PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
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. Disclosure of Conflict of Interest

4. 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 three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

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

5. **PUBLIC COMMENTS**

A. Public Comments are limited to three (3) minutes. If a resident desires to make a Public comment, please notify the Chair Person prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

6. **MINUTES**

A. Consider Approval of the Minutes for the August 13, 2024, Regular Meeting

7. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, a 6.00 Acre Tract of Land out of Lot 64, Kelly-Pharr Subdivision, Hidalgo County, Texas, as per map recorded in volume 3, ages 133-134, deed records of Hidalgo County, Texas, Located at 5313 Rolando Drive, As Requested By Jesus Vazquez on Behalf of Jose Dolores Vazquez Solache and Angel Torices

B. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, 7.348 acres out of Lot 20 Kelly-Pharr Subdivision volume 3, pages 133-134, H.C.D.R., City of Edinburg Hidalgo County, Texas, located at 3216 South Business Highway 281, As Requested By Melden and Hunt Inc. on Behalf of Bliss Family Descendants, LLC.

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban and Townhome (RU) District, a tract of land being a 69.06 acre tract of land, out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in volume 1, page 16, map records, Hidalgo County, Texas, Located at 1101 North Alamo Road, As Requested By Juan Garcia on Behalf of WW Escondido, LP

D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, the North 10 acres of Lot 9, Section 240, Texas-Mexican Railway Company's Survey, Hidalgo County Texas, as per map thereof recorded in volume 1, page 12, map records, Hidalgo County Texas, Located at 2729 North Jackson Road, As Requested By Melden And Hunt. Inc. on Behalf of Anibal Leal Garcia and Arely G. Montes Garza

E. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, the North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision, Located at 3120 South Sugar Road, As Requested By Lalin Fe Evangelista & Ramonjon Custodio

8. **CONSENT AGENDA**

A. Consider the Final Plat approval of the Replat of Lot 5- Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road, As Requested by SAMES.

9. **INFORMATION ONLY**

A. Attendance Roster

10. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 20th day of September, 2024.

Claudia Mariscal

Claudia Mariscal, 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.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 13, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539

PRESENT:
CHAIRPERSON- JORGE SOTELO
VICE CHAIRPERSON- ELIAS LONGORIA, JR.
COMMISSION MEMBERS:
JORGE GONZALEZ
RODOLFO "RUDY" RAMIREZ
RUBY CASAS
RENE OLIVAREZ

ABSENT:
VICTOR DANIEC

MINUTES

1. Call Meeting To Order, Establish Quorum at 5:30 P.M.

   A. Prayer – Prayer was announced by Commission Member Ruby Casas

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

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

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

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

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

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

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

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

5. **PUBLIC COMMENTS**

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

6. **ABSENCES**

A. Consider excusing the absence of Commission member Ms. Ruby Casas from the July 9, 2024, Regular Meeting.

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE EXCUSING COMMISSIONER RUBY CASAS FROM THE JULY 9, 2024 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0. COMMISSION MEMBER RUBY CASAS ABSTAINED

B. Consider excusing the absence of Commission member Mr. Rene Olivarez from the July 23, 2024, Special Meeting.

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE EXCUSING COMMISSIONER RENE OLIVAREZ FROM THE JULY 23, 2024 REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0. COMMISSION MEMBER RENE OLIVAREZ ABSTAINED

7. **MINUTES**

A. Consider Approval of the Minutes for the July 9, 2024, Regular Meeting

MOTION WAS MADE BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA,

JR. TO APPROVE THE MINUTES FOR JULY 9, 2024, REGULAR MEETING. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a Tract of Land Containing 5.083 Acres Situated in the City of Edinburg, County of Hidalgo, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Located at 2900 West Chapin Road, As Requested By Mario A. Salinas on Behalf of Judith Flores-Saldivar, Patricia Flores-Pena, and Belinda Rubi Flores-Gutierrez

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE CHAIRPEERSON ELIAS LONGORIA, JR. TO APPROVE THE REZONING REQUEST. MOTION WAS CARRIED UNANIMOULSY WITH A VOTE OF 6-0.

B. Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 2.898 Acre of Land in the Texas-Mexican Railway Company Survey, Located at 1100 North I-69c, As Requested By Andrew Burke on Behalf of Ofelia Rodriguez Alonso and Arnoldo and Guadalupe Rodriguez

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

ANDREW BURKE WAS PRESENT AND EXPLAIN WHAT THE BATTERY STOARGE IS.

FIRE MARSHAL, GABRIEL ESPINOZA WAS PRESENT AND ADDRESSED THE BOARD AND STATED THAT THE FIRE DEPARTMENT WOULD NEED TO RESEARCH THE PROJECT.

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ. AND SECONDED BY VICE CHAIRPERSON ELIAS LONGORIA, JR. TO DENY THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, a Tract of Containing 17.264 Acres Situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision, Located at 4716 North Seminary Road, As Requested By Melden and Hunt, Inc. on Behalf of John Andrew Rigney and Melissa Sanchez Rigney, as Co-Trustees of the L & A Irrevocable Trust

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, A 2.00 Acre Tract of Land Being the East 2.00 Acres of the West 2.68 Acres, More or Less, of the South One-Half of Lot Eight, Section Two Hundred Forty-Four, Texas-Mexican Railway Company's Survey, Located at 501 East Rogers Road, As Requested By Sergio F. Molina Jr. on Behalf of Jorge and Karina Orocio

MS. MAGGIE ROCHA WAS PRESENT AND ADDRESSED THE BOARD.

BEING NO DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO DENY THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, a Tract of Land Containing 2.48 Acres, Situated in Hidalgo County, Texas and also Being Part or Portion of Lot 10, Section 239, Texas-Mexican Railway Company Survey, Located at 1410 West Rogers Road, As Requested By Pablo and Diana Gonzalez

NO ONE WAS PRESENT IN FAVOR OR AGAINST THE REZONING REQUEST.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER RUBY CASAS TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

F. Consider the Special Use Permit for a Wireless Communication Tower, a Portion of all that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing from a Property Corner, found on the Northeast Corner of said Parcel, also lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69C, As Requested by Nicole Bivona

MR. JOSIAH ALANIZ AN ADJOINING NEIGHBOR WAS PRESENT AND ADDRESSED THE BOARD WITH HIS CONCERNS ON THE PROXIMITY OF THE TOWER.

NICOLE BIVONA THE APPLICANT WAS PRESENT AND GAVE A BRIEF PRESENTATION REGARDING THE CELL TOWER THAT WAS GOING TO BE PLACED AT THAT LOCATION.

AFTER THE DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO DENY THE REZONING REQUEST, MOTION WAS CARRIED WITH A VOTE OF 5-1 AND COMMISSION MEMBER RENE OLIVAREZ AGAINST THE DENIAL.

9. **VARIANCES**

A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.301-A-2, Dedication of Improvements, for the Replat of Lot 5 Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of lot 5, Trenton Town Center, recorded in Volume 49, Page 117 Hidalgo County Map Records, located at 4009 S McColl Road as Requested By SAMES.

MR. RESENDEZ THE PROJECT ENGINEER WAS PRESENT AND EXPLAINED THEIR REASONFOR THE VARIANCE REQUEST.

AFTER A BRIEF DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

10. **CONSENT AGENDA**

A. Conisder the Preliminary Plat Approval of Gratitude Grove Subdivision, being a 18.623 acre tract, more or less, being the south 19.52 acres of lot 10, Section 244, Texas Mexican Railway Company's Survey Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas, located at 2620 North Closner Boulevard As Requested By Supreme Engineering, PLLC.

B. Consider the Preliminary Plat Approval of Sorrento Estates Subdivision, being a 39.334 acres tract of land out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 2707 East Rogers Road As Requested By Melden And Hunt, Inc.

C. Consider the Preliminary Plat Approval of the Replat of Lot 5- Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.

D. Consider the Final Plat of Crestwood Estates Subdivision, being the North 9.39 acres of land out of ohe North 19.39 acres of Lot 8, Section 244, Texas-Mexican Railway Company's Survey, located at 3201 North Roegiers Road, As Requested By Mdc Engineering, PLLC.

E. Consider the Final Plat approval of Provence Ridge Subdivision, being a 16.74 acres tract of land, more or less out of Lot 5, Block 1, John Closner, Et All Subdivision, located at 3301 South Raul Longoria Road, As Requested By Michael Cantu

F. Consider the Final Plat approval of the Embers II Subdivision, being a 20.95 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, located at 3207 South Jackson Road, As Requested By Quintanilla, Headley & Associates, Inc.

ITEMS 10A, 10B, 10C, 10D, 10E AND 10F WERE VOTED ON AND BEING NO DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE BASED ON STAFF'S RECOMMENDATION. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 6-0.

11. **INFORMATION ONLY**

A. Attendance Roster

12. **ADJOURNMENT**

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER RODOLFO "RUDY" RAMIREZ TO ADJOURN THE MEETING. THE MOTION WAS CARRIED UNANIMOUSLY.

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, at 5:00 P.M. on May 10, 2024.

Claudia Mariscal

Claudia Mariscal, Planning Assistant
Planning & Zoning Department

NOTICE

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

City of Edinburg

PLANNING & ZONING COMMISSION

September 26, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, A 6.00 Acre tract of Land out of Lot 64, Kelly-Pharr Subdivision, Hidalgo County, Texas, as per map recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas, Located at 5313 Rolando Drive, As Requested by Jesus Vazquez on behalf of Jose Dolores Vazquez Solache and Angel Torices

DESCRIPTION / SCOPE:

This property consists of three tracts of land and are located on the south side of Rolando Drive, approximately 600 feet west of South Veterans Boulevard. The property has 50 feet of frontage along Rolando Drive and a lot width of 909.45 feet for a total area of 6.00 acres. The requested zoning designation is the Residential, Primary (RP) District, which is the primary residential district, intended to permit a wide range of single-family residential uses. The district is intended to create residential neighborhoods, characterized tree-lined streets and building covering a larger percentage of the lots, beginning to create a sense of enclosure. The applicant is seeking a zone change to establish a new single-family residential development.

Adjacent zoning districts are Agriculture and Open Space (AO) District in all directions. Surrounding land consists of a mix of single-family residential uses and vacant land. On December 10, 2013, the property was annexed into the city with the Agricultural District designation. The future land use designation for this property is Auto-Urban uses.

A rezoning request for this property was recommended for denial at the June 11, 2024, Planning and Zoning Commission meeting. The applicant has since resubmitted the request, this time for a zoning district with lower density. Staff mailed a notice of the public hearing to 93 neighboring property owners on Friday, September 13, 2024, and had received no comments in favor and none against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.

On September 19, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 9/26/24
CITY COUNCIL – 10/15/24
DATE PREPARED – 9/16/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District
APPLICANT:	Jose Dolores Vazquez Solache and Angel Torices
AGENT:	Jesus Vazquez
LEGAL:	Being a 6.00 acre tract of Land out of Lot 64, Kelly-Pharr Subdivision
LOCATION:	5313 Rolando Drive
LOT/TRACT SIZE:	6.00 acres
CURRENT USE:	Vacant land
PROPOSED USE:	Single-family residential development
EXISTING ZONING:	Agriculture and Open Space (AO) District
ADJACENT ZONING:	North – Agriculture and Open Space (AO) District South – Agriculture and Open Space (AO) District East – Agriculture and Open Space (AO) District West – Agriculture and Open Space (AO) District
LAND USE PLAN:	Auto-Urban Uses
PUBLIC SERVICES:	North Alamo Water Supply Corporation and City of Edinburg Sewer
RECOMMENDATION:	Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

REZONING REQUEST
JESUS VAZQUEZ

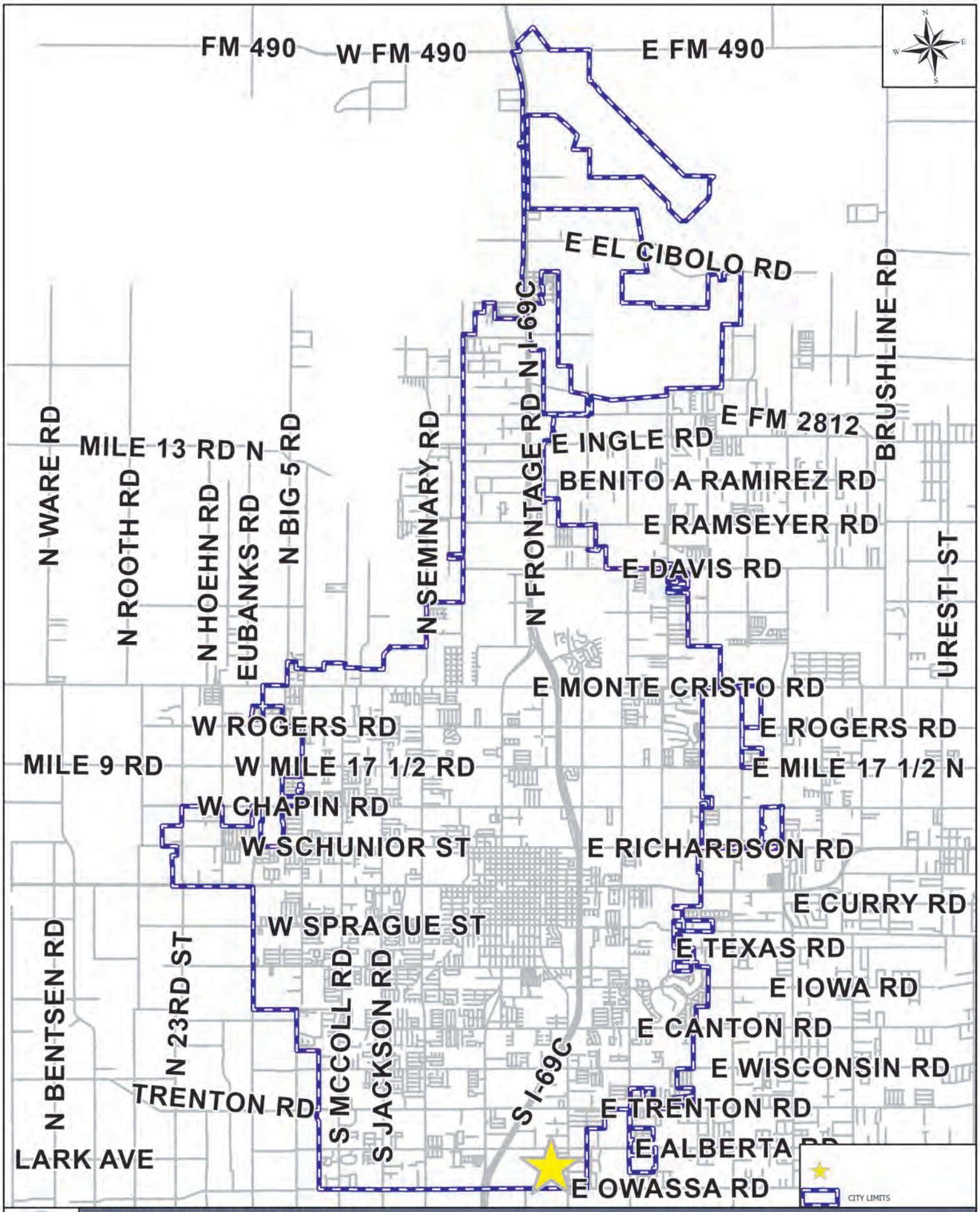
EVALUATION

The following is staff's evaluation of the request:

1. Surrounding land uses consist of single-family residential uses and vacant land.
2. On December 10, 2013, the property was annexed into the city with the Agriculture and Open Space (AO) District designation.
3. The proposed zoning would not be consistent with the adjacent zoning districts.
4. There is need for additional housing in the community.
5. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

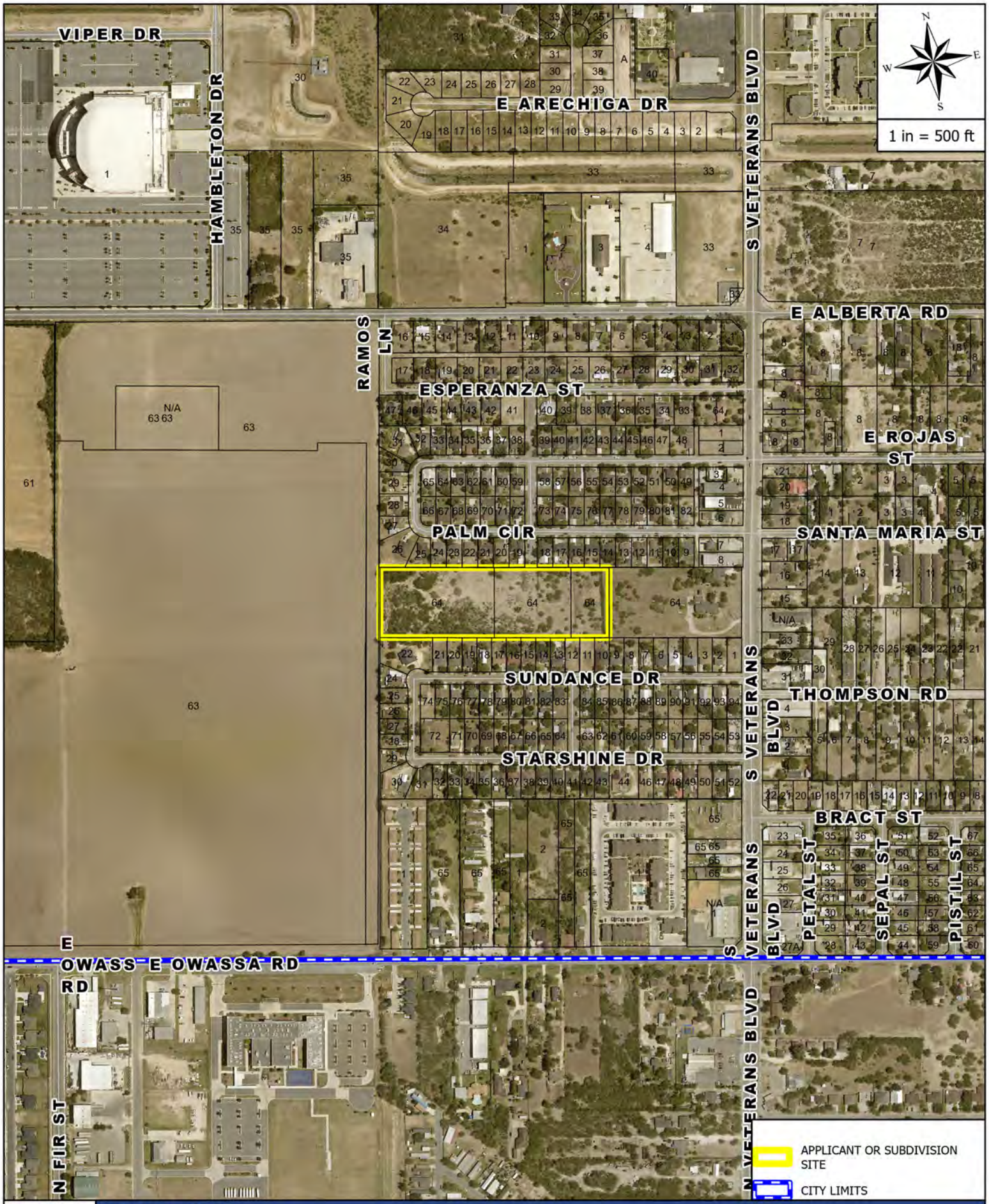
A rezoning request for this property was recommended for denial at the June 11, 2024 Planning and Zoning Commission Meeting. The applicant has since resubmitted the request, this time for a zoning district with lower density. Staff mailed a notice of the public hearing to 93 neighboring property owners on Friday, September 13, 2024, and had received no comments in favor and none against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0231 5313 ROLANDO DR - JESUS VASQUEZ



AERIAL MAP

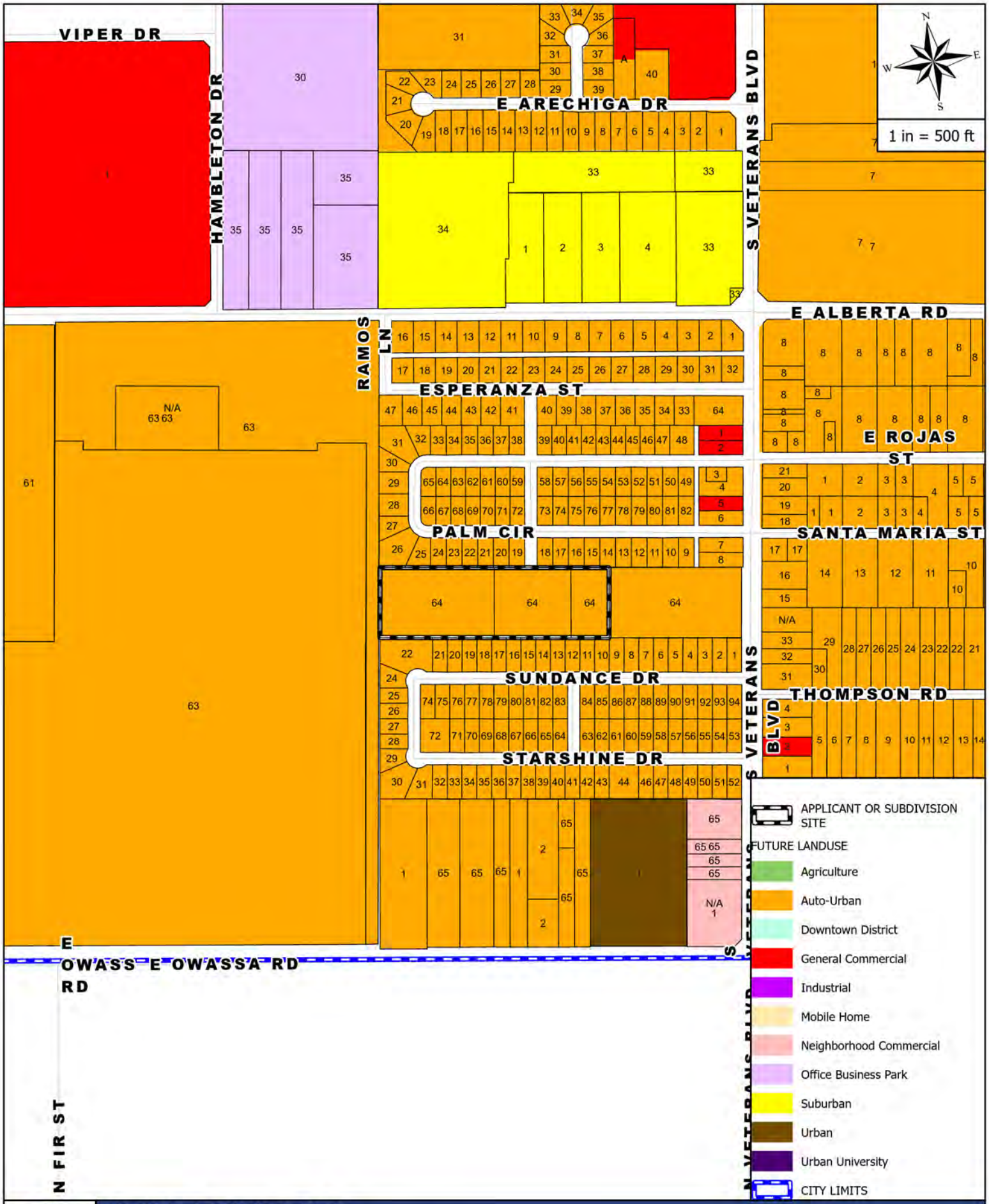
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0231 5313 ROLANDO DR - JESUS VASQUEZ

