gustavo Montemayor

- Planning & Zoning Commission recommended disapproval on February 9, 2021
- City Council **TABLED** the item on March 2, 2021
- City Council *disapproved* on April 6, 2021

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 7.1 (NC 7.1) District, being Lot 46, Trenton Manor Subdivision, located at 1919 Madero Drive, as requested by Leonardo & Martha Garza Trevino

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being the West 25 ft. of Lot 11 and all of Lot 12, Block 330, Edinburg Original Townsite, located at 420 South 21<sup>st</sup> Avenue, as requested by Omar Cura, Jr.

- Planning & Zoning Commission recommended disapproval on March 9, 2021
- Item was tabled by the City Council on April 6, 2021 at the request of the applicant

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto Urban Residential (AU) District, being a 0.32 acre tract of land out of Lot 16, Block 37, Santa Cruz Gardens Unit No. 2, located at 705 East Davis Road, as requested by Pamela Ledesma

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lots 10-12, McColl Estates & Lot 13, McColl Estates Unit No. 2, located at 1320 North McColl Road, as requested by Sergio Luis Salinas

- Planning & Zoning Commission recommended approval on March 9, 2021
- City Council *approved* on April 6, 2021

#### **ORDINANCES:**

Consider Ordinance Providing for a Temporary Special Use Permit and Request for Waiver of Fees for a Special Event, "Cynthia Jean Salinas Memorial 5K" to be held on Saturday, May 8, 2021 at Edinburg Municipal Park, being portions of Lots 9, 10, 12, and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company Survey, located at the intersection of South Raul Longoria Road and East Sprague Street, as requested by Angeline Rivera

• City Council *approved* on April 6, 2021