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

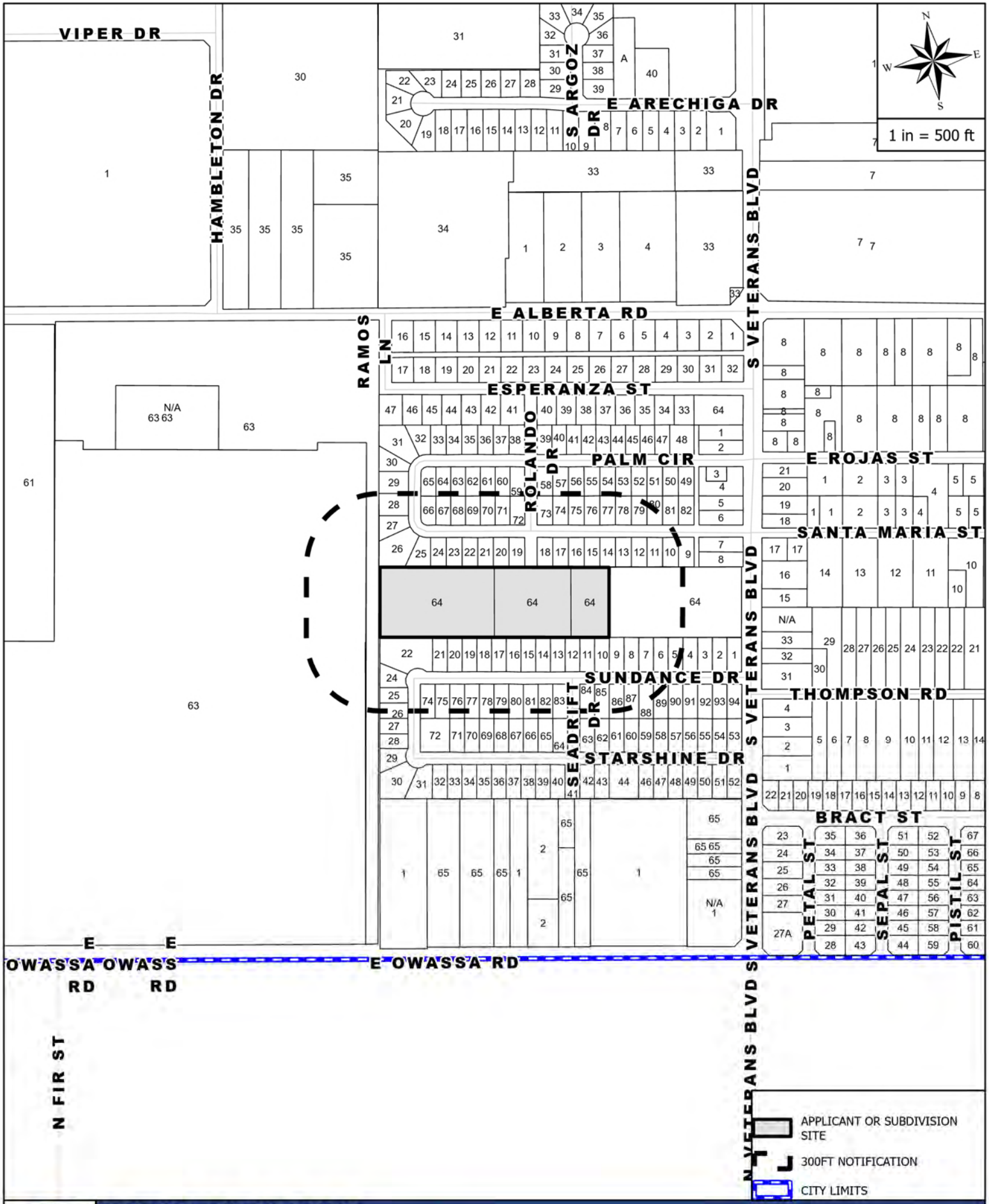
RZNE-2024-0231 5313 ROLANDO DR - JESUS VASQUEZ



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0231 5313 ROLANDO DR - JESUS VASQUEZ



MAILOUT AND SITE MAP

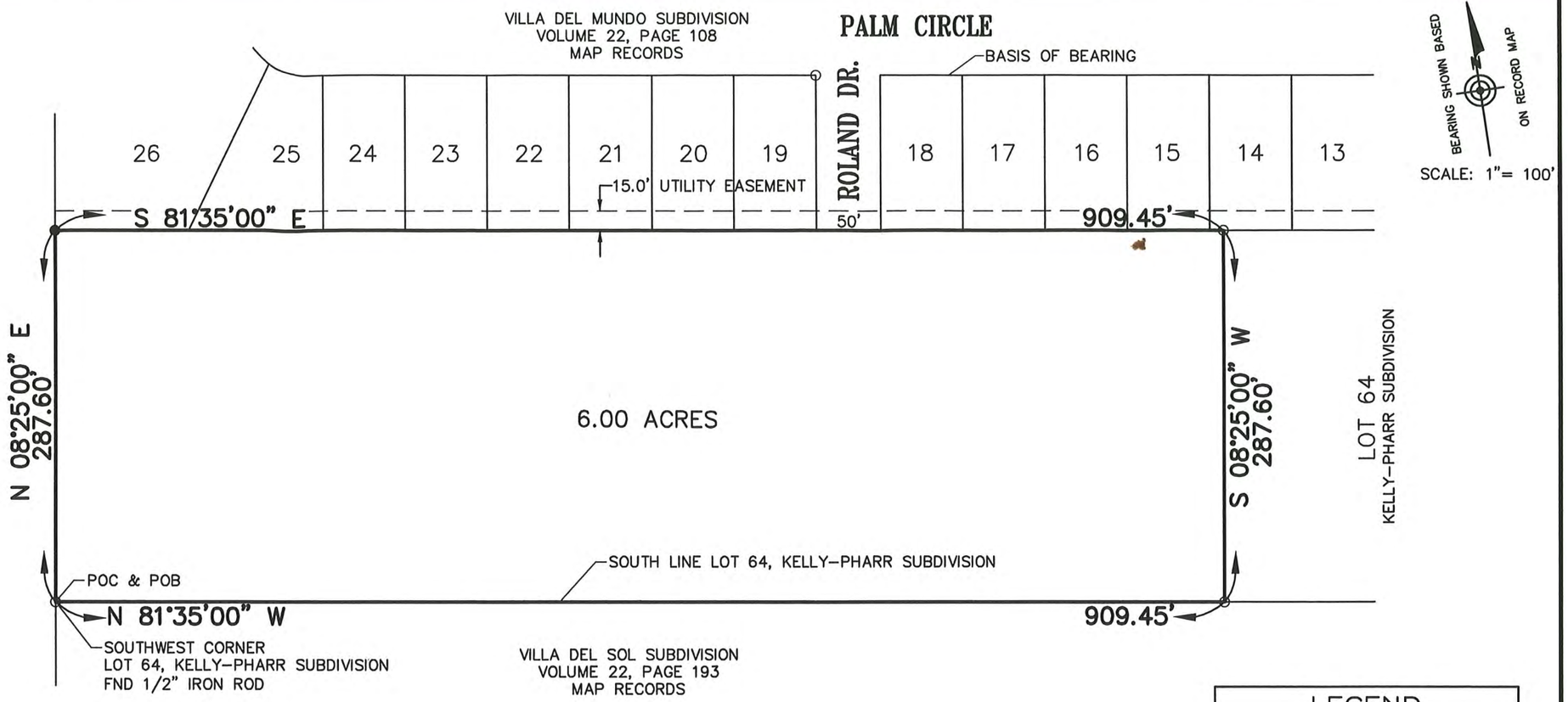
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0231 5313 ROLANDO DR - JESUS VASQUEZ

Rezoning Request Site Photo

Jesus Vazquez

5313 Rolando Drive



PLAT SHOWING

A 6.00 ACRE TRACT OF LAND OUT OF LOT 64, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: APRIL 14, 2024

REQUESTED BY: J. JESUS VASQUEZ

LEGEND	
●	– FD. 1/2" IRON ROD
○	– SET 1/2" IRON ROD

STATE OF TEXAS
REGISTERED
PABLO SOTO JR.
4541
PROFESSIONAL
LAND SURVEYOR

I, PABLO SOTO JR., CERTIFY 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.

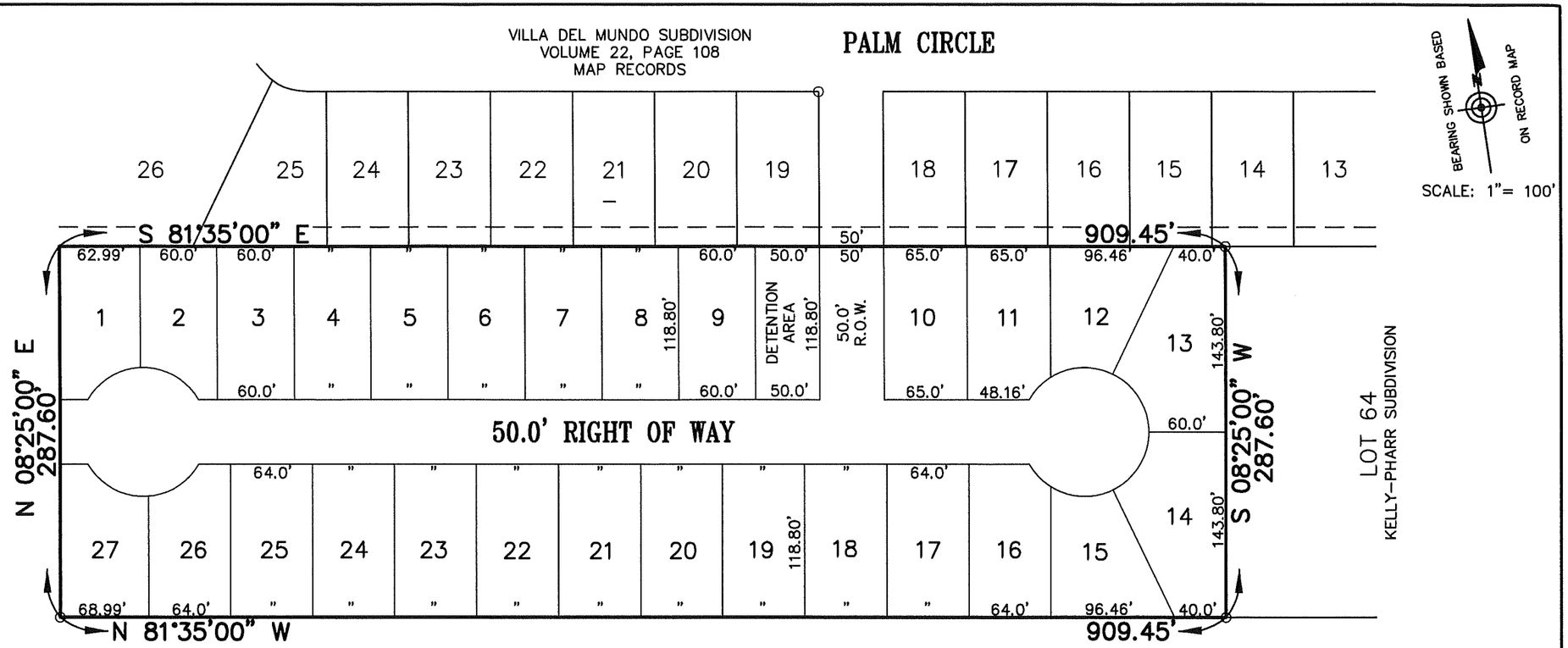
4/15/2024

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

JOB NUMBER
SUR 24 047

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

PABLO SOTO JR. P.E.
1208 S. IRONWOOD ST. TEL. (956) 460-1605
PHARR, TEXAS 78577



PLAT SHOWING

A 6.00 ACRE TRACT OF LAND OUT OF LOT 64, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: AUGUST 27, 2024

REQUESTED BY: J. JESUS VASQUEZ

JOB NUMBER
SUR 24 133

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

I, PABLO SOTO JR., CERTIFY 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. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO JR. P.E.
1208 S. IRONWOOD ST. TEL. (956) 460-1605
PHARR, TEXAS 78577

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

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZWE-2024-0231

Date: 16-26-2024

1. Property Owner (required): Jesus Vazquez 2. Phone: (956) 9054166
3. Mailing Address: 5810 NUEVA ESPERANZA
4. City: PHARR State: TX Zip: 78577
5. Owner's Email: Jesus369975@gmail.com 6. Cell No. (956) 9054166
7. Agent (not owner): _____ 8. Agent's Phone: _____
9. Agent's Mailing Address: _____
10. City: _____ State: _____ Zip: _____
11. Agent's Email: _____
12. Address/Location being Rezoned: 5313 Rolando Dr
13. Legal Description of Property: 14. Property ID(s): 202031, 202030, 202035

Kelly Pharr Tract Lot 64...

15. Zone Change: From: AGRICULTURA To: SINGLE FAMILY SUB
16. Existing Land Use: Residential Primary
17. Reason for Zone Change: Proposed new development

Jesus Vazquez
(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED 8-26-24

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

PID: 202028 MARQUEZ JUAN H & SYLVIA SANJAY & ANJALI KHANNA
13040 HEMPSTEAD RD
HOUSTON, TX 77040-6510

PID: 202030 VAZQUEZ JOSE DOLORES & ANGEL TORICES
1216 PROSPERIDAD
PHARR, TX 78577-7758

PID: 202031 VAZQUEZ JOSE DOLORES SOLACHE
1216 PROSPERIDADA
PHARR, TX 78577-7758

PID: 202032 HINOJOSA TOMAS JOSE
PO BOX 351
EDINBURG, TX 78540-0351

PID: 202035 VAZQUEZ J DOLORES SOLACHE
1216 PROSPERIDAD
PHARR, TX 78577-7758

PID: 314473 GONZALEZ MIGUEL
1204 PALM CIRCLE
EDINBURG, TX 78542-3039

PID: 314474 HERNANDEZ CARLOS JEHU
1113 E CANO ST
EDINBURG, TX 78539-4934

PID: 314475 SALINAS HERIBERTO
1112 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314476 SALINAS ERASMO & MARIBEL
1106 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314477 PULIDO CESAR C/O SOUTH TEXAS DEVELOPERS
1102 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314478 MEDELLIN YOLANDA
16416 288TH ST E
GRAHAM, WA 98338-6052

PID: 314479 ALMAZAN YOLANDA
16416 288TH ST E
GRAHAM, WA 98338-6052

PID: 314480 GARZA FRANCISCA LUIS MARIN GARCIA
1014 PALM CIRCLE
EDINBURG, TX 78542-7909

PID: 314481 CHAVERO MAYRA
1006 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314482 ROJAS DAVID
1004 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314483 SANCHEZ J ELISEO & IDALIA
924 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314484 GONZALEZ ROSA AMALIA
918 PALM CIRCLE
EDINBURG, TX 78542

PID: 314485 RIVAS WILLIE & EVANGELINA
211 BENCHMARK DR
EDINBURG, TX 78542-5999

PID: 314486 SALINAS JUVENTINO & ROSALINDA
908 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314487 SALINAS JOSE RODOLFO & EDUARDO OSCAR & OMELIA SALINAS
904 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314488 PENA BEATRIZ SANDOVAL
822 PALM CIRCLE DR
EDINBURG, TX 78542-7956

PID: 314489 GALVAN NANCY C & ROMAN G & RICARDO GONZALEZ JR RICARDO & YOLANDA GONZALEZ
810 PALM CIRCLE
EDINBURG, TX 78542-7956

PID: 314490 DUENAS OSVALDO
804 PALM CIR
EDINBURG, TX 78542-7956

PID: 314491 SALINAS YESENIA D & JESSICA
5119 PALM CIR
EDINBURG, TX 78542-7910

PID: 314492 VILLARREAL SAN JUANITA EDUARDO A MORIN
5113 PALM CIRCLE DR
EDINBURG, TX 78542-7910

PID: 314493 SALINAS MANUEL & ROSA MARIA
5107 PALM CIRCLE DR
EDINBURG, TX 78542-7910

PID: 314517 LEIJA BERNARDO & FLORENCIA
1104 PALM CIR
EDINBURG, TX 78542-8362

PID: 314518 ALONZO RAMIRO & MARIA A
1020 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314519 ALONZO MARIA ANGELICA
1020 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314520 SOLIS ADELAIDO JR & NORMA ALISIA
1108 STARSHIRE DR
EDINBURG, TX 78542

PID: 314521 GONZALEZ GERINO T
1008 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314522 QUENUN DAPHANIE ORVERLY
3502 ALICE LN
EDINBURG, TX 78541-9397

PID: 314523 GRACIA HECTOR H & LAURA L
1214 INTERNATIONAL ST
EDINBURG, TX 78539-2359

PID: 314524 MONTALVO JAVIER H
914 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314525 HERNANDEZ NOEMI & NORBERTO
910 PALM CIRCLE
EDINBURG, TX 78542-8363

PID: 314526 GONZALEZ DANIEL S & MARIA TERESA
906 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314527 FAZ JESUS JR & AMAIRANI & IRIDIAN
902 PALM CIRCLE
EDINBURG, TX 78542-8363

PID: 314528 SANCHEZ RUBEN
820 PALM CIRCLE DR
EDINBURG, TX 78542-7956

PID: 314529 RAMIREZ ARACELI
4417 BETH DR
EDINBURG, TX 78542-6818

PID: 314530 ESPARZA ALFREDO JR & ROSA L MARIA ESPARZA
807 PALM CIRCLE DR
EDINBURG, TX 78542-7956

PID: 314531 GUZMAN VICENTE & MARIA O
819 PALM CIRCLE DR
EDINBURG, TX 78542-7956

PID: 314532 VASQUEZ JOSE V & ALEJANDRA
903 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314533 SALINAS RAMON & MARISOL
907 PALM CIRCLE DR
EDINBURG, TX 78542-8363

PID: 314534 GOMEZ MARIA GRISEL
913 PALM CIR
EDINBURG, TX 78542-8363

PID: 314535 DURAN MARIA MARTHA
917 PALM CIR
EDINBURG, TX 78542-8363

PID: 314536 RODRIGUEZ JOSE GILBERTO & CARLOS ORTEGA JR
923 PALM CIR
EDINBURG, TX 78542-8363

PID: 314537 MORENO MARIO
1001 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314538 RANGEL ARGELIA
1005 PALM CIRCLE DR
EDINBURG, TX 78542-7909

PID: 314539 FLORES JOSE ANTONIO & BELINDA
139 LAUMAIA LN
BASTROP, TX 78602

PID: 314540 RUIZ JOSE DAVID & JUANITA MARIN
1017 PALM CIR
EDINBURG, TX 78542-7909

PID: 314541 ZUNIGA STEPHANIE ROSE
4415 HARMONY LN
EDINBURG, TX 78542-0238

PID: 314542 MUNGUIA ROSALIO JR & ROSA L
1107 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314543 GONZALEZ GUMARO & MARIA E
1109 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314544 SALINAS FIDEL & NILDA N
1115 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 314545 RAMIREZ FRANCISCA P
1717 THOMPSON RD
MISSION, TX 78574

PID: 314644 GONZALEZ DELFINO & SANTOS R
1203 SUNDANCE DR
EDINBURG, TX 78542-8364

PID: 314645 PEREZ ANTONIO
1123 SUNDANCE DR
EDINBURG, TX 78542-8310

PID: 314646 BARRERA MARIA JULIANA
1119 SUNDANCE DR
EDINBURG, TX 78542-8310

PID: 314647 CASTILLO MARIA GUADALUPE
1115 SUNDANCE
EDINBURG, TX 78539

PID: 314648 GUAJARDO RAYMUNDO & GRACIELA
1109 SUNDANCE DR
EDINBURG, TX 78542-8310

PID: 314649 ALANIZ JOSE L & MA DE JESUS
1105 SUNDANCE DR
EDINBURG, TX 78542-8310

PID: 314650 CORTEZ JOSE BENAVIDEZ
10346 MUSCATINE ST
HOUSTON, TX 77029-2122

PID: 314651 RAMOS JUAN E & DANIEL RAMOS
4410 PIZZARO DR
EDINBURG, TX 78542-5556

PID: 314652 SALINAS ELOY JR
1017 SUNDANCE DR
EDINBURG, TX 78542-8960

PID: 314653 PALACIOS NATALIA AKA NATALIA ALEMAN PALACIOS
1013 SUNDANCE DR
EDINBURG, TX 78542-8960

PID: 314654 SALAZAR ALFREDO & SYLVIA
1009 SUNDANCE DR
EDINBURG, TX 78542-8960

PID: 314655 BALDERAS ALFONSO JR
1003 SUNDANCE DR
EDINBURG, TX 78542-8960

PID: 314656 PEREZ JUAN & MARIA G
923 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314657 BALDERAS ALFONSO
1003 SUNDANCE DR
EDINBURG, TX 78542-8960

PID: 314658 FLORES LYDIA M
913 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314659 GONZALEZ FRANCISCO R & MARIA T
905 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314660 REYNA DAISEY GUADALUPE & MIGUEL ANGEL
901 SUNDANCE DR
EDIBBURG, TX 78542-8309

PID: 314661 CASTREJON EMILIANO & MARIA
807 SUNDANCE DR
EDINBURG, TX 78542-8390

PID: 314663 GARZA ROSENDO & NIDIA B
5209 WIND JAMMER DR
EDINBURG, TX 78542-2358

PID: 314664 GUTIERREZ ARCADRIO & MARGARITA
5301 WIND JAMMER DR
EDINBURG, TX 78542-2091

PID: 314665 SAAVEDRA ALONDRA
5307 WIND JAMMER DR
EDINBURG, TX 78542

PID: 314713 BERRONES JOSE JR
14631 RIO GRANDE DR
EDINBURG, TX 78542

PID: 314714 ARROYO FEDERICO & MARIA
902 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314715 NIAVES LILIA
904 SUNDANCE
EDINBURG, TX 78542-8309

PID: 314716 GONZALEZ CRISTOBAL & HERMALINDA
910 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314717 HERNANDEZ MARY E A/K/A MARY ELLEN DIAZ

914 SUNDANCE DR
EDINBURG, TX 78542-8309

PID: 314718 ARANDA CARLOS & MARIA

920 SUNDANCE DR

EDINBURG, TX 78542-8309

PID: 314719 HERNANDEZ TERESO & MARIA

1004 SUNDANCE DR

EDINBURG, TX 78542-8960

PID: 314720 LOPEZ ANDRES

1008 SUNDANCE DR

EDINBURG, TX 78542-8960

PID: 314721 MADRIGAL ELIZABETH

1016 SUNDANCE DR

EDINBURG, TX 78542-8960

PID: 314722 SEPULVEDA JAVIER & MARIA E

1020 SUNDANCE DR

EDINBURG, TX 78542-8960

PID: 314723 LOZANO GILBERTO & MARIA DL

1100 SUNDANCE DR

EDINBURG, TX 78542-8310

PID: 314724 ALVARADO AURELIO & SENAIDA P

1108 SUNDANCE DR

EDINBURG, TX 78542-8310

PID: 314725 LEAL KAREN BELINDA

305 S 12TH ST

PENITAS, TX 78576-2102

PID: 314726 PEREZ DOMINGO & MARIA

1114 SUNDANCE DR

EDINBURG, TX 78542-8310

PID: 314727 DE DAVILA DOMINGA C

1118 SUNDANCE DR

EDINBURG, TX 78542-8310

PID: 314728 GARCIA YOLANDA R

1122 SUNDANCE DR

EDINBURG, TX 78542-8310

PID: 627901 KHANA SANJAY & ANJALI JUAN H & SILVIA MARQUEZ

3 SAINT GEORGE CT
SUGAR LAND, TX 77479

City of Edinburg

PLANNING & ZONING COMMISSION

September 26, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, 7.348 Acres out of Lot 20 Kelly-Pharr Subdivision Volume 3, Pages 133-134, H.C.D.R., City of Edinburg Hidalgo County, Texas, Located at 3216 South Business Highway 281, As Requested By Melden and Hunt Inc. on behalf of Bliss Family Descendants, LLC.

DESCRIPTION / SCOPE:

This property is located on the northeast intersection of South Business Highway 281 and David Drive. The portion of the property that is being considered for a zone change has 970 feet of frontage along David Drive and a total lot area of 7.348 acres (gross). The requested zoning designation is the Residential, Urban & Townhome (RU) District, which is the highest intensity single-family residential district. The applicant is seeking a zone change to establish a townhome development at this location.

The front portion of the property is currently zoned Commercial, General (CG) District and the portion in the rear is zoned Residential, Suburban (RS) District. The Commercial, General (CG) District is meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The Residential, Suburban (RS) District, is the primary low-density single-family residential district. Surrounding districts are Commercial, General (CG) District to the north and west, Commercial, General (CG) District and Residential, Suburban (RS) District to the south, and Residential, Manufactured Home (MH) District to the east. Adjacent land consists of a mix of commercial uses, vacant land, and manufactured home uses. The future land use designation for this property is for General Commercial and Auto-Urban Uses.

A rezoning request for this property was recommended for denial at the September 10, 2024, Planning and Zoning Commission meeting. The applicant has since resubmitted the rezoning request to leave the front portion of the property Commercial, General (CG) District. Staff mailed a notice of the public hearing to 41 neighboring property owners on Friday, September 13, 2024, and received no comments in favor and none against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.

On September 4, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Commercial, General (CG) and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District based on surrounding land use and the character of the area. At this time, South Business Highway 281 is

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

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 9/26/24
CITY COUNCIL – 10/15/24
DATE PREPARED – 9/16/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District

APPLICANT: Bliss Family Descendants, LLC.

AGENT: Melden and Hunt, Inc.

LEGAL: 7.348 acres out of Lot 20 Kelly-Pharr Subdivision Volume 3, Pages 133-134, H.C.D.R., City of Edinburg Hidalgo County, Texas

LOCATION: 3216 South Business Highway 281

LOT/TRACT SIZE: 7.348 Acres

CURRENT USE: Vacant land

PROPOSED USE: Townhome development

EXISTING ZONING: Commercial, General (CG) District and Residential, Suburban (RS) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Commercial, General (CG) District and Residential, Suburban (RS) District
East – Residential, Manufactured Home (MH) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial and Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and North Alamo Water Supply Corporation

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Commercial, General (CG) and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District

REZONING REQUEST
MELDEN AND HUNT, INC.

EVALUATION

The following is the staff's evaluation of the request:

1. South Business Highway 281 is predominantly commercial uses.
2. Adjacent land consists of a mix of commercial uses, vacant land, and manufactured home uses.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Commercial, General (CG) and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District based on surrounding land use and the character of the area. At this time, South Business Highway 281 is predominantly commercial uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

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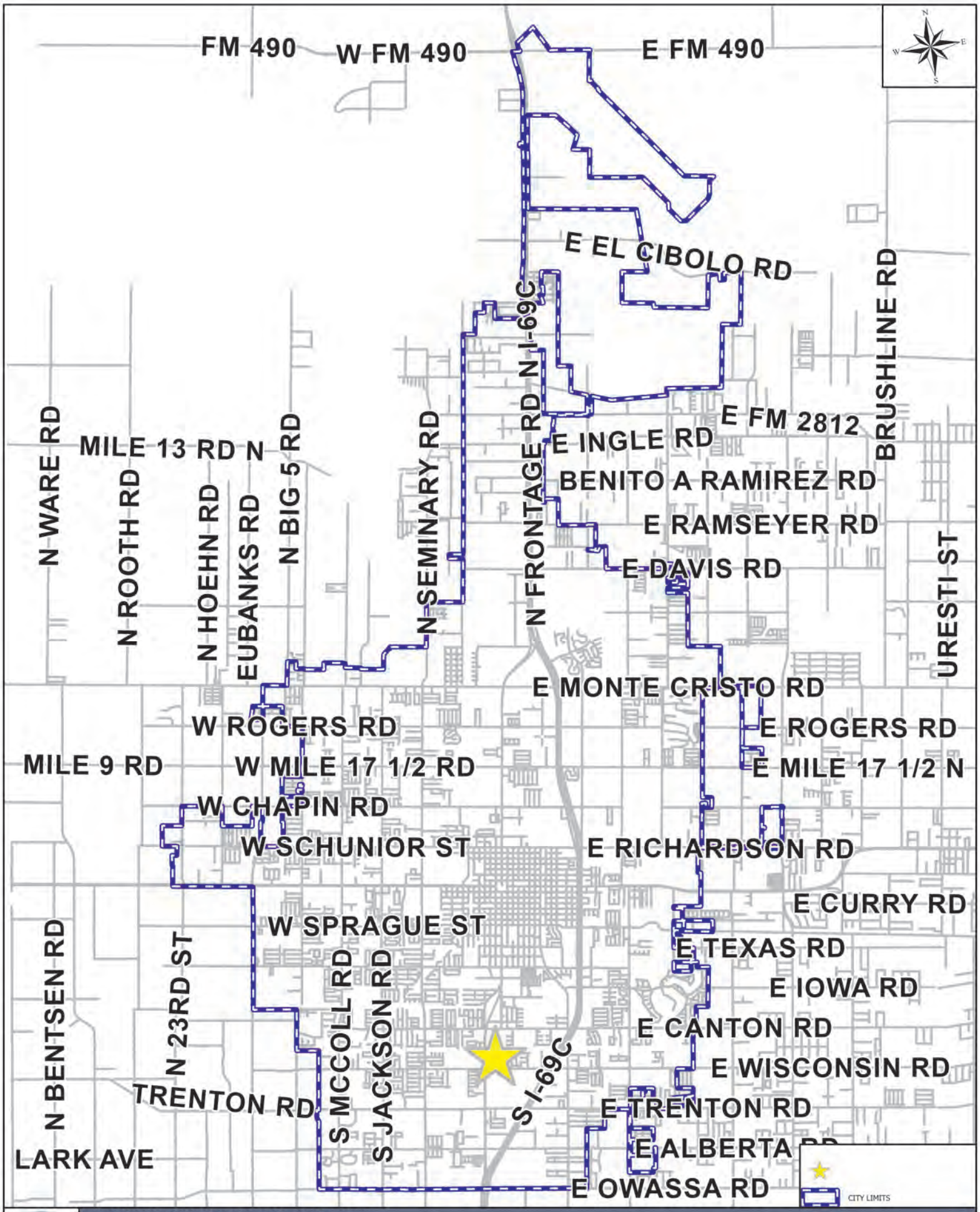
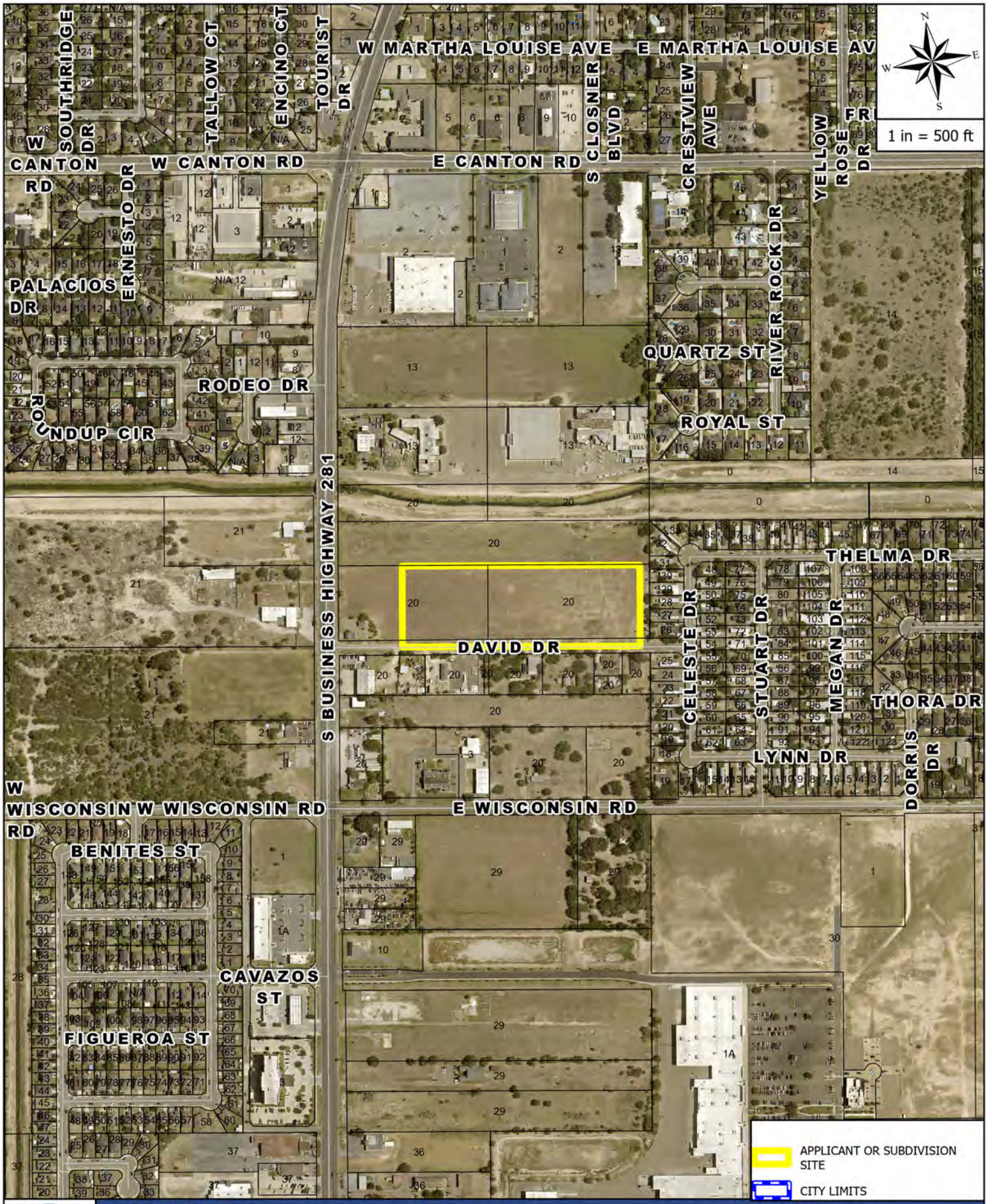


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

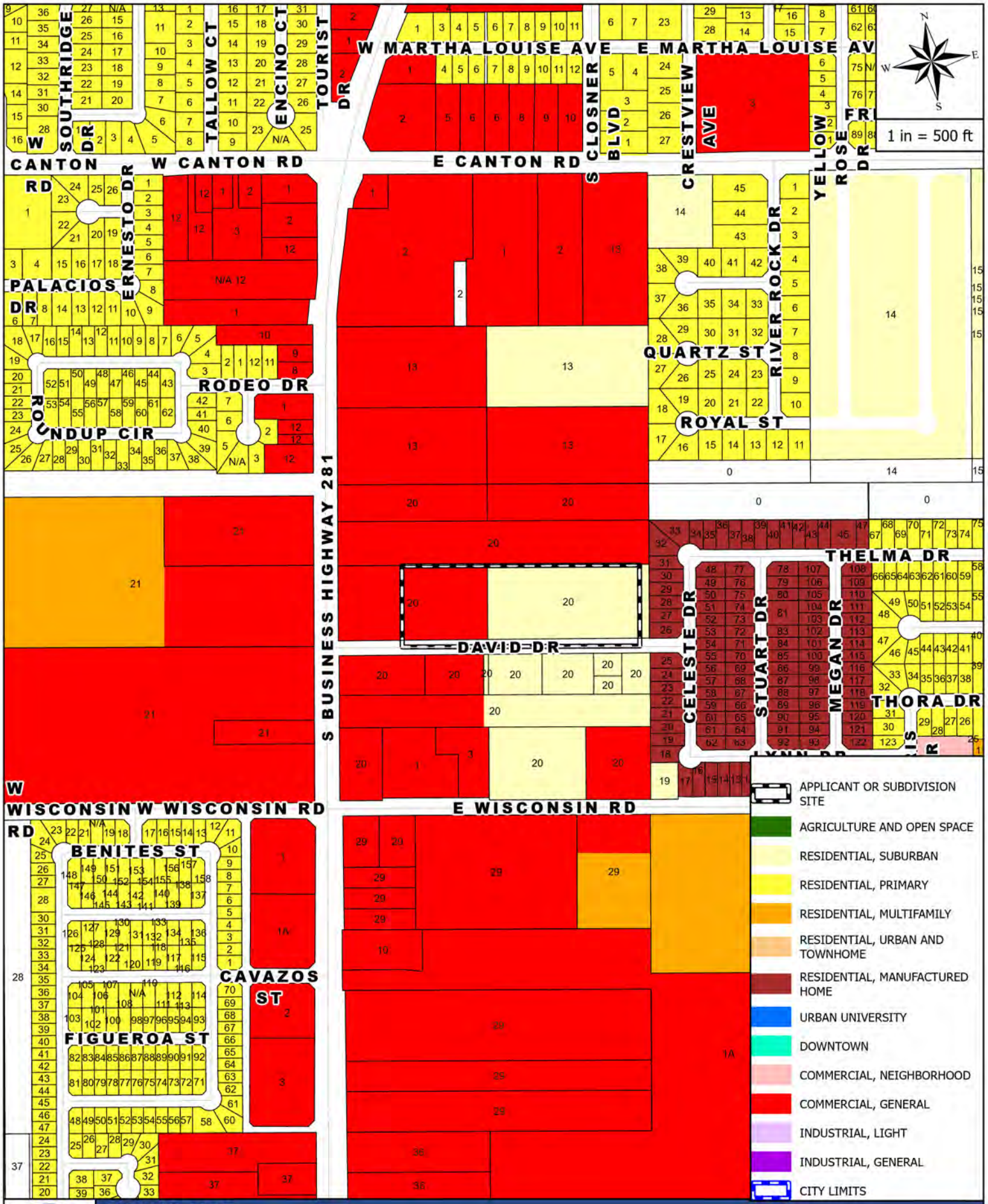
RZNE-2024-0233 ENCLAVE ON CLOSNER SUBDIVISION_MELDEN AND HUNT - RESIDENTIAL



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

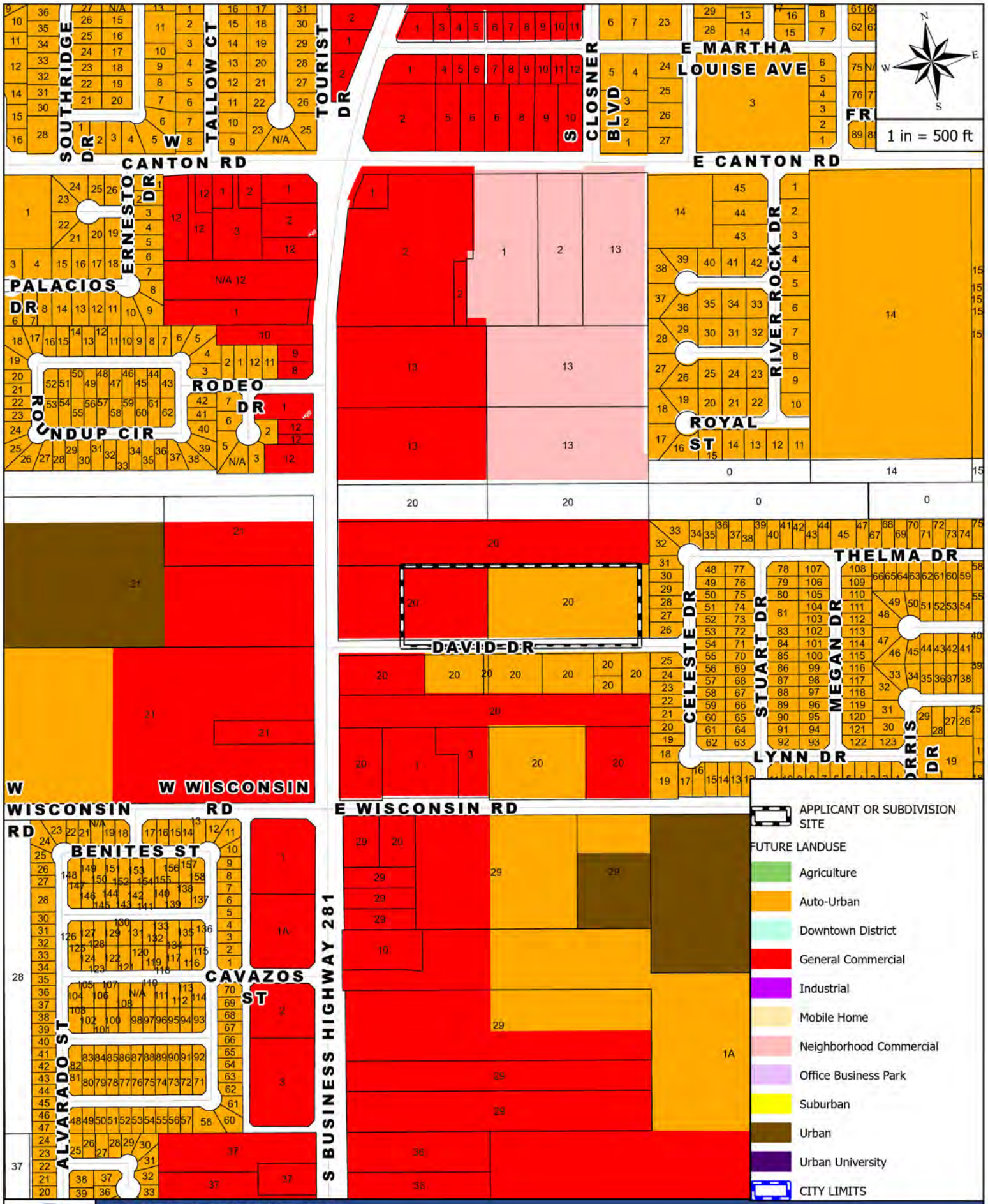
RZNE-2024-0233 ENCLAVE ON CLOSNER SUBDIVISION_MELDEN AND HUNT - RESIDENTIAL



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

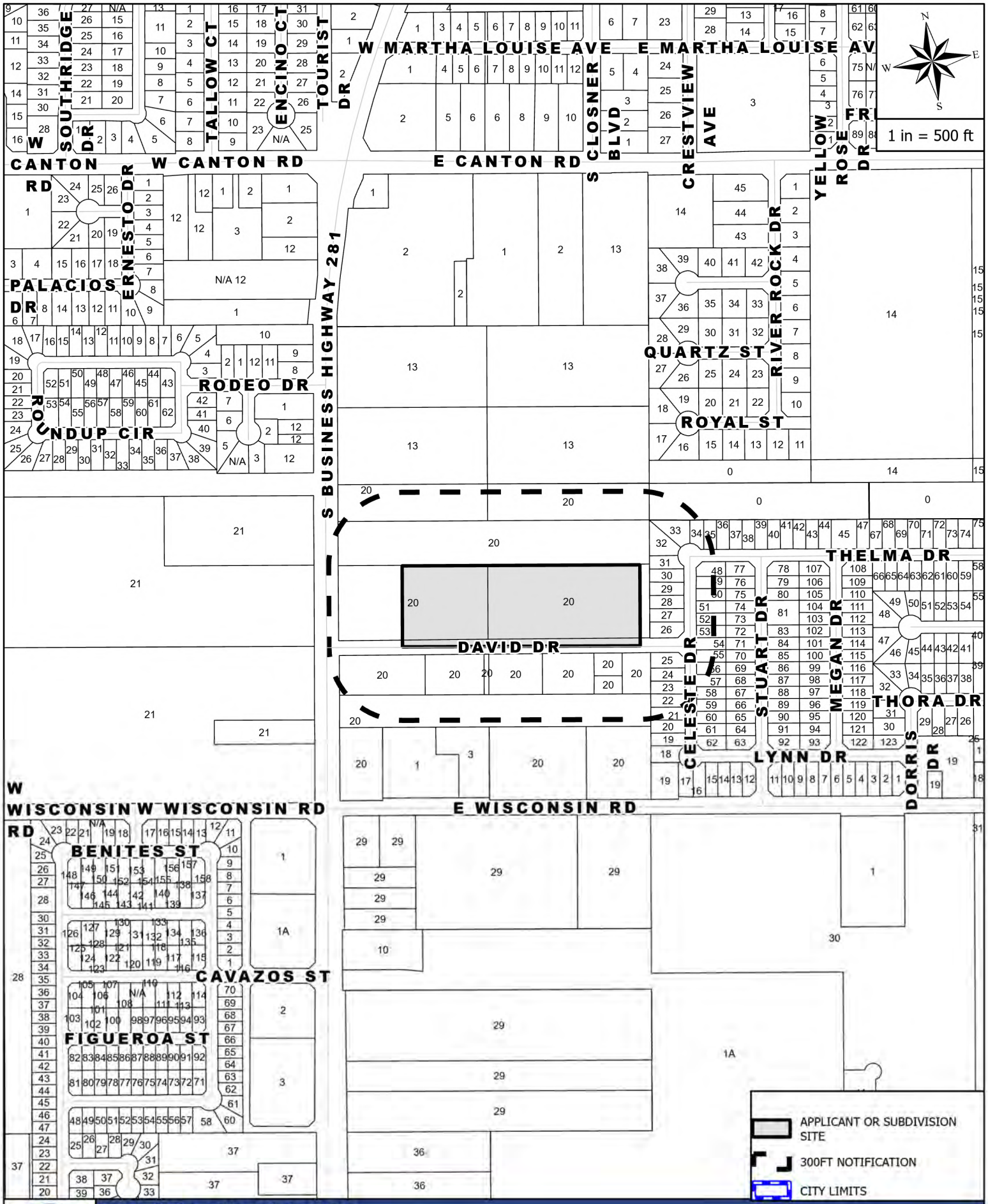
RZNE-2024-0233 ENCLAVE ON CLOSNER SUBDIVISION_MELDEN AND HUNT - RESIDENTIAL



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0233 ENCLAVE ON CLOSNER SUBDIVISION_MELDEN AND HUNT - RESIDENTIAL



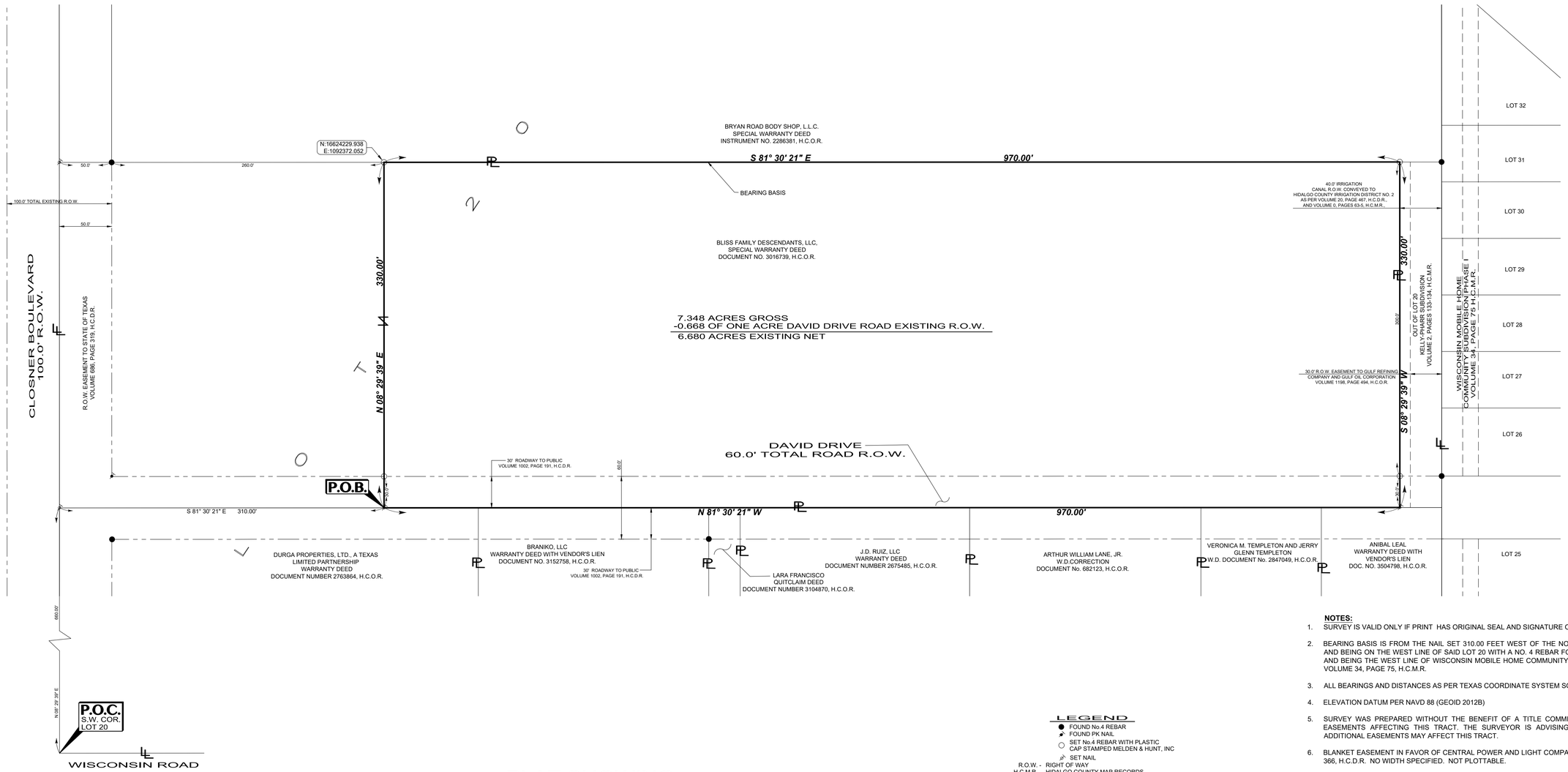
MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0233 ENCLAVE ON CLOSNER SUBDIVISION_MELDEN AND HUNT - RESIDENTIAL

Rezoning Request Site Photo

Melden and Hunt, Inc.
3216 South Business Highway 281



PLAT SHOWING
7.348 ACRES OUT OF LOT 20
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

LEGEND

- ● FOUND No.4 REBAR
- FOUND PK NAIL
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

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
P.O.B. -	POINT OF BEGINNING
P.O.C. -	POINT OF COMMENCING
S.W. COR. -	SOUTHWEST CORNER
W.D. -	WARRANTY DEED
LL -	LOT LINE
PL -	PROPERTY LINE
SO -	SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NAIL SET 310.00 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT TRACT AND BEING ON THE WEST LINE OF SAID LOT 20 WITH A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 20 AND BEING THE WEST LINE OF WISCONSIN MOBILE HOME COMMUNITY SUBDIVISION PHASE I AS RECORDED IN VOLUME 34, PAGE 75, H.C.M.R.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
5. 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.
6. BLANKET EASEMENT IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 633, PAGE 366, H.C.D.R. NO WIDTH SPECIFIED. NOT PLOTTABLE.
7. EASEMENT IN FAVOR OF GULF OIL CORPORATION AS RECORDED IN VOLUME 1198, PAGE 506, H.C.D.R., TO CONSTRUCT, LAY, AND MAINTAIN A 2 $\frac{3}{4}$ INCH AND 4 INCH GAS LINE UPON THE PUBLIC ROAD (WITHIN THE ROAD KNOWN AS DAVID DRIVE). NO EXACT LOCATION OR WIDTH OF EASEMENT SPECIFIED.
8. RIGHT-OF-WAY EASEMENT TO STATE OF TEXAS AS RECORDED IN VOLUME 686, PAGE 319, H.C.D.R. PLOTTED AND SHOWN HEREON WITHIN THE EXISTING RIGHT-OF-WAY OF U.S. BUSINESS HIGHWAY 281 (CLOSNER BOULEVARD)
9. 30.0' RIGHT-OF-WAY EASEMENT IN FAVOR OF GULF REFINING COMPANY AND GULF OIL CORPORATION AS RECORDED IN VOLUME 1198, PAGE 494, H.C.O.R. PLOTTED AND SHOWN HEREON.
10. HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 WAS CONTACTED AND THEY WERE CONVEYED THE EAST 40.0 FEET OF SAID LOT 20 AS CANAL RIGHT-OF-WAY IN FEE AS PER VOLUME 20, PAGE 467, H.C.D.R., AND VOLUME 0, PAGES 63-5, H.C.M.R. THEY ALSO CLAIM AN 18 INCH IRRIGATION PIPELINE CLOSE TO THE EAST LINE OF SAID LOT 20 AS PER VOLUME 16, PAGE 5, H.C.M.R. THE EXACT LOCATION OF SAID 18 INCH IRRIGATION PIPELINE IS IN QUESTION AND HAS NOT BEEN CONFIRMED.
11. CLOSNER BOULEVARD IS LABELED AS AN EXPANSION HIGH SPEED PRINCIPAL ARTERIAL OF 150 FEET WIDE AS PER THE RGV MPO THOROUGHFARE'S MAP. SURVEYOR FOUND THE EXISTING TOTAL RIGHT-OF-WAY OF CLOSNER BOULEVARD TO BE 100 FEET WIDE. RGV MPO THOROUGHFARE'S MAP DOES NOT HAVE ANY LABELS ON DAVID DRIVE.
12. THERE ARE NOT ANY BUILDING SETBACKS SHOWN ON THE RECORDED MAP OF SAID KELLY-PHARR SUBDIVISION. FOR FUTURE CONSTRUCTION UPON SUBJECT TRACT, PLEASE CONTACT CITY OF EDINBURG'S PLANNING DEPARTMENT.

I, ROBERTO N. TAMEZ, 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 5/7/2024 UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

FLOOD ZONE
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.

COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: JUNE 6, 2000

PAGE 2 OF 2

JOB No. 24106			
DRAWING DATE: 5/22/2024	UPDATED BOUNDARY/ACREAGE	09/12/2024	J.L.G.
DRAWN BY: J.C./I.H.	REVISION	DATE	BY
File Name: 24503.17_COZ			
T-, PG.			

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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No.10056900

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

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE #

Date: **August 12, 2024**

1. Property Owner (required): **Bliss Family Descendants LLC** 2. Phone: **(956) 358-1212**

3. Mailing Address: **301 Main Plaza No.354**

4. City: **New Braunfels** State: **Texas** Zip: **78130**

5. Owner's Email: **mlopez@urbancitytx.xom** 6. Cell No. **(956) 358-1212**

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

9. Agent's Mailing Address: **115 W. McIntyre Street**

10. City: **Edinburg** State: **TX** Zip: **78541**

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

12. Address/Location being Rezoned:

13. Legal Description of Property: 14. Property ID(s): **201757 & 201769**
9.697 Acres out of Lot 20, Kelley-Pharr Subdivision, Volume 3,Pages 133-134 H.C.D.R

RECEIVED
AUG 12 2024
By

15. Zone Change: From: CN / RS To: RU

16. Existing Land Use: **Vacant**

17. Reason for Zone Change: **For development purposes** (town homes)

Mario A. Reyna
(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED _____

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

PID: 594213 AGUIRRE ESTHER
3104 CELESTE DR
EDINBURG, TX 78539-7043

PID: 594220 BARKER WILLIAM WESLEY
3206 CELESTE DR
EDINBURG, TX 78539-7037

PID: 201769 BLISS FAMILY DESCENDANTS LLC ATTN: SHARON LYNN MOORE O'TOOLE
301 MAIN PLAZA NO. 354
NEW BRAUNFELS, TX 78130-5136

PID: 201758 BRYAN ROAD BODY SHOP LLC
PO BOX 4404
MCALLEN, TX 78502-4404

PID: 594214 DE LA CERDA DIANA
3108 CELESTE DR.
EDINBURG, TX 78539-5704

PID: 594188 DELGADO THELMA
7505 BAR T DR
CORP CHRISTI, TX 78414-5770

PID: 594215 FLORES ESTELA
RR 3 BOX 1212
PHARR, TX 78577

PID: 594186 GARCIA RENE JR
3215 CELESTE DR
EDINBURG, TX 78539-7028

PID: 201774 GRANADOS DINA G ROSALINDA & DAVID B GONZALEZ JR
414 E DAVID DR
EDINBURG, TX 78539-8329

PID: 594187 GUERRERO HUGO A & LILEANA A
3806 ORA ST
EDINBURG, TX 78539-3544

PID: 594189 ALDERETE GUILLERMO
3203 CELESTE DR
EDINBURG, TX 78539-7028

PID: 201757 BLISS FAMILY DESCENDANTS LLC ATTN: SHARON LYNN MOORE O'TOOLE
301 MAIN PLAZA NO. 354
NEW BRAUNFELS, TX 78130-5136

PID: 201760 BRANIKO LLC
PO BOX 2730
EDINBURG, TX 78540-2730

PID: 594198 CHAPA LIONEL & LEONOR
3317 GABBIE LN
EDINBURG, TX 78542-3293

PID: 594217 DE LA TORRE JOSUE
3120 CELESTE DR
EDINBURG, TX 78539

PID: 201772 DURGA PROPERTIES LTD
436 YUCCA AVE
MCALLEN, TX 78504-2848

PID: 594222 GARCIA BLAS M & AMALIA H
3214 CELESTE DR
EDINBURG, TX 78539-7037

PID: 594196 GONZALEZ LORENZO L & BIANCA C
3005 CELESTE DR
EDINBURG, TX 78539-7027

PID: 594219 GUERRERO CARLOS I & ANA L ALMAGUER
3202 CELESTE DR
EDINBURG, TX 78539-7037

PID: 201775 HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

PID: 201776 HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

PID: 201777 JD RUIZ LLC
301 E ANAYA RD
PHARR, TX 78577-9301

PID: 201761 LARA FRANCISCO
759 CHRISTINA ST
DONNA, TX 78537-4405

PID: 594197 LONG MARIA HERMINIA
503 THELMA DR
EDINBURG, TX 78539-8222

PID: 594195 LOZANO FEDERICO G & MARIA DE JESUS A ALMARAZ A/K/A ARAUJO
3011 CELESTE DR
EDINBURG, TX 78539-7027

PID: 594192 MENDOZA JAIME
3105 CELESTE DR
EDINBURG, TX 78539-7043

PID: 594194 RAMIREZ ORALIA C
3017 CELESTE DR
EDINBURG, TX 78539-7027

PID: 594221 REYES RICARDO ET AL
3210 CELESTE DR
EDINBURG, TX 78539-7037

PID: 201759 SHALOM MEDIA USA
211 E WISCONSIN RD
EDINBURG, TX 78539-7038

PID: 594216 VARGAS HECTOR & HECTOR R JR
2121 W JEFFERSON AVE
MCALLEN, TX 78504-6260

PID: 594330 HIDALGO CO DRAINAGE DIST #1
10124 GLASSCOCK RD
MISSION, TX 78573-5910

PID: 201766 LANE ARTHUR WILLIAM JR
304 E DAVID DR
EDINBURG, TX 78539-8330

PID: 201765 LEAL ANIBAL
1820 RED RIVER AVE
EDINBURG, TX 78539-0277

PID: 594190 LOSOYO JAVIER
3113 CELESTE DR
EDINBURG, TX 78539-7043

PID: 594199 MALDONADO JUAN M & REYNA MARICELA RODRIGUEZ APARICIO
3105 MEGAN DR
EDINBURG, TX 78539-8063

PID: 594218 NINO MARIA
3124 CELESTE DR
EDINBURG, TX 78539-7043

PID: 594212 RENDON AUGUSTIN
1600 VALPARAISO ST
EDINBURG, TX 78539-7621

PID: 594191 RUIZ JOSE MONDRAGON & JOSE EDER MONDRAGON
3109 CELESTE DR
78539-7043

PID: 201767 TEMPLETON JERRY G & VERONICA M
412 E DAVID DR
EDINBURG, TX 78539-8329

PID: 594185 VEGA JORGE LUIS
3219 CELESTE DR
EDINBURG, TX 78539-7028

PID: 594193 ZUMAYA MIRIAM FABIOLA

3101 CELESTE DR

EDINBURG, TX 78539-7043

City of Edinburg

PLANNING & ZONING COMMISSION

September 26, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban and Townhome (RU) District, A tract of land being a 69.06 Acre tract of land, out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, Located at 1101 North Alamo Road, As Requested By Juan Garcia on behalf of WW Escondido, LP

DESCRIPTION / SCOPE:

This property is located on the southwest corner of East Mile 17 North Road and North Alamo Road. The property has a total frontage of 2,288.88 feet along North Alamo Road and a total lot area of 69.06 Acres (gross). The requested zoning designation is the Residential, Urban & Townhome (RU) District, which is the highest intensity single-family residential district. The lot is currently occupied by abandoned homes and agriculture uses. The applicant is seeking a zone change to establish a residential development at this location.

The property is currently zoned Agriculture and Open Space (AO) District. On August 20, 2024, the property was annexed into the city limits with the Agriculture and Open Space (AO) District designation. Adjacent land in all directions is outside of the city limits. Surrounding land consists of a mix of vacant land, residential uses, and commercial uses. The future land use designation for this property is for Agriculture uses.

Staff mailed a notice of the public hearing to 41 neighboring property owners on Friday, September 13, 2024, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024. However, the opposition was from outside the city limits.

On September 19, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban & Townhome (RU) District, based on surrounding land uses and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez

Reviewed by:
Jaime Acevedo

Planner II Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 9/26/24
CITY COUNCIL – 10/15/24
DATE PREPARED – 9/17/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban and Townhome (RU) District
APPLICANT:	Juan M. Garcia
AGENT:	WW Escondido, LP
LEGAL:	A tract of land being a 69.06 Acre tract of land, out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas
LOCATION:	1101 North Alamo Road
LOT/TRACT SIZE:	69.06 Acres (gross)
CURRENT USE:	Abandoned homes and agriculture uses
PROPOSED USE:	Residential development
EXISTING ZONING:	Agriculture and Open Space (AO) District
ADJACENT ZONING:	North – Outside city limits South – Outside city limits East – Outside city limits West – Outside city limits
LAND USE PLAN:	Agriculture and Open Space (AO) District
PUBLIC SERVICES:	City of Edinburg Sewer and North Alamo Water Supply Corporation Water
RECOMMENDATION:	Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban & Townhome (RU) District

REZONING REQUEST
JUAN M. GARCIA

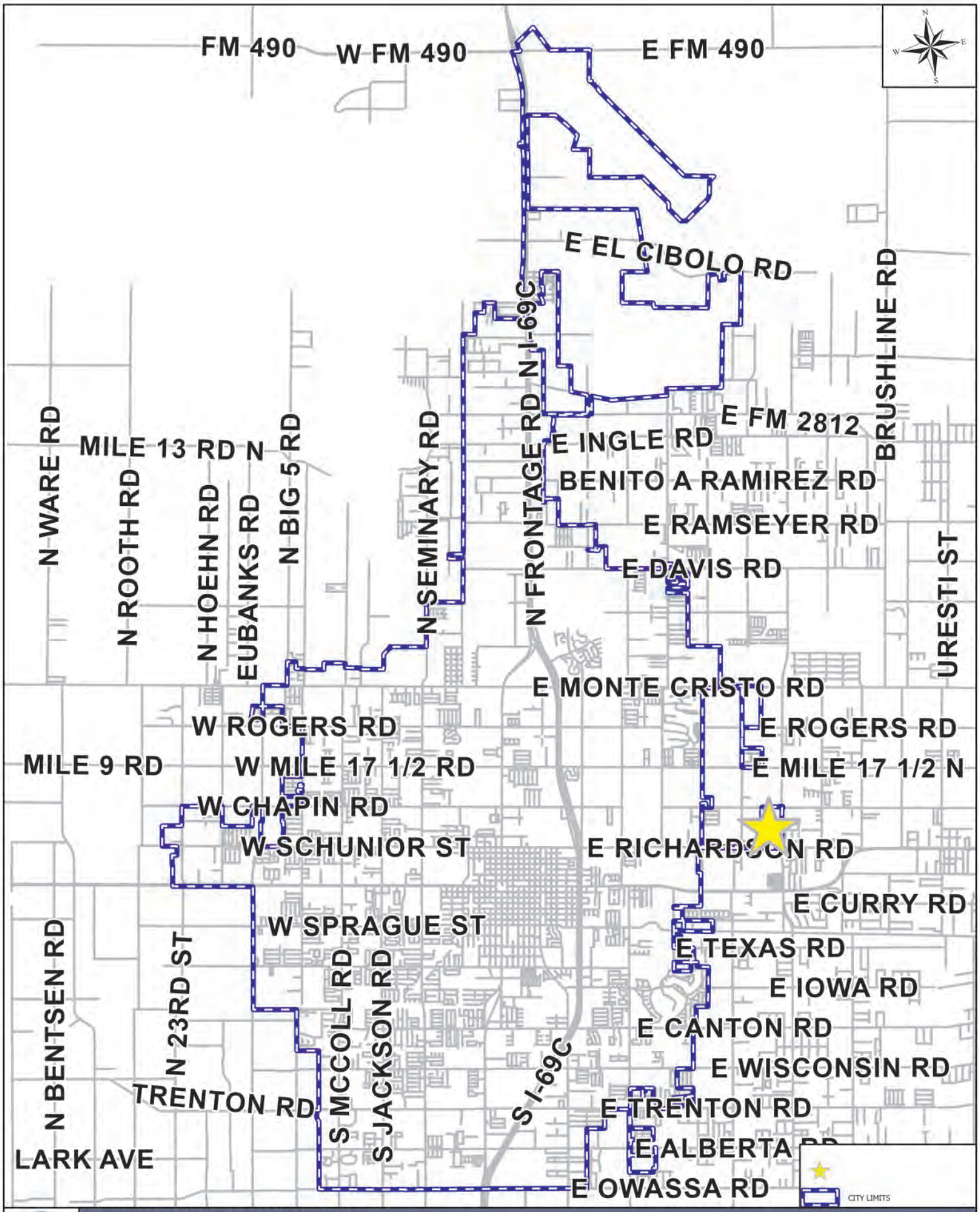
EVALUATION

The following is the staff's evaluation of the request:

1. On August 20, 2024, the property was annexed into the city limits with the Agriculture and Open Space (AO) District designation.
2. Adjacent land in all directions is outside of the city limits.
3. Surrounding land consists of a mix of vacant land, residential uses, and commercial uses
4. The proposed zoning is inconsistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban & Townhome (RU) District, based on surrounding land uses and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

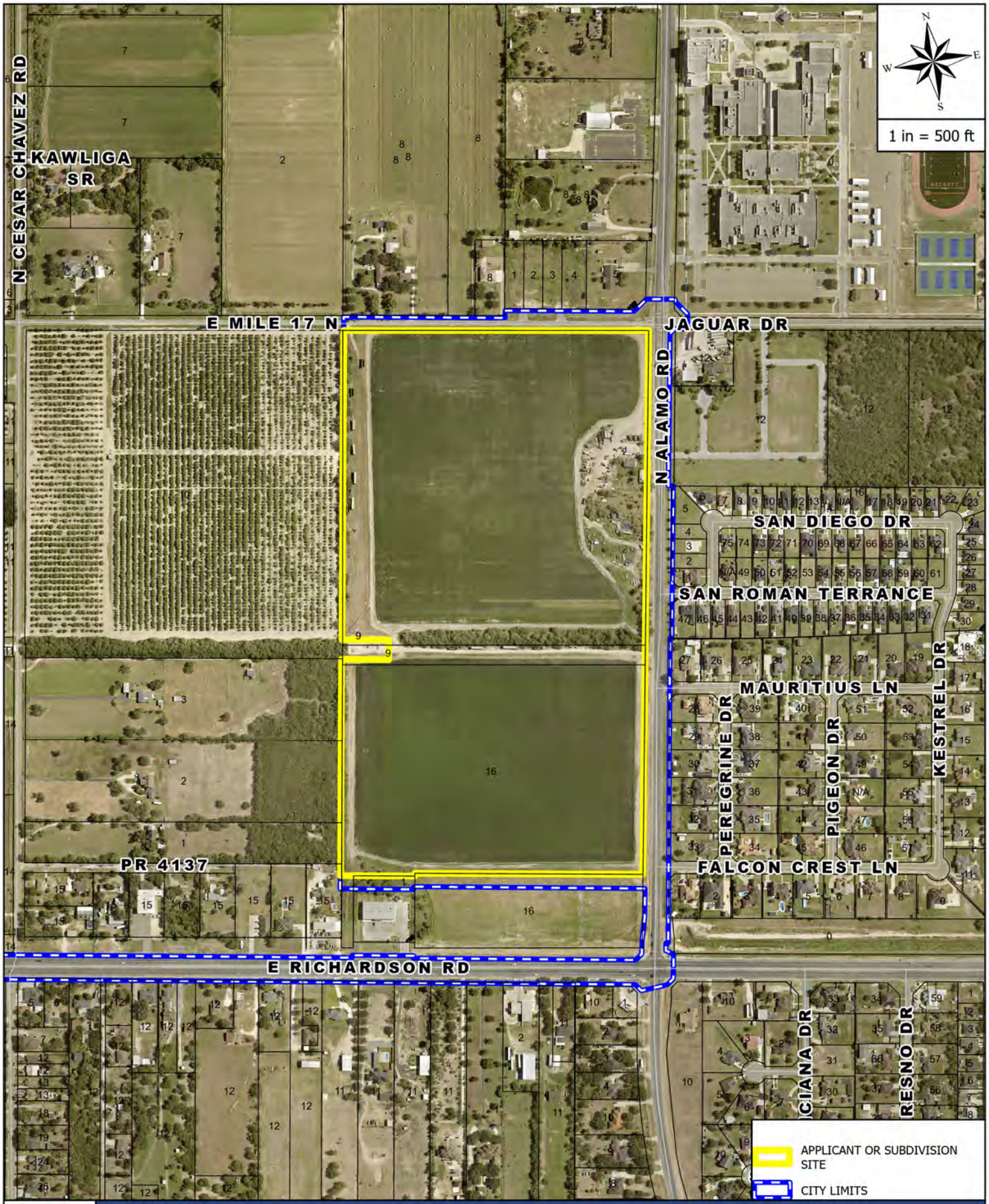
Staff mailed a notice of the public hearing to 41 neighboring property owners on Friday, September 13, 2024, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

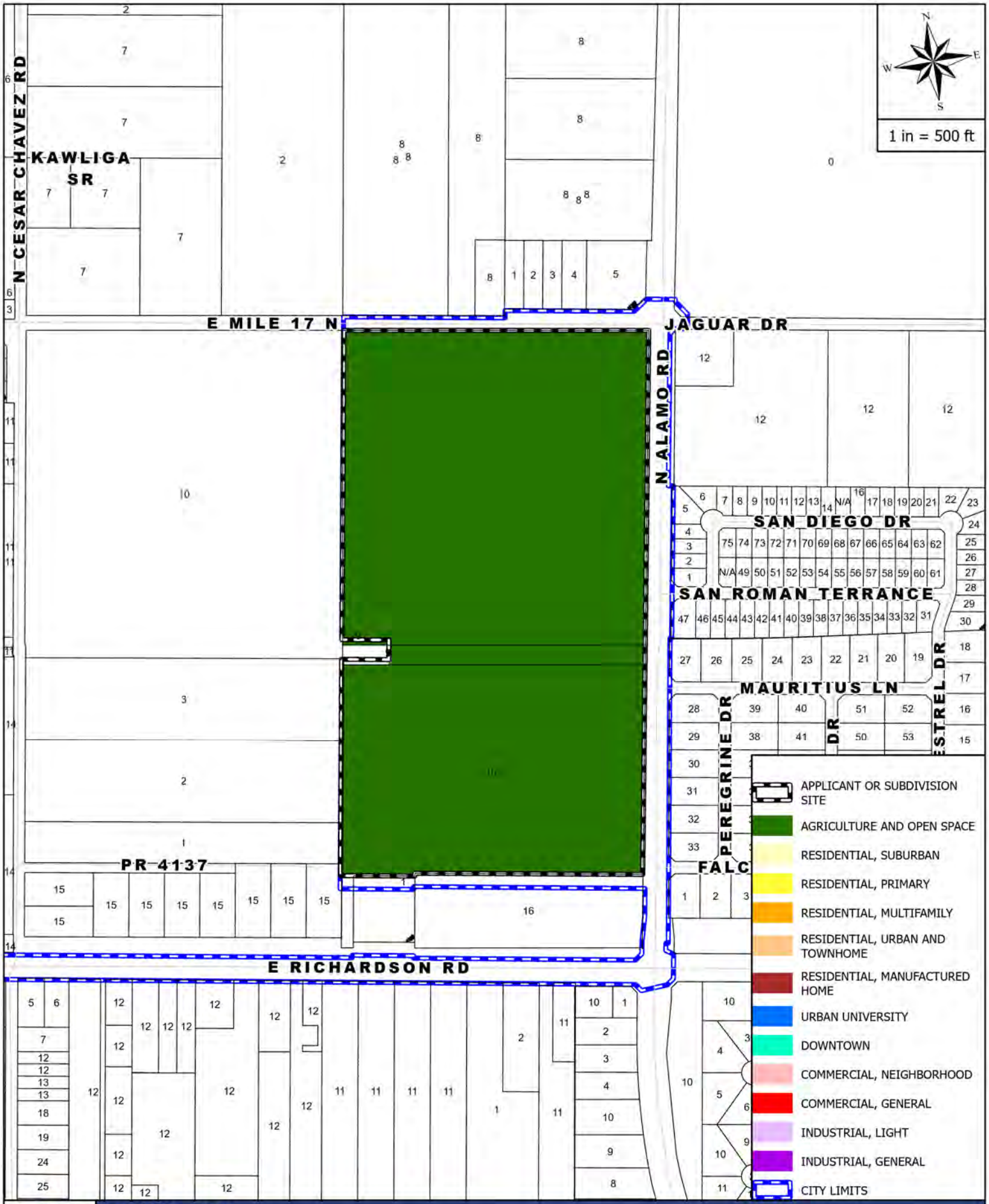
RZNE-2024-0234 PALMA RANCH - WW ESCONDIDO, LP



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

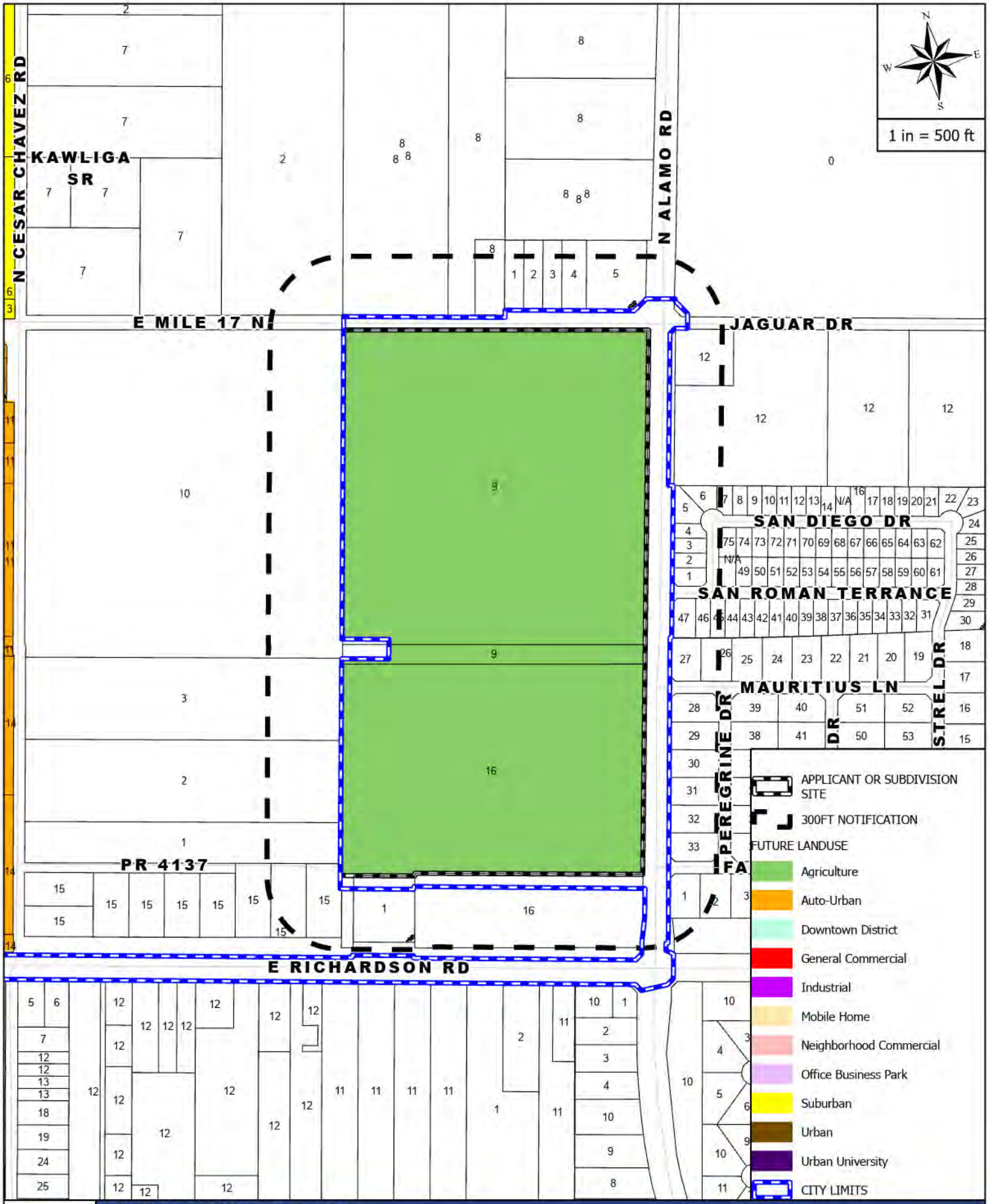
RZNE-2024-0234 PALMA RANCH - WW ESCONDIDO, LP -



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

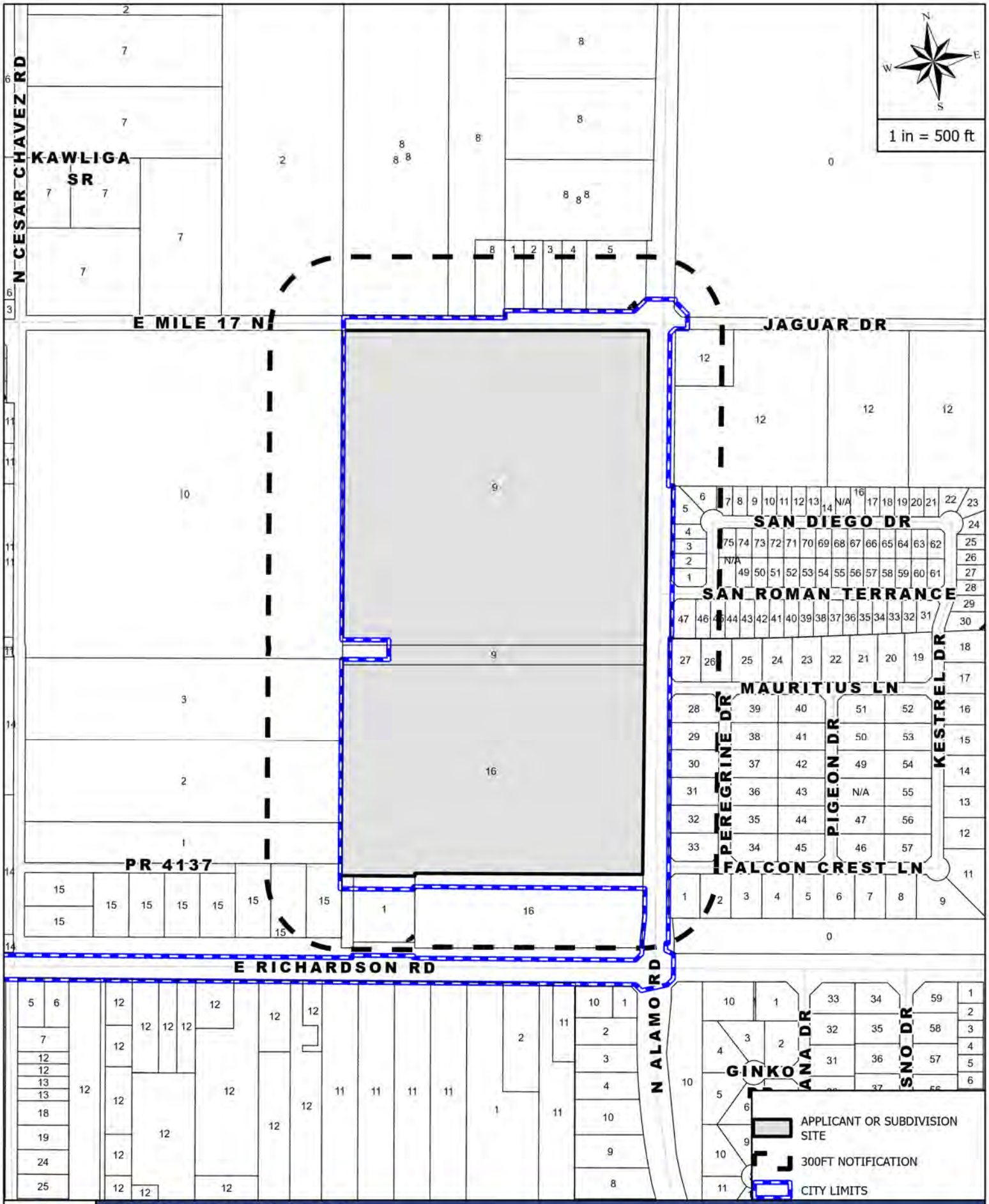
RZNE-2024-0234 PALMA RANCH - WW ESCONDIDO, LP -



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0234 PALMA RANCH - WW ESCONDIDO, LP -



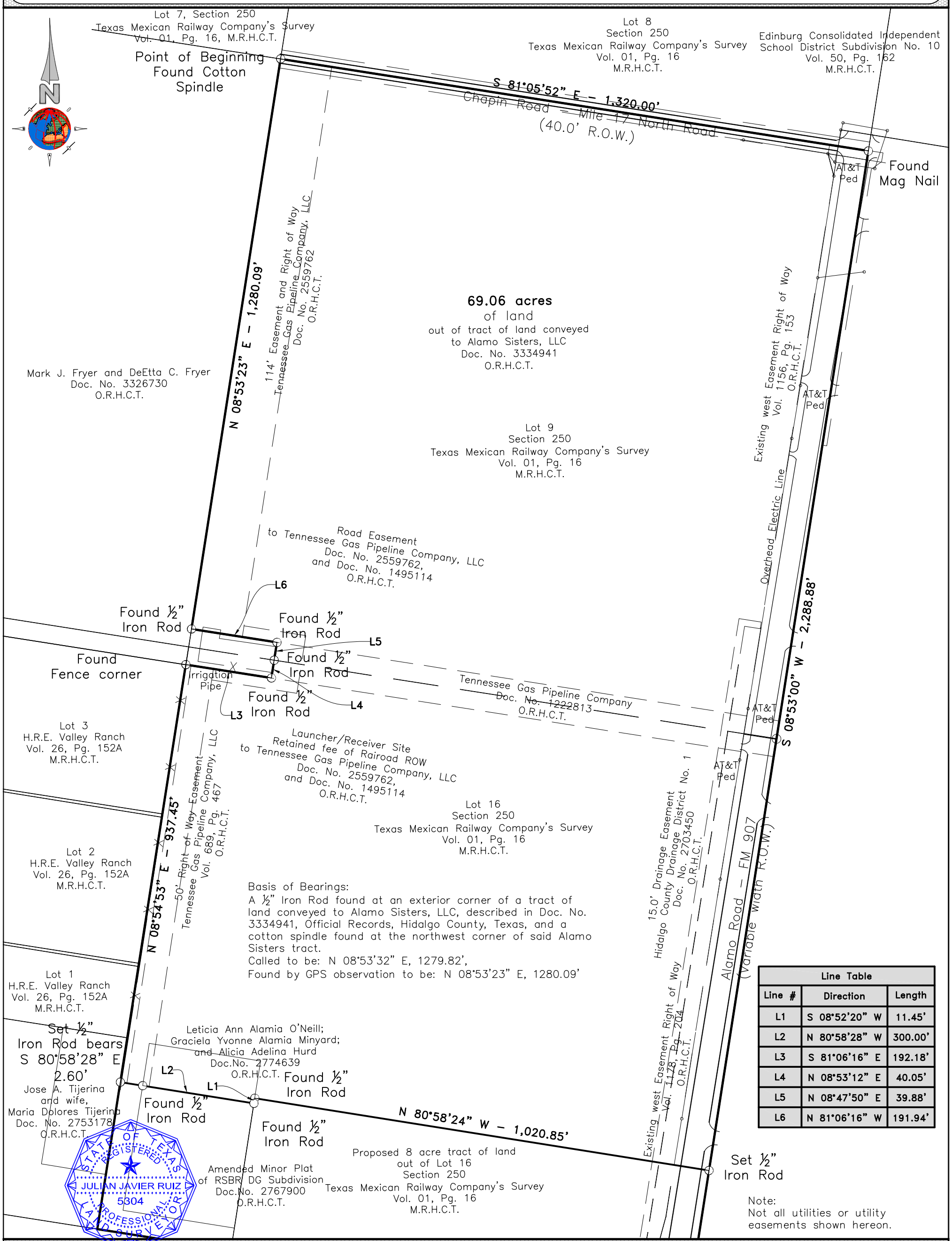
MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0234 PALMA RANCH - WW ESCONDIDO, LP -

SURVEY

of a **69.06 acre** tract of land
out of tract of land conveyed to Alamo Sisters, LLC
Hidalgo County, Texas



Note:
Not all utilities or utility easements shown hereon.

Line Table		
Line #	Direction	Length
L1	S 08°52'20" W	11.45'
L2	N 80°58'28" W	300.00'
L3	S 81°06'16" E	192.18'
L4	N 08°53'12" E	40.05'
L5	N 08°47'50" E	39.88'
L6	N 81°06'16" W	191.94'

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby state that this survey is true and correct and was prepared from an actual surey on the property made under my supervision, on the ground, that the corner monuments shown were properly placed or located.

Julian Javier Ruiz, R.P.L.S.–Texas

09–08–2022
Current Date

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 Inch = 200 Ft.

JJ Ruiz Land Surveying
3292 El Indio Hwy
Eagle Pass, TX.
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

TECH:	J.J.R.
Q.C.:	J.J.R.
JOB No.:	22039
DATE:	09–01–22
F.B.:	000
PG.:	000
SHEET:	1 OF 2

1" = 60 feet

Copyright 2023

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

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE #

Date: 8/27/24

1. Property Owner (required): ESCON Development 2. Phone: (956)416-5544
3. Mailing Address: 5319 S. McColl Rd.
4. City: Edinburg State: Texas Zip: 78539
5. Owner's Email: PCArthur@WestWindhomes.com 6. Cell No.
7. Agent (not owner): Juan M. Garcia 8. Agent's Phone: (956)595-0545
9. Agent's Mailing Address: 5319 S. McColl Rd
10. City: Edinburg State: Texas Zip: 78539
11. Agent's Email: JGarcia@ESCONDevelopment.com
12. Address/Location being Rezoned: Please refer to survey.
13. Legal Description of Property: 14. Property ID(s): 296167, 296194

Please refer to survey.

15. Zone Change: From: Agriculture To: RU
16. Existing Land Use: Agriculture
17. Reason for Zone Change: Future Subdivision

Juan M. Garcia
(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED _____

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

Alejandra Gonzalez <alexgonzalez@cityofedinburg.com>

[UNKNOWN SENDER] Rezoning Request for Property at Corner of Alamo and Richardson Rds

2 messages

Oscar E Solis <oesolis44@gmail.com> Tue, Sep 17, 2024 at 12:59 PM
To: planning@cityofedinburg.com

To whom it may concern:

We are respectfully against the rezoning request of the property located at the corner of Alamo Road and Richardson Road for use as residential property.

The roads, and especially the intersection at that location, are already heavily congested in the mornings and late afternoons. The roads and the intersection cannot support a new densely populated subdivision, especially with Economedes High School located immediately down the road.

Additionally, the new subdivision would have a negative impact on existing residences and wildlife in the area. The area is currently calm and peaceful at night and a new subdivision would negatively impact that.

We are respectfully against the rezoning request.

Best regards and thank you for your attention,

the Solis family

THE CITY OF
Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, September 26, 2024, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located *at 415 West University Drive, at which time the Planning and Zoning Commission will address the following:*

CONSIDER THE REZONING REQUEST FROM AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO RESIDENTIAL, URBAN AND TOWNHOME (RU) DISTRICT, A TRACT OF LAND BEING A 69.06 ACRE TRACT OF LAND, OUT OF LOTS 9 AND 16, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED AT 1101 NORTH ALAMO ROAD, AS REQUESTED BY JUAN GARCIA ON BEHALF OF WW ESCONDIDO, LP

This district is the highest intensity single-family residential district. Residential buildings may cover large percentages of the lots and may be spaced more closely, creating a sense of street enclosure.

This request is scheduled to be heard by the **City Council on Tuesday, October 15, 2024, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:
MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, September 25, 2024
EMAIL: planning@cityofedinburg.com by Wednesday, September 25, 2024

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

☐ **In Favor/A Favor** ☒ **Against/En Contra** ☐ **No Comments/No Comentario**

Comments: The roads at this area are inadequate to support a new residential subdivision; traffic is already congested in mornings & late afternoons. A new subdivision will negatively impact the area.

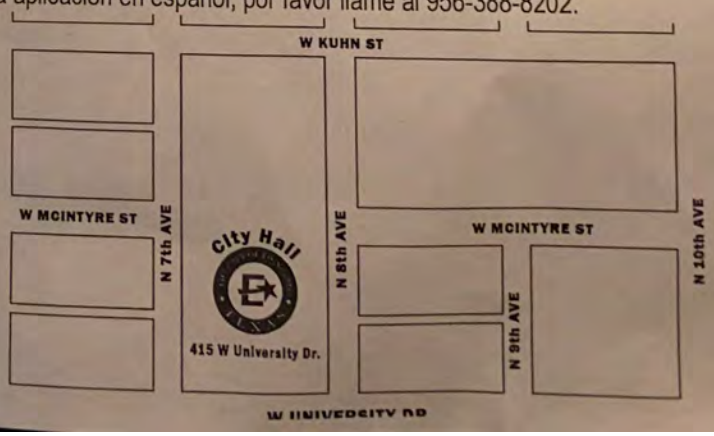
Print Name: Oscar E. Solís Phone No. 956-309-0896

Address: 909 Peregrine Drive City: Edinburg State: TX Zip: 78542

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



PID: 1071722 .

PID: 1071678 ABREGO JESUS A & CLAUDIA SIFUENTES
918 SAN FRANCISCO AVE
EDINBURG, TX 78542-0274

PID: 1071679 ALANIZ BROTHERS BUILDERS LLC
23625 BRUSHLINE RD
EDINBURG, TX 78542-7487

PID: 689117 CANTU HUGO & AZENETH
1005 PEREGRIN DR
EDINBURG, TX 78542-0434

PID: 689120 CANTU ROGELIO & VERONICA
901 PEREGRIN DR
EDINBURG, TX 78542-1163

PID: 296166 CANTU VINCENT & NILDA F
PO BOX 3721
EDINBURG, TX 78540-3721

PID: 1560751 CORONADO VERONICA
5521 COCHISE DR
EDINBURG, TX 78542-8790

PID: 689114 DAVILA JAQUELINE J
2304 PENROSE DR
EDINBURG, TX 78539-0180

PID: 1071674 DE LA CRUZ JESUS G GARCIA
1113 PEREGRINE DR
EDINBURG, TX 78542-4515

PID: 1071720 DE LA CRUZ JUAN C
5306 SAN ROMAN TERRACE
EDINBURG, TX 78542-4224

PID: 689088 DOMINGUEZ JESUS O & PERLA J MONTOYA
5306 FALCON CREST LN
EDINBURG, TX 78542-2718

PID: 710903 EDINBURG CONS IND SCHOOL DIST
411 N 8TH AVE
EDINBURG, TX 78541-3309

PID: 296161 ESTIMBO NINFA N
4925 E CHAPIN ST
EDINBURG, TX 78542-7409

PID: 296164 ESTIMBO NINFA N
4925 E CHAPIN ST
EDINBURG, TX 78542-7409

PID: 296162 ESTIMBO NINFA N
4925 E CHAPIN ST
EDINBURG, TX 78542-7409

PID: 502695 ESTIMBO NINFA N
4925 E CHAPIN ST
EDINBURG, TX 78542-7409

PID: 1071749 EVANS CHRIS E & PATRICIA
5310 SAN DIEGO DR
EDINBURG, TX 78542-4226

PID: 689118 FALCON ROGELIO & VERONICA Y
917 PEREGRIN DR
EDINBURG, TX 78542-1163

PID: 689113 FLORES ROMEO ARNOLDO & ESMERALDA BERNAL
5313 MAURITIUS LN
EDINBURG, TX 78542-7591

PID: 296169 FRYER MARK J & DEETTA C
2320 ANACUA CIR
EDINBURG, TX 78539-5912

PID: 591633 GARCIA HECTOR & GLORIA A
1010 N CESAR CHAVEZ RD
EDINBURG, TX 78542-3922

PID: 1071721 GARZA LUIS L
2107 ROQUE SALINAS RD
MISSION, TX 78572-4780

PID: 1069256 GSB TEXAS DG LLC
8780 AUBURN FOLSOM RD
GRANITE BAY, CA 95746-9367

PID: 689216 HIDALGO CO DRAINAGE DIST #1
10124 GLASSCOCK RD
MISSION, TX 78573-5910

PID: 457888 MEDRANO SAN JUANITA ARISPE
902 N CESAR CHAVEZ
EDINBURG, TX 78542

PID: 296184 QUINTANILLA GUADALUPE JR & YOCELYN
4410 BETH DR
EDINBURG, TX 78542-6818

PID: 689089 RENTERIA STEPHANIE LYNN
5317 GINKO DR
EDINBURG, TX 78542-7351

PID: 1560753 RICDEZ PROPERTIES LLC
204 E CANO ST
EDINBURG, TX 78539-4510

PID: 1560750 RICDEZ PROPERTIES LLC
204 E CANO ST
EDINBURG, TX 78539-4510

PID: 296100 RSRA LP
1400 E RIDGE RD STE 10
MCALLEN, TX 78503-1536

PID: 296165 GARCIA JOSE L & ROSENDA GARCIA
5103 E MILE 17 RD
EDINBURG, TX 78542-2390

PID: 1071680 GONZALEZ GILBERTO M & ROSALINDA C
5305 SAN DIEGO DR
EDINBURG, TX 78542-4226

PID: 457887 GUZMAN ROLANDO & SOLEDAD A
PO BOX 833
EDINBURG, TX 78540-0833

PID: 296101 LOPEZ RENE AMALIO
5310 E MILLE 17 N
EDINBURG, TX 78542

PID: 1470666 MURO LUIS
110 N 16TH ST
MCALLEN, TX 78501-4733

PID: 296192 RAMOS JOSE HUGO & SAN JUANITA
4509 E RICHARDSON RD
EDINBURG, TX 78542-0449

PID: 1560754 RICDEZ PROPERTIES LLC
204 E CANO ST
EDINBURG, TX 78539-4510

PID: 1560752 RICDEZ PROPERTIES LLC
204 E CANO ST
EDINBURG, TX 78539-4510

PID: 689115 RODRIGUEZ INOCENCIO & ROSA
1021 PEREGRIN DR
EDINBURG, TX 78542-0434

PID: 689116 SANCHEZ JESUS ALEJANDRO
1013 PEREGRIN DR
EDINBURG, TX 78542-0434

PID: 1071681 SANCHEZ YVONNE ELIZABETH
5309 SAN DIEGO DR
EDINBURG, TX 78542-4226

PID: 1071677 SHUMAKER PATRICK
PO BOX 3361
MISSION, TX 78573-0057

PID: 661940 TENNESSEE GAS PIPELINE CO
PO BOX 4372
HOUSTON, TX 77210-4372

PID: 1071676 VALERIO CESAR A & ISABEL A CORDERO
709 SANTA MONICA ST
PHARR, TX 78577-8932

PID: 296194 WW ESCONDIDO LP
5319 S MCCOLL RD
EDINBURG, TX 78539-9168

PID: 1071719 SERNA MALENY & EDUARDO CANTU
5310 SAN ROMAN TERRACE
EDINBURG, TX 78542-4224

PID: 689119 SOLIS OSCAR E & LORISSA ANN
909 PEREGRIN DR
EDINBURG, TX 78542-1163

PID: 556042 TIJERINA JOSE A & MARIA DOLORES
4515 E RICHARDSON
EDINBURG, TX 78542-0449

PID: 296167 WW ESCONDIDO LP
5319 S MCCOLL RD
EDINBURG, TX 78539-9168

City of Edinburg

PLANNING & ZONING COMMISSION

September 26, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, The North 10 Acres of Lot 9, Section 240, Texas-Mexican Railway Company's Survey, Hidalgo County Texas, As Per Map Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas, Located at 2729 North Jackson Road, As Requested By Melden and Hunt. Inc. on behalf of Anibal Leal Garcia and Arely G. Montes Garza

DESCRIPTION / SCOPE:

This property is located on the southwest corner of West Rogers Road and North Jackson Road. The property has a total frontage of 330 feet along North Jackson Road and a lot depth of 1,320 feet for a total lot area of 10.00 Acres (gross). The requested zoning designation is the Residential, Urban & Townhome (RU) District, which is the highest intensity single-family residential district. The lot is currently occupied with structures. The applicant is seeking a zone change to establish a townhome development at this location.

The property is currently zoned Residential, Suburban (RS) District. The Residential, Suburban (RS) District, is the primary low-density single-family residential district, intended to permit a wide range of single-family uses on larger lots. Surrounding districts are Residential, Suburban (RS) District and Residential Primary (RP) District to the north, Residential, Multifamily (RM) District and Residential, Suburban (RS) District to the east, Residential, Primary (RP) District to the south, and Residential, Suburban (RS) District to the west. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses and vacant land. The future land use designation for this property is for low-density Suburban Uses.

Staff mailed a notice of the public hearing to 70 neighboring property owners on Friday, September 13, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.

On September 19, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, based on surrounding zoning districts, density, and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 9/26/24
CITY COUNCIL – 10/15/24
DATE PREPARED – 9/18/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District

APPLICANT: Anibal Leal Garcia and Arely G. Montes Garza

AGENT: Melden and Hunt, Inc.

LEGAL: The North 10 Acres of Lot 9, Section 240, Texas-Mexican Railway Company's Survey, Hidalgo County Texas, As Per Map Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas

LOCATION: 2729 North Jackson Road

LOT/TRACT SIZE: 10 Acres (gross)

CURRENT USE: Abandoned structures and vacant land

PROPOSED USE: Townhome development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Residential, Suburban (RS) District and Residential Primary (RP) District
South – Residential, Primary (RP) District
East – Residential, Multifamily (RM) District and Residential, Suburban (RS) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Sharyland Water Supply Corporation

RECOMMENDATION: Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District

REZONING REQUEST
MELDEN AND HUNT, INC.

EVALUATION

The following is the staff's evaluation of the request:

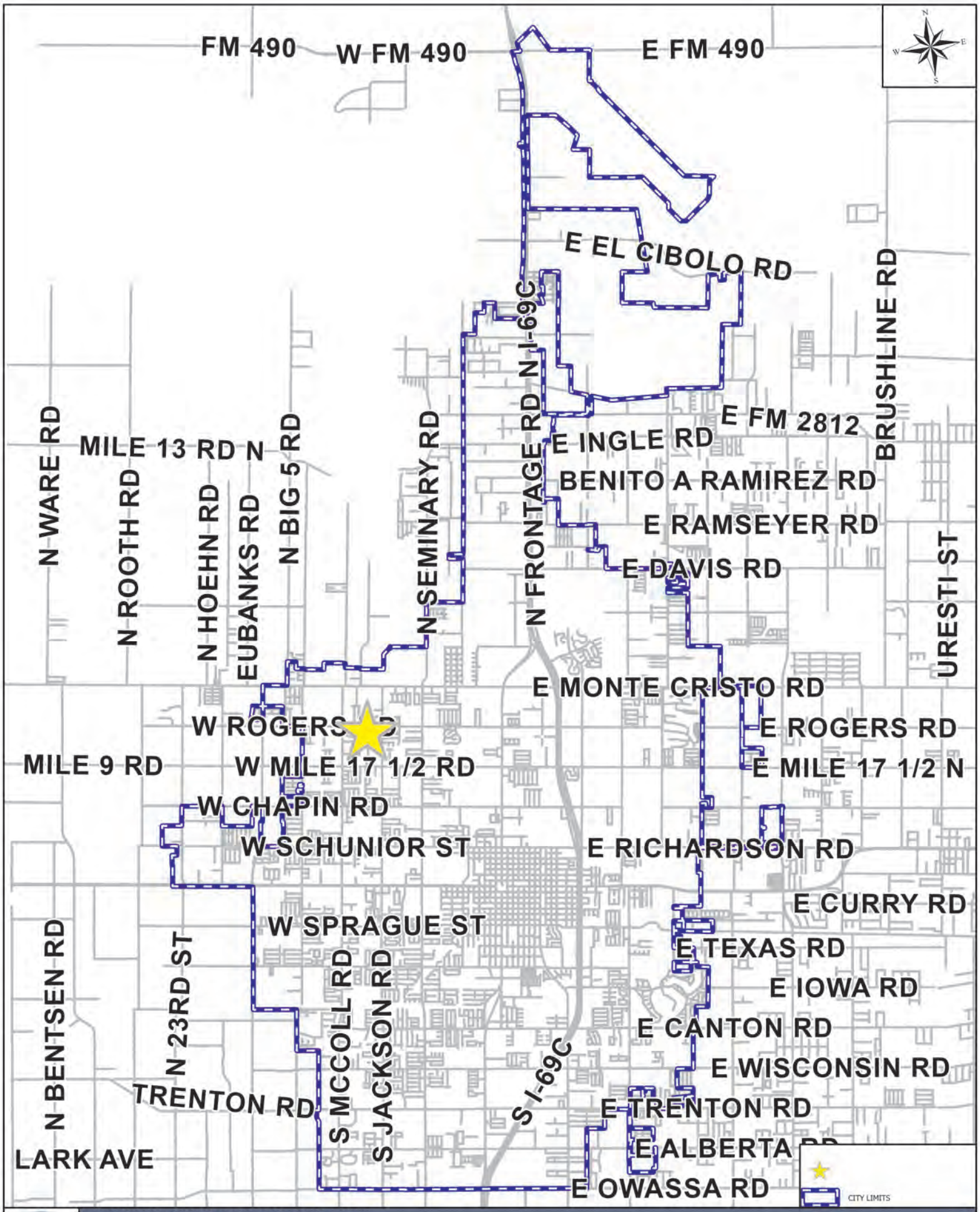
1. The applicant is seeking a zone change to establish a townhome development at this location.

2. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses and vacant land.

3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, based on surrounding zoning districts, density, and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

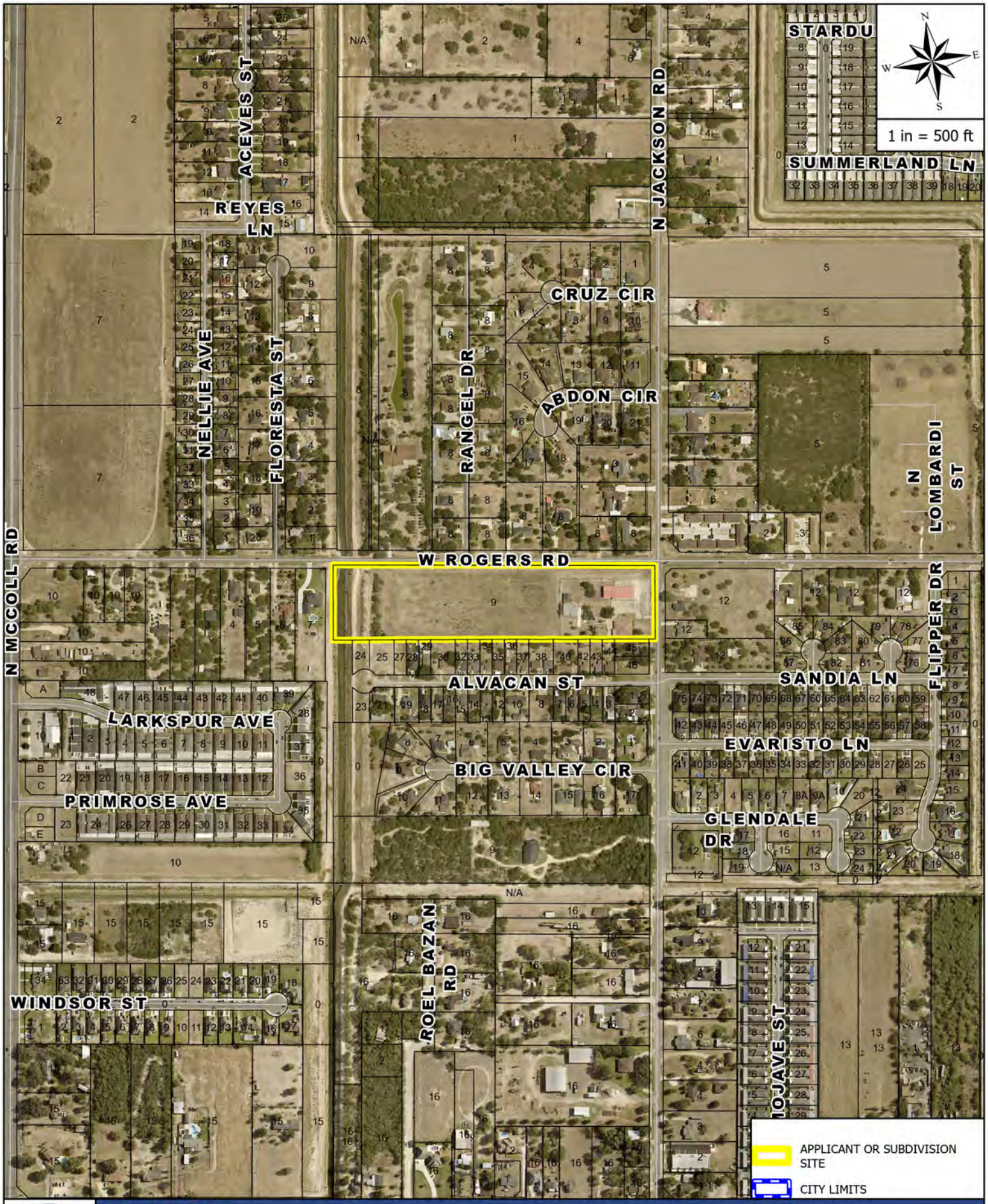
Staff mailed a notice of the public hearing to 70 neighboring property owners on Friday, September 13, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

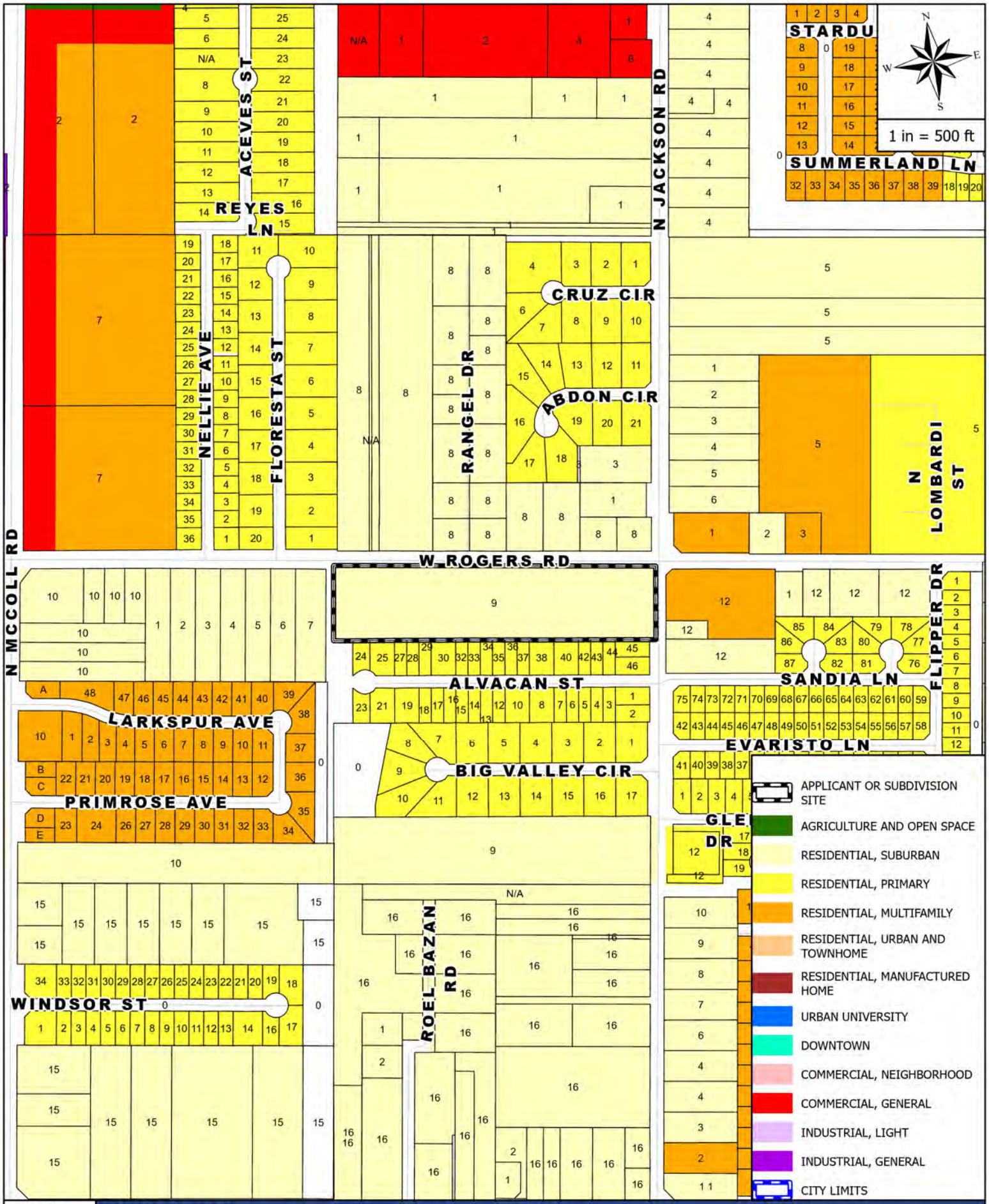
RZNE- 2024-0235 2729 N JACKSON RD - ANIBAL LEAL



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

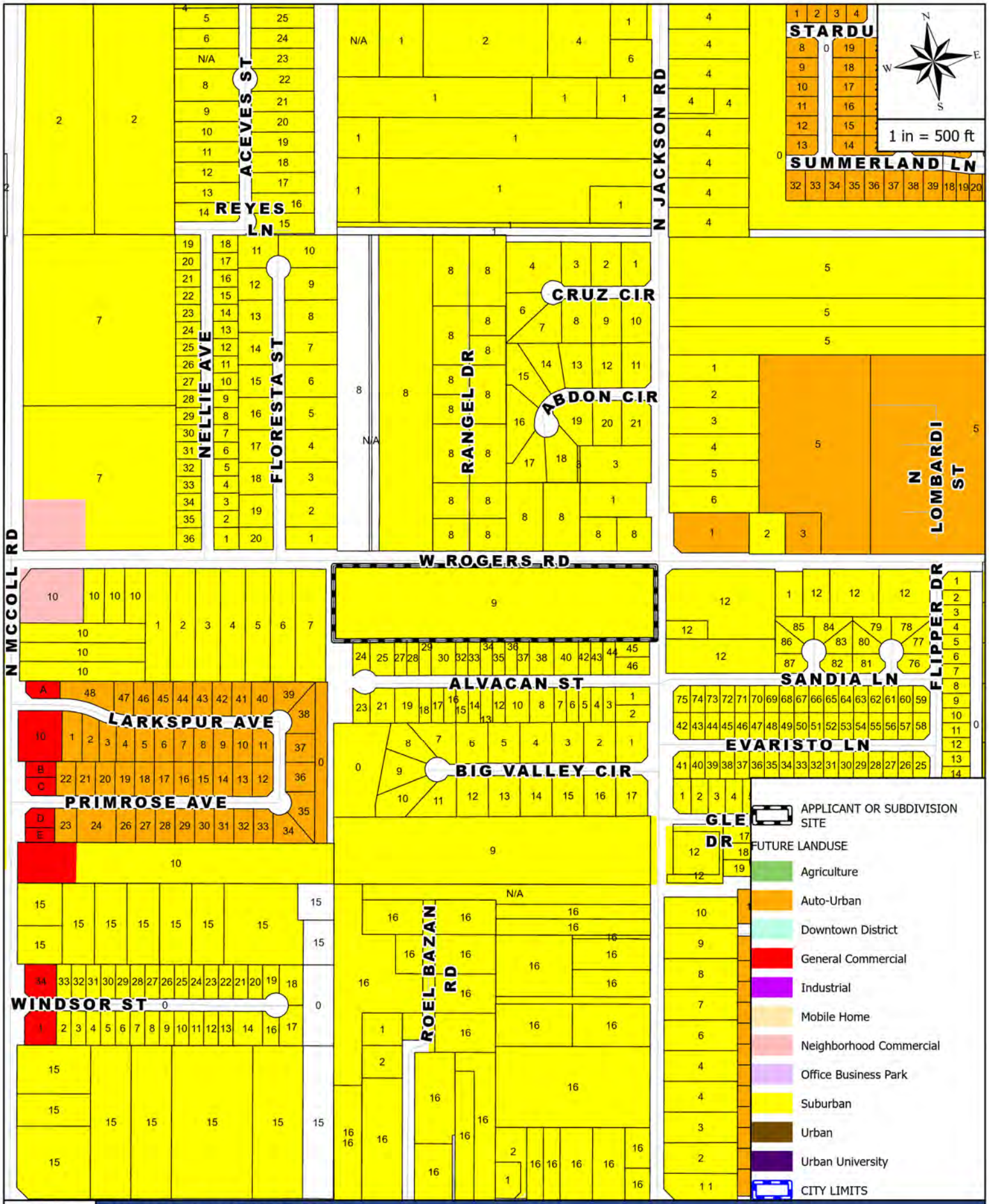
RZNE- 2024-0235 2729 N JACKSON RD - ANIBAL LEAL & ARELY G GARCIA



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

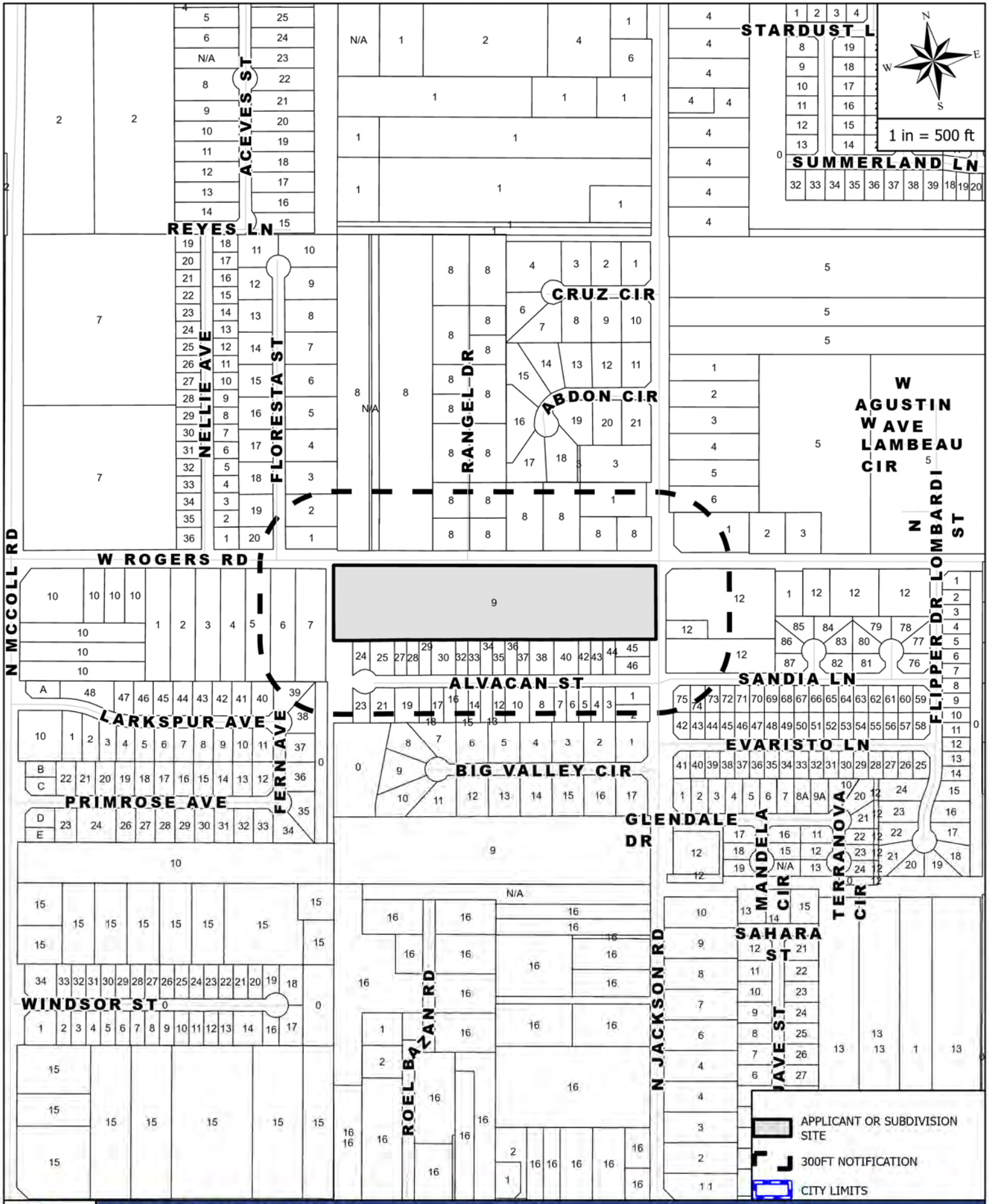
RZNE- 2024-0235 2729 N JACKSON RD - ANIBAL LEAL & ARELY G GARCIA



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE- 2024-0235 2729 N JACKSON RD - ANIBAL LEAL & ARELY G GARCIA



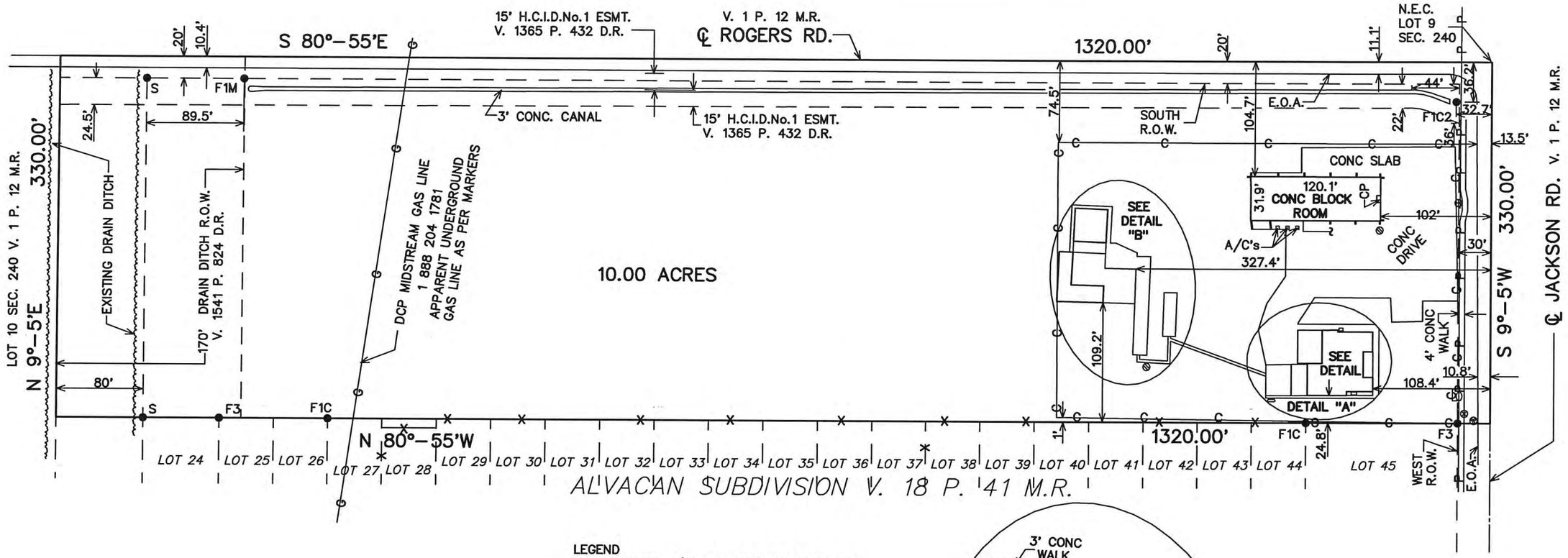
MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE- 2024-0235 2729 N JACKSON RD - ANIBAL LEAL & ARELY G GARCIA

Rezoning Request Site Photo

Melden and Hunt, Inc.
2729 North Jackson Road



CAD – TEXMEX-9-240
SCALE: 1" = 100'
JOB# – 76883

NOTE: BASIS OF BEARING IS THE NORTH LINE OF LOTS 25-45, ALVACAN SUB'D V. 18 P. 41 M.R.

BUYER'S NAME: ANIBAL LEAL GARCIA AND ARELY G. MONTES GARCIA

FLOOD ZONE: "X" COMMUNITY PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 6, 2000 LOMR MAY 14, 2001

I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2022 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE

ADDRESS: 2729 N. JACKSON ROAD EDINBURG TEXAS 78541

LEGAL DESCRIPTION: THE NORTH 10 ACRES OF LOT 9, SECTION 240, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY TEXAS.

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 04/04/2022

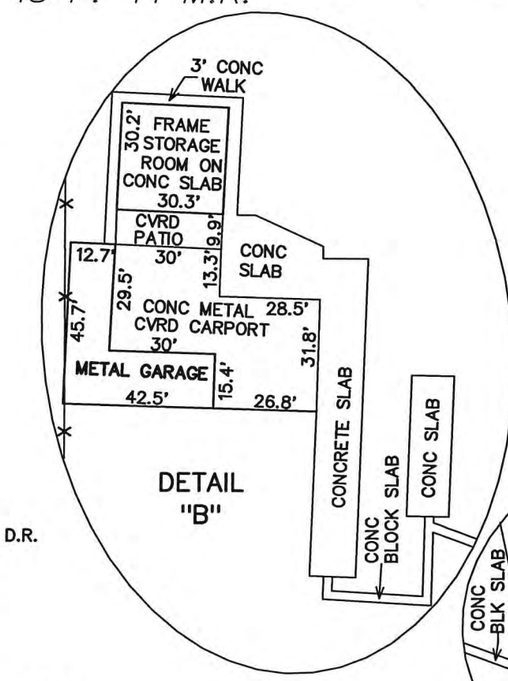
STATE OF TEXAS
REGISTERED
PABLO PENA III
5242
PROFESSIONAL
LAND SURVEYOR

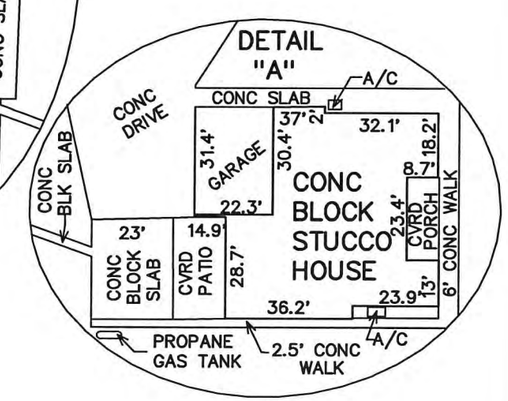
PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
FIRM#10087200

LEGEND
F1C – FOUND 1/2" DIAMETER IRON ROD W/ CAP STAMPED "RPLS 4802"
F1C2 – FOUND 1/2" DAMETER IRON ROD W/ CAP STAMPED "RPLS 4204"
F3 – FOUND 5/8" DIAMETER IRON ROD
F1M – FOUND 1/2" DIAMETER IRON ROD W/ CAP STAMPED "MELDEN & HUNT"
S – SET 1/2" DIAMETER IRON ROD W/ CAP STAMPED "PENA 5242"
E.O.A. – EDGE OF ASPHALT
0 – WATER METER
– MANHOLE
– TELEPHONE PEDESTAL
P P – POWER POLE LINE
X X – 6' CEDAR FENCE
C C – 6' CHAINLINK FENCE
– POWER POLE
CP – COVERED PORCH

NOTES:

1). BLANKET EASEMENT FOR IRRIGATION DITCH V. 630 P. 479 D.R.
2). BLANKET EASEMENT TO TRUNKLINE GAS SUPPLY CO. V. 695 P. 327 D.R.
3). BLANKET DRAIN DITCH EASEMENT TO HIDALGO COUNTY DRAINAGE DISTRICT No.1 V. 1541 P. 824 D.R. (PLOTTED)
4). EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No.1
5). 15' H.C.I.D. No.1 ESMT. V. 1365 P. 432 D.R. (PLOTTED)
6). BLANKET IRRIGATION EASEMENT V. 111 P. 377 & V. 630 P. 479 D.R.
7) BLANKET EASEMENT TO COASTAL TRANSMISSION CORP. OVER ALL H.C.W.C.&D. #1 RIGHTS OF WAY V. 928 P. 429 D.R. & ASSIGNED TO FINA NATURAL GAS CO. DOC. #404445 OFFICIAL REC.





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

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE #

Date: August 28, 2024

1. Property Owner (required): Anibal Leal & Arely G. Garcia 2. Phone: 381-0981

3. Mailing Address: 1820 Red River Avenue

4. City: Edinburg State: TX Zip: 78539

5. Owner's Email: 6. Cell No.

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

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

10. City: Edinburg State: TX Zip: 78541

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

12. Address/Location being Rezoned: 2729 N Jackson Road

13. Legal Description of Property: 14. Property ID(s): 295403

10.00 Acres of Lot 9, Section 240, Texas-Mexican Railway Company's Survey

15. Zone Change: From: RS - Residential, Suburban To: RM - Residential, Multifamily & Urban

16. Existing Land Use: A vacant building that was used as a church

17. Reason for Zone Change: Residential Urban and Town homes (Town homes)

RUBEN JAMES DE JESUS
(Please Print Name) Signature

OFFICE USE ONLY

REVIEWED BY DATE RECEIVED

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

PID:117891 GUERRA ANITA MARIE
2607 N JACKSON RD
EDINBURG, TX 78541-8812

PID:117892 JASSO ARGELIO JR & ELIA LUCILA
2701 N JACKSON RD
EDINBURG, TX 78541-8867

PID:117893 LEAL OVERLIN
2614 DENISE CIRCLE
EDINBURG, TX 78541-4868

PID:117894 MEDRANO MARTHA U
919 HILL COUNTRY RD
EDINBURG, TX 78539-7471

PID:117895 GOMEZ ANTHONY B
2214 ALVACAN ST
EDINBURG, TX 78541-4265

PID:117896 SERNA ISAIAS & JOEL PEREZ JR C/O SERNA SANDRA
2300 ALVACAN ST
EDINBURG, TX 78541-2099

PID:117897 ALVARADO MARIA D SOLORSANO & HECTOR M & JOSE R HINOJOSA
99 S ROLLING GREEN ST
NAMPA, ID 83687-8921

PID:117898 HERNANDEZ GUADALUPE JR ET AL
2308 ALVACAN ST
EDINBURG, TX 78541-2099

PID:117900 GUAJARDO MADELEINE A
PO BOX 843
DEER PARK, TX 77536-0843

PID:117902 MORALES RAMIRO & NORA H
2402 ALVACAN ST
EDINBURG, TX 78541-5722

PID:117903 AGUILAR DENISE CANTU
121 W ALVACAN ST
EDINBURG, TX 78541

PID:117904 GOMEZ YVONNE CASAS
300 E CHAPIN
EDINBURG, TX 78541-2540

PID:117905 LEIJA PEDRO
703 W EISENHOWER AVE
ALTON, TX 78573-3764

PID:117906 RDP & ESD LIMITED
PO BOX 5891
MCALLEN, TX 78502-5891

PID:117907 TOBIAS EVA
2422 ALVACAN ST
EDINBURG, TX 78541-5722

PID:117908 GARCIA GUILLERMINA
1627 HARVEY ST
MCALLEN, TX 78501-4248

PID:117909 RODRIGUEZ ERNESTO JR & MARICRUZ GARZA
2504 ALVACAN ST
EDINBURG, TX 78541-1882

PID:117911 CANTU GUADALUPE & BERTA S
2516 ALVACAN ST
EDINBURG, TX 78541-1882

PID:117913 HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

PID:117914 HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

PID:117915 ZUNIGA JUAN & PATRICIA RODRIGUEZ BRAVO
1401 W DOVE AVE APT 51
MCALLEN, TX 78504-3492

PID:117917 ANGELO VERONICA
7727 EAGLE LAKE AVE
LAS VEGAS, NV 89147-8505

PID:117918 PALENQUE MCALLEN REAL ESTATE LLC
1908 ADUANALES LN
LAREDO, TX 78041-5604

PID:117919 SAUCEDA ISIDRO ET UX
RR 26 BOX 549
EDINBURG, TX 78541

PID:117920 GARCIA SERGIO E PLATA & GUILLERMINA G
1627 HARVEY ST
MCALLEN, TX 78501-4248

PID:117922 NACIANCENO JACINTO & THELMA
2415 ALVACAN ST
EDINBURG, TX 78541-5701

PID:117923 SILVA LUIS
1825 S OWASSA
EDINBURG, TX 78539

PID:117924 SILVA LUIS
1825 S OWASSA
EDINBURG, TX 78539

PID:117925 LULE LUIS FERNANDO
2403 ALVACAN ST
EDINBURG, TX 78541-5701

PID:117926 BRAVO JOSE A & ELSA P NACIANCENO
2321 ALVACAN ST
EDINBURG, TX 78541-2996

PID:117927 GUERRA EXIQUIO JR & LETICIA
2317 ALVACAN ST
EDINBURG, TX 78541-2996

PID:117928 GARZA JOEL
1018 E MCINTYRE ST
EDINBURG, TX 78541-3768

PID:117930 VELA ANTONIO JR
2305 ALVACAN ST
EDINBURG, TX 78541-2996

PID:117932 CARRION FERMIN & TERESA
2215 ALVACAN ST
EDINBURG, TX 78541-1982

PID:117933 DAVILA JOSE & NORMA
2211 ALVACAN ST
EDINBURG, TX 78541-1982

PID:117934 GARCIA ELIAS
2207 ALVACAN ST
EDINBURG, TX 78541-1982

PID:117935 JACOME MARIA TERESA
9010 GOLIAD
PHARR, TX 78577-9918

PID:117936 ZUNIGA PEDRO
4451 EMERALD RD
SUNNYSIDE, WA 98944-9463

PID:175472 GONGORA ENRIQUE & CAROLINA P
2908 FLORESTA ST
EDINBURG, TX 78541-6866

PID:175473 GONGORA ANA MARIA
3002 FLORESTA ST
EDINBURG, TX 78541

PID:175474 PALACIOS MARIA E
3004 FLORESTA ST
EDINBURG, TX 78541-9449

PID:175490 VILLARREAL PETRONILO & LIZA L
3009 FLORESTA ST LOT 19
EDINBURG, TX 78541-9449

PID:175491 GONGORA ENRIQUE & CAROLINA
2907 FLORESTA ST
EDINBURG, TX 78541-6869

PID:295306 VARELA ARTURO ET AL
2728 N JACKSON RD
EDINBURG, TX 78541-8850

PID:295310 BELTRAN AARON & ADEL FELIX
2624 N JACKSON RD
EDINBURG, TX 78541-6798

PID:295311 OLIVAREZ MARIA LILIA
2700 N JACKSON RD
EDINBURG, TX 78541-8850

PID:295399 SCOTT HOMER
3914 RIO GRANDE CARE RD
EDINBURG, TX 78541-4381

PID:295400 TD DEVELOPMENT COMPANY LC
3914 RIO GRANDE CARE RD
EDINBURG, TX 78541-4381

PID:295403 GARCIA ANIBAL LEAL & ARELY G MONTES GARZA
1820 RED RIVER AVE
EDINBURG, TX 78539-0277

PID:346553 MALDONADO JOE JR & DORA S
2205 W ROGERS RD
EDINBURG, TX 78541-8860

PID:498412 VALDEZ JOSE LUIS & MARIA ELENA
2900 N JACKSON RD
EDINBURG, TX 78541-5062

PID:503080 ZAVALA JOSE LUIS & JUANA MARIA
2901 NELLIE AVE
EDINBURG, TX 78541-8586

PID:503081 DORIA SERGIO & ROSA
2604 W ROGERS RD
EDINBURG, TX 78541-8865

PID:503082 CANTU MANUEL N & SYLVIA P
2600 W ROGERS RD
EDINBURG, TX 78541-8865

PID:503655 GARCIA ELIZABETH L & RENE
217 RIVER OAK
RIO GRANDE CITY, TX 78582-5410

PID:521083 RIVAS REFUGIO A ISRAEL & GLORIA C RIVAS
2803 RANGEL DR
EDINBURG, TX 78541-5102

PID:527343 GARCIA GERONIMO & ALMA N
2209 W ROGERS RD
EDINBURG, TX 78541-8860

PID:527344 CUELLAR EFRAIN
2811 RANGEL DR
EDINBURG, TX 78541-5102

PID:554803 GOMEZ AGUSTIN JR
2901 N JACKSON RD
EDINBURG, TX 78541-7985

PID:568314 LOPEZ JOSE GUADALUPE
2804 RANGEL DR
EDINBURG, TX 78541-5102

PID:625709 ALCOSER JAIME J

2201 W ROGERS RD

EDINBURG, TX 78541-8860

PID:691490 ANDRADE NIDIA I

5324 AKE AVE

EDINBURG, TX 78539-8444

PID:691491 GARCIA MARGARITA

2120 SANDIA LN

EDINBURG, TX 78541-5278

PID:691492 CASTELLANO REYNALDO JR & CRISTINA

2126 SANDIA LN

EDINBURG, TX 78541-5278

PID:1068006 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

902 N DOOLITTLE RD

EDINBURG, TX 78542-7470

PID:1068057 KIRUSHI ENTERPRISES LLC

2603 DRAKENSBURG AVE

EDINBURG, TX 78539-0183

PID:1068058 SANCHEZ CHRISTOFER OVALLE & VICTORIA FUENTES

806 CHIKADEE AVENUE

PHARR, TX 78577

PID:1068059 MORELY REAL ESTATE INC

3510 SAN CLEMENTE

MISSION, TX 78572-7552

PID:1235403 TREVINO JAVIER

2413 MONMACK RD

EDINBURG, TX 78541-6213

PID:1305747 CANTU GLORIA & NEHEMIAS

PO BOX 3486

EDINBURG, TX 78540-3486

City of Edinburg

PLANNING & ZONING COMMISSION

September 26, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, The North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision, Located at 3120 South Sugar Road, As Requested By Lalin Fe Evangelista & Ramonjon Custodio

DESCRIPTION / SCOPE:

This property is located on the east side of South Sugar Road, approximately 1,000 feet south of West Canton Road. The property has a total frontage of 100 feet along South Sugar Road and a lot depth of 330 feet for a total lot area of 0.76 Acres (gross). The requested zoning designation is the Commercial, Neighborhood (CN) District, which allows for uses that are limited to smaller commercial and service businesses that serve the neighborhood. The lot is currently occupied with a single-family residence. The applicant is seeking a zone change to establish a new physical therapy specialty clinic at this location.

The property is currently zoned Residential, Suburban (RS) District, which is the primary low-density single-family residential district. Surrounding districts are Residential, Suburban (RS) District to the north and south, Residential, Primary (RP) District to the east, and Commercial, General (CG) District to the west. Adjacent land consists of single-family residential uses. The future land use designation for this property is for Auto-Urban Uses.

A rezoning request for this property was recommended for denial at the August 27, 2024 Planning and Zoning Commission Meeting. Staff mailed a notice of the public hearing to 32 neighboring property owners on Friday, September 20, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.

On September 19, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District based on this being in a transitioning are and the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 9/26/24
CITY COUNCIL – 10/15/24
DATE PREPARED – 9/16/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District
APPLICANT:	Lalin Fe Evangelista and Ramonjon Custodio
AGENT:	Not Applicable.
LEGAL:	The North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision
LOCATION:	3120 South Sugar Road
LOT/TRACT SIZE:	0.76 Acre
CURRENT USE:	Single-family residential
PROPOSED USE:	Physical Therapy Specialty Clinic
EXISTING ZONING:	Residential, Suburban (RS) District
ADJACENT ZONING:	North – Residential, Suburban (RS) District South – Residential, Suburban (RS) District East – Residential, Primary (RP) District West – Commercial, General (CG) District
LAND USE PLAN:	Auto-Urban Uses
PUBLIC SERVICES:	City of Edinburg Water and Sewer
RECOMMENDATION:	Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN)

REZONING REQUEST
LALIN FE EVANGELISTA AND RAMONJON CUSTODIO

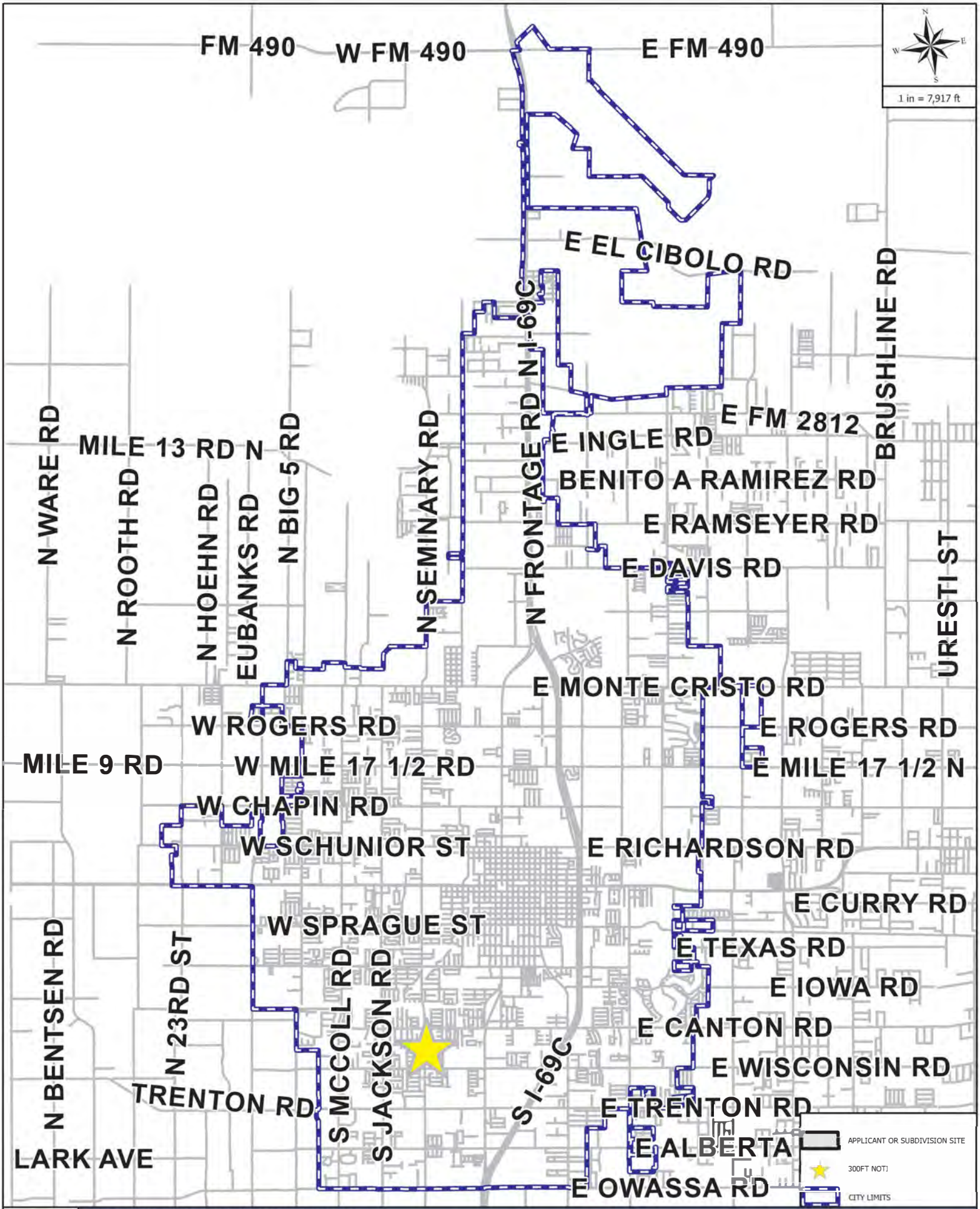
EVALUATION

The following is the staff's evaluation of the request:

1. Adjacent land consists of single-family residential uses.
2. Surrounding land consists of a mix of single-family residential uses and commercial uses.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

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

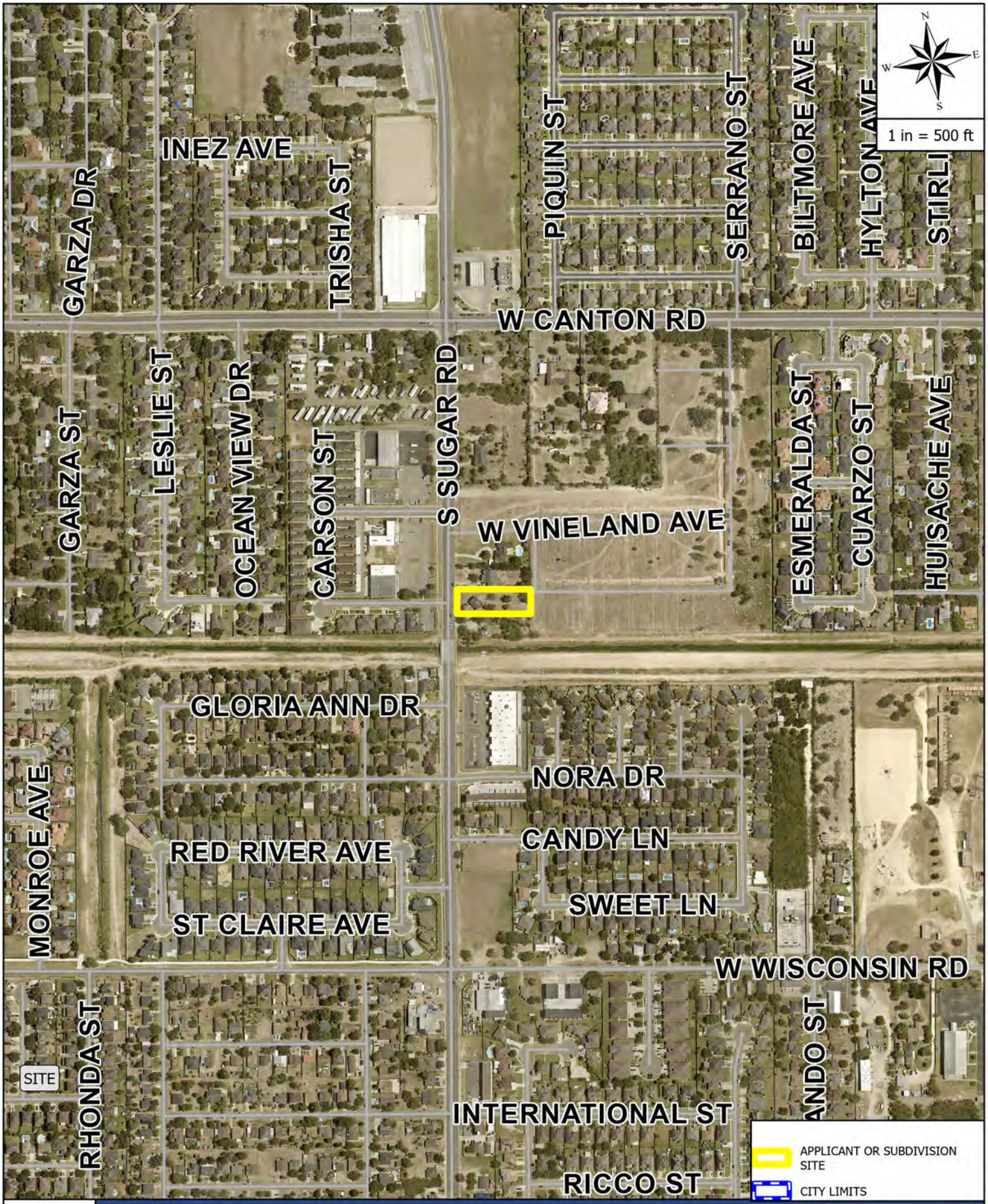
Staff mailed a notice of the public hearing to 32 neighboring property owners on Friday, September 13, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 27, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

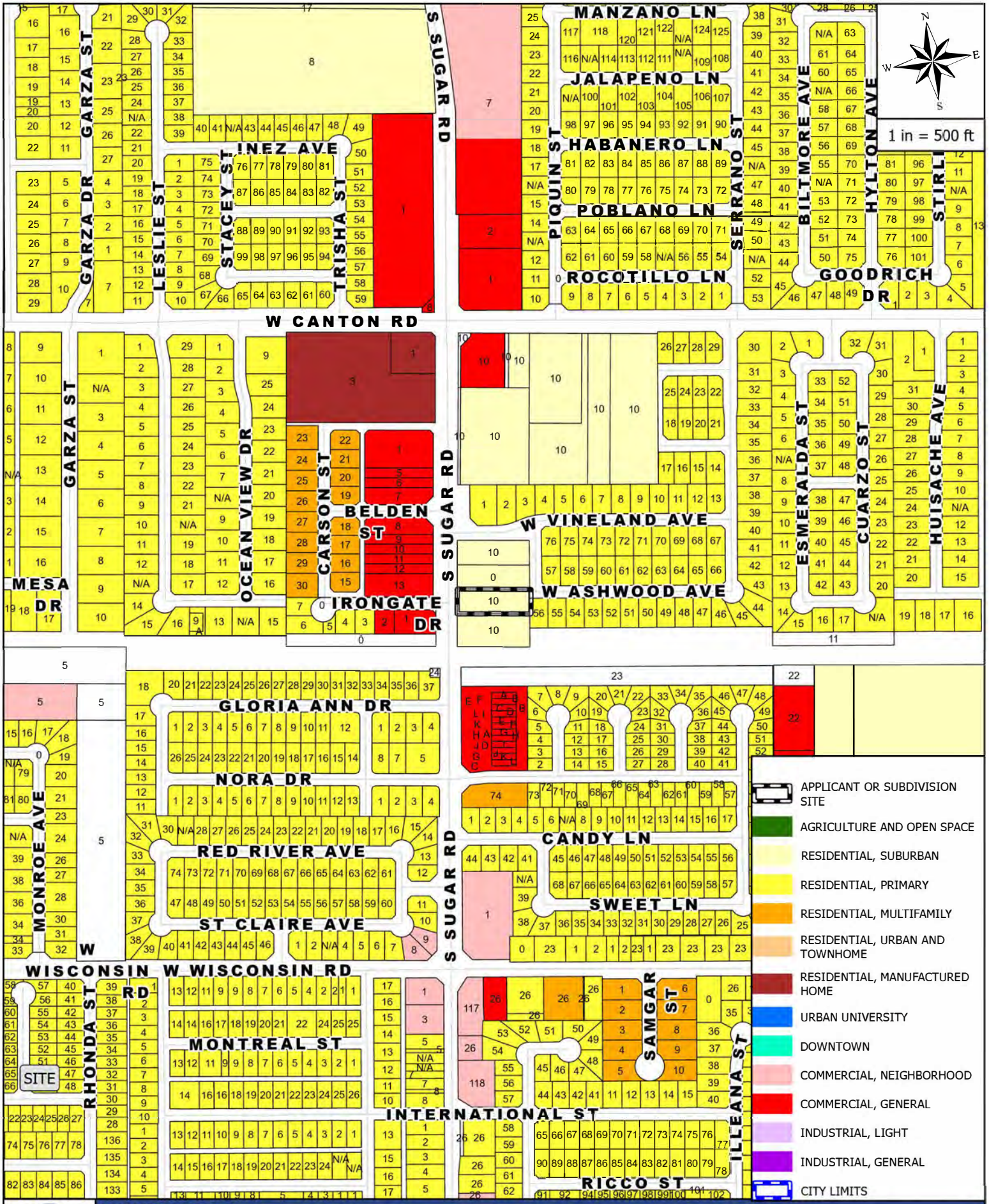
RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

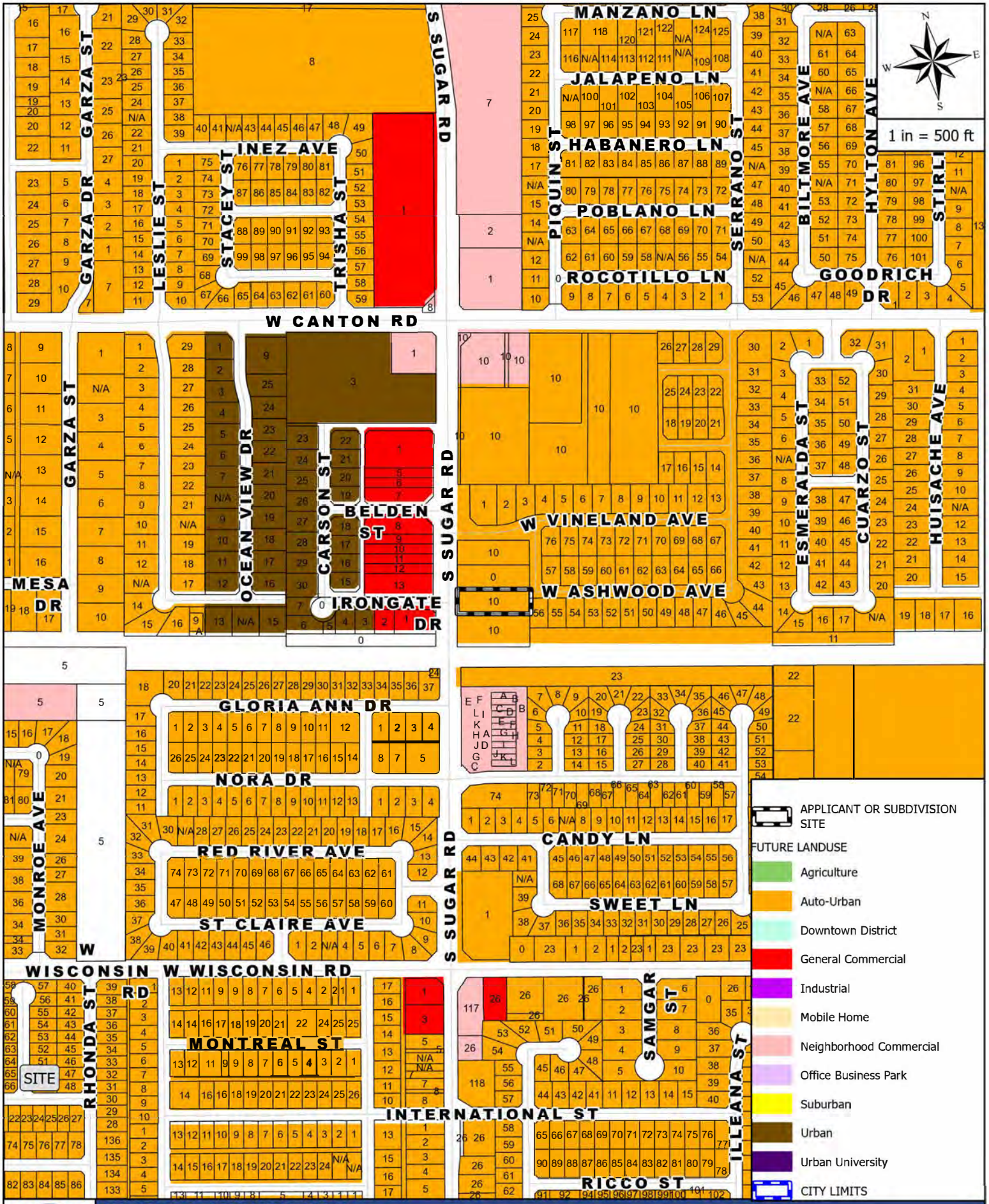
RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

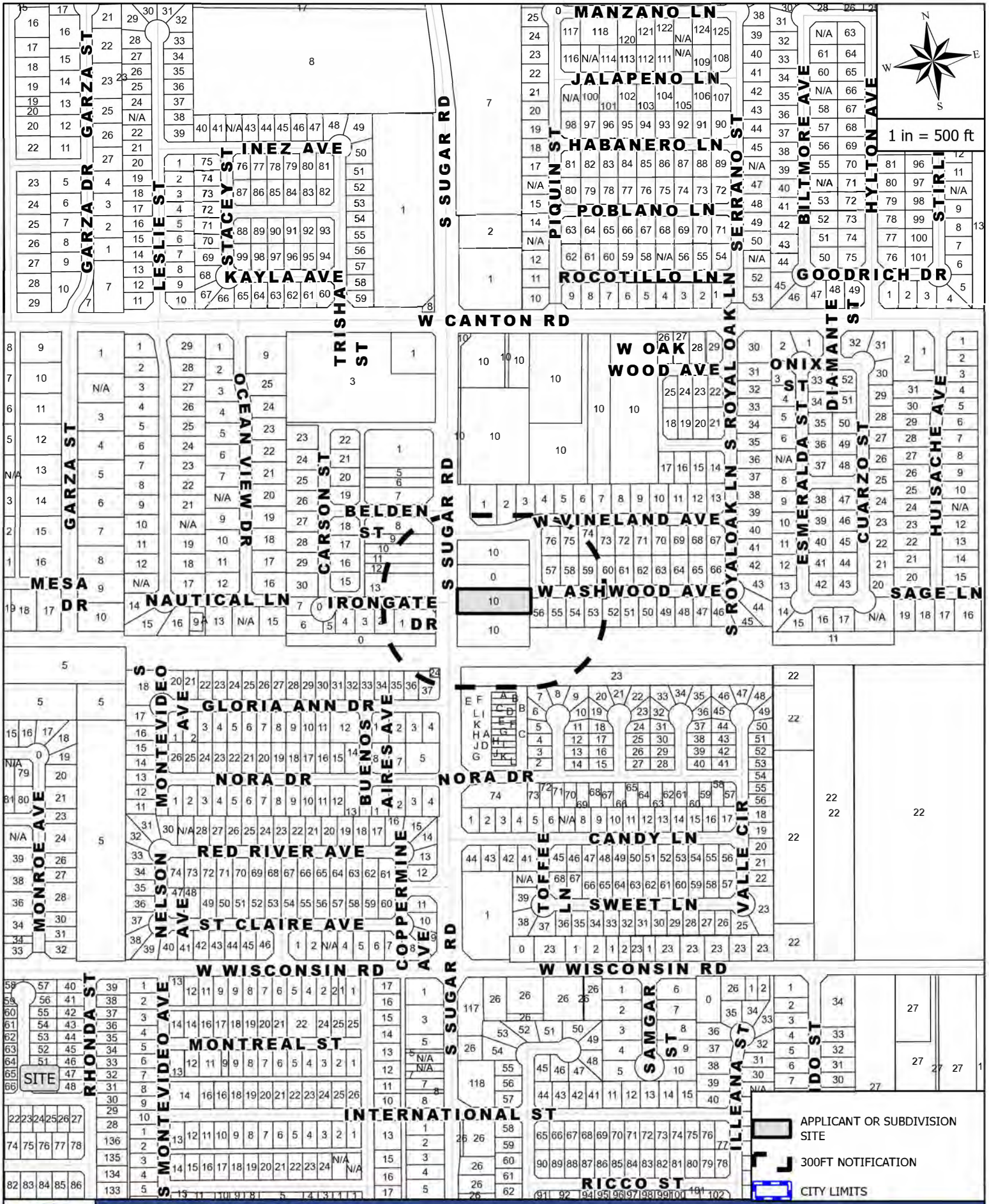
RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO

Rezoning Request Site Photo

Lalin Fe Evangelista & Ramonjon Custodio

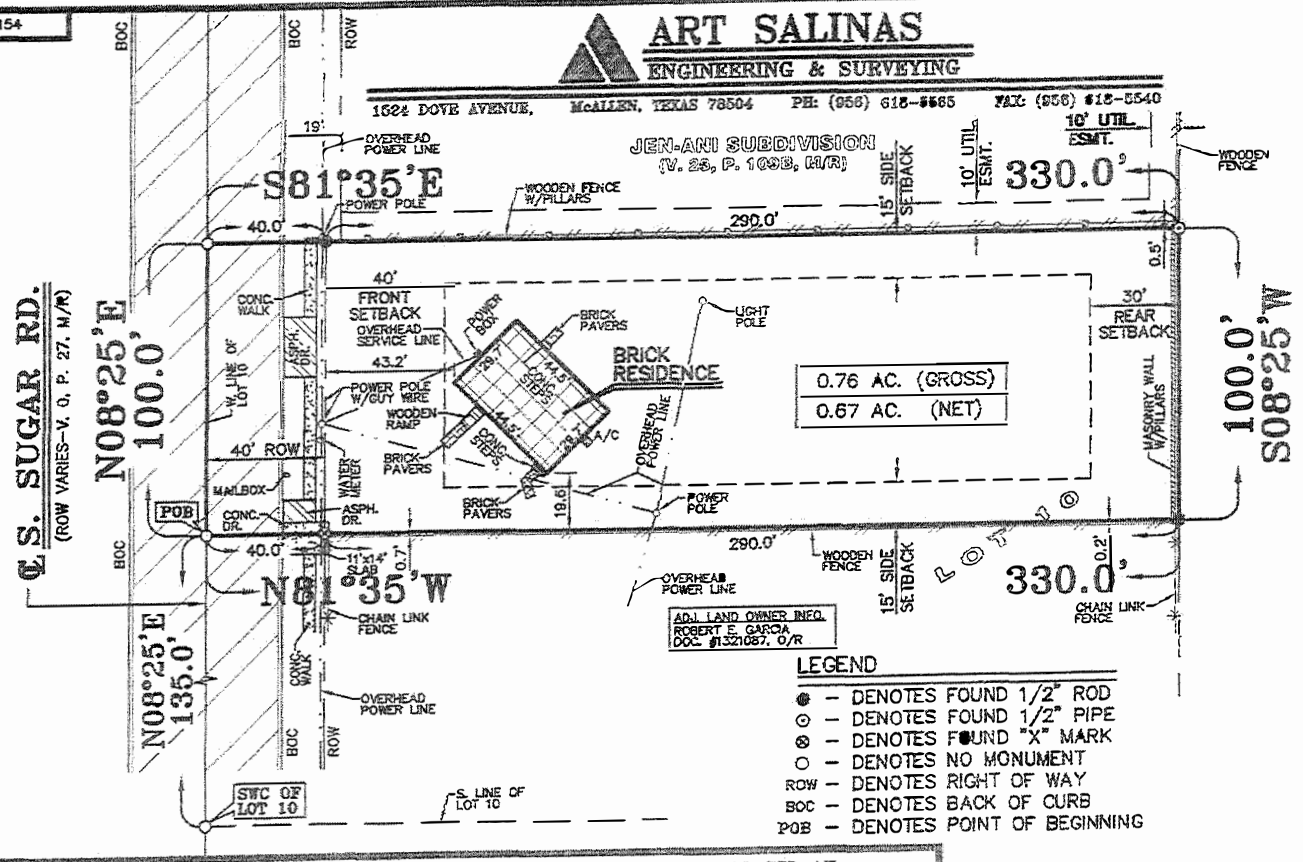
3120 South Sugar Road

T.B.P.E. FIRM No.: F-5154

T.B.P.L.S. FIRM No.: 10004000

ART SALINAS
ENGINEERING & SURVEYING

1624 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES FOUND 1/2" PIPE
- ⊗ – DENOTES FOUND "X" MARK
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- POB – DENOTES POINT OF BEGINNING

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3120 S. SUGAR RD., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
THE NORTH 100 FEET OF THE SOUTH 235 FEET OF THE WEST 330 FEET OF LOT 10, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO KNOWN AS TRACT 3, COMPRISING 0.76 ACRES GROSS AND 0.67 ACRES NET.

24-67557 Job No.

06-12-24 Date

© COPYRIGHT 2024 ART SALINAS ENGINEERING, INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

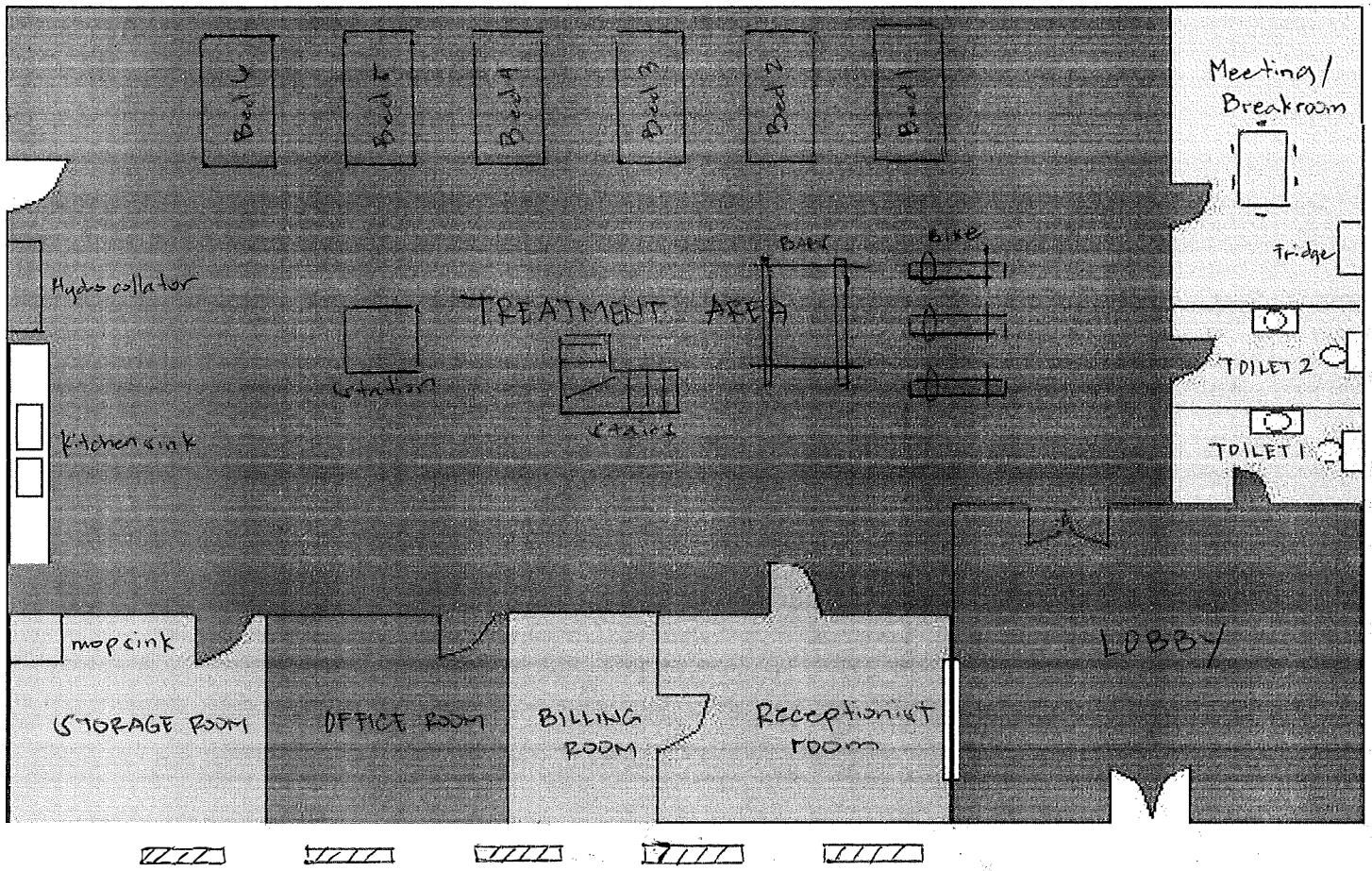
Registered Professional Land Surveyor No. 4802

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480338-0020-E dated 06-06-00.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # [illegible] and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2 pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Subject to any part of property owned or claimed by Hidalgo County Irrigation District No. 2, in fee simple, easement, any right, title and/or interest.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
8. Building setback lines as per City zoning ordinance.
9. Subject to any oil, gas and mineral lease of record.
10. Bearing Basis: "W. line of Lot 10, Kelly-Pharr Subdivision"

BORROWER: Latin Fa Evangelista and Remonjon Custodio



Preliminary Site Plan / Sketch

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

THE CITY OF Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0227

Date: 7/23/2024

1. Property Owner (required): Lalin Fe Evangelista and Ramonjon Custodio 2. Phone: 309-373-0195 / 309-378-8271
3. Mailing Address: 511 Northridge Dr.
4. City: Edinburg State: Texas Zip: 78539
5. Owner's Email: zeniththerapycenter@gmail.com 6. Cell No. 309-373-0195
7. Agent (not owner): N/A 8. Agent's Phone: N/A
9. Agent's Mailing Address: N/A
10. City: N/A State: Zip:
11. Agent's Email: N/A
12. Address/Location being Rezoned: 3120 S Sugar Rd Edinburg, TX 78539
13. Legal Description of Property: 14. Property ID(s): 201647

Kelly Pharr Tract N 100' - S 235' - W 330' Lot 10

15. Zone Change: From: residential suburban To: neighborhood commercial ~~general~~ ~~[illegible]~~ error by [illegible]
16. Existing Land Use: residential
17. Reason for Zone Change: commercial use for healthcare - physical therapy specialty clinic

Lalin Fe Evangelista / Ramonjon Custodio (Please Print Name) Signature

OFFICE USE ONLY

REVIEWED BY Marlon Garza DATE RECEIVED 7-23-24

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

OWNER NOTIFICATION LIST REPORT

PID: 629041 TESSA REAL ESTATE HOLDINGS LLC
4008 N 22ND ST
MCALLEN, TX 78504-4101

PID: 201811 HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

PID: 695178 JAZEL INVESTMENTS LLC
7400 N 10TH ST STE K
MCALLEN, TX 78504-7707

PID: 695175 AYALA ABEL ELIAS & ANDRES EDUARDO REYES
1200 W VETERANS BLVD
PALMVIEW, TX 78572-7091

PID: 695177 JAZEL INVESTMENTS LLC
7400 N 10TH ST STE K
MCALLEN, TX 78504-7707

PID: 695230 SUBHASH & SAROJINI BOSE LP
7007 N 1ST LANE
MCALLEN, TX 78504-1931

PID: 201648 GUERRA ROBERT E & GRACIELA I
3110 S SUGAR RD
EDINBURG, TX 78539-9627

PID: 201647 CAVAZOS DANIEL R HILDA C SILVA JOSE NOE & JUAN JAVIER CAVAZOS
502 PACIFIC AVE
EDINBURG, TX 78539-7362

PID: 287707 ELISARRARAS JOSE LUIS
1605 GLORIA ANN DR
EDINBURG, TX 78539-6607

PID: 702302 CAMELOT DESIGNS & CONSTRUCTION LLC
3202 S SUGAR RD
EDINBURG, TX 78539-3693

PID: 680768 TWINKIES INVESTMENTS LLC
PO BOX 2307
EDINBURG, TX 78540-2307

PID: 695180 SSA FOUNDATION
7007 N 1ST LANE
MCALLEN, TX 78504-1931

PID: 695176 ENRIQUEZ CONSULTING LLC
3107 S SUGAR RD
EDINBURG, TX 78539-9731

PID: 695179 SUBHASH & SAROJINI BOSE LP
7007 N 1ST LN
MCALLEN, TX 78504-1931

PID: 695237 HIDALGO COUNTY DRAINAGE DIST NO. 1
902 N DOOLITTLE RD
EDINBURG, TX 78542

PID: 695229 SUBHASH & SAROJINI BOSE LP
7007 N 1ST LANE
MCALLEN, TX 78504-1931

PID: 199292 GARZA HERLINDA
PO BOX 4747
EDINBURG, TX 78540-4747

PID: 287708 PEREZ VICENTE & AMANDA JEAN WILLSON
1601 GLORIA ANN DR
EDINBURG, TX 78539-6607

PID: 702305 HOME TRAXX MANAGEMENT LLC
5133 BOUGAINVILLEA DR
HARLINGEN, TX 78552-8944

PID: 702304 LOPEZ PATRICIA G
5441 BENITO A RAMIREZ RD
EDINBURG, TX 78542-1036

PID: 702306 HOME TRAXX MANAGEMENT LLC
5133 BOUGAINVILLEA DR
HARLINGEN, TX 78552-8944

PID: 702307 H & Z PROPERTIES LLC
3212 S SUGAR RD
EDINBURG, TX 78539-3693

PID: 702308 SHAZ PROPERTY MANAGEMENT LLC
56 C PRICE RD
BROWNSVILLE, TX 78521

PID: 702309 DERA LLC
3212 SUGAR RD
HIDALGO, TX 78557

PID: 702310 NAQVI SAYED
11195 SW 90TH AVE
MIAMI, FL 33176-3628

PID: 680769 BANGASH SHAHID
56 E PRICE RD
BROWNSVILLE, TX 78521-3508

PID: 680770 HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR, TX 78577-5574

PID: 680771 RVKD INVESTMENTS LLC
2704 N M RD
EDINBURG, TX 78542-6316

PID: 201816 CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 201642 GARCO LTD
3910 W FREDDY GONZALEZ
EDINBURG, TX 78539-9308

PID: 201645 GARCIA ROBERT E
PO BOX 2863
EDINBURG, TX 78540-2863

PID: 695236 SUBHASH & SAROJINI BOSE LP
7007 N 1ST LANE
MCALLEN, TX 78504-1931

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: REPLAT OF LOT 5- BLOCK 1 TRENTON TOWN CENTER

Date Prepared: September 17, 2024
Planning and Zoning Meeting: September 26, 2024

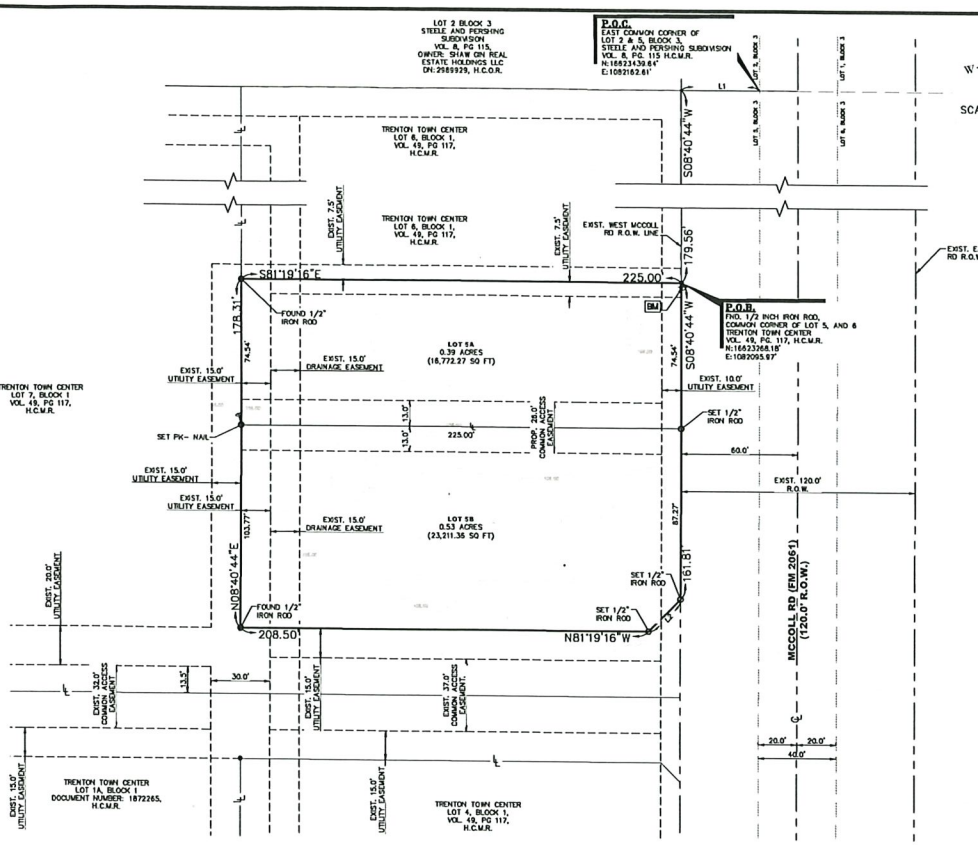
Final Plat Approval

Subject:	Consider the Final Plat approval of the Replat of Lot 5- Block 1, Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road, As Requested By SAMES.
Location:	The property is located on the west side of South McColl Road and approximately 970 feet north of West Trenton Road, and is within the City of Edinburg, City Limits.
Zoning:	Property zoning is currently Commercial, General (CG) District.
Setbacks:	UDC Setbacks for Commercial, General (CG) District, Front 25-ft., Side 10-ft., and Rear 10-ft.
Analysis:	The Preliminary Plat development consists of 2 Commercial lots averaging approximately 20,000 square feet.
Utilities:	Water Distribution and Sanitary Sewer collection system will be provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2021 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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



SCALE: 1" = 30'

Parcel Line Table		
Line #	Length	Direction
L1	40.00'	N81°20'30"W
L2	23.33'	S53°40'44"W

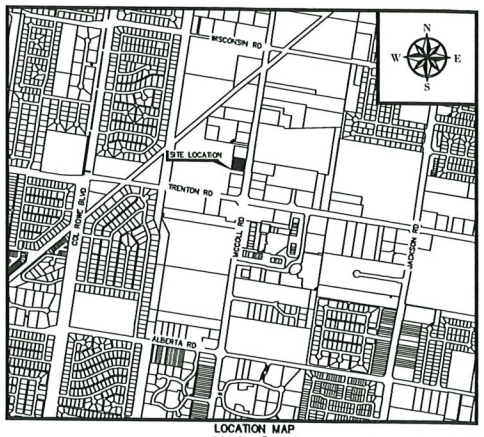
LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ⚲ – SET PK-NAIL
- ⊕ – ON-SITE BENCHMARK
- △ – SET CONCRETE MONUMENTS
- ℄ – CENTER LINE

H.C.M.R. – HIDALGO COUNTY MAP RECORDS
H.C.D.R. – HIDALGO COUNTY DEED RECORDS
P.U.E. – PUBLIC UTILITY EASEMENT
P.O.B. – POINT OF BEGINNING
MON. – MONUMENT
PROP. – PROPOSED
ELEV. – ELEVATION
R.O.W. – RIGHT OF WAY
FND. – FOUND
VOL. – VOLUME
PG. – PAGE

SURVEY NOTES:
1. BASIS OF BEARING THE WEST LINE OF LOT 5, BLOCK 1, TRENTON TOWN CENTER SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GENERAL NOTES:
1. FLOOD ZONE CLASSIFICATION: "ZONE X"
   COMMUNITY-PANEL NUMBER: 480338 0030 E
   MAP REVISED: JUNE 8, 2000
2. BENCHMARK: CENTER OF A SQUARE WITH AN X MARK ON TOP OF AN EXISTING DRAINAGE CURB INLET, HAVING A GRID COORDINATE OF N:16836002.3905, E:1086679.3110 AND AN ELEVATION OF 93.207'
3. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 10.0'
   REAR: 10.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
4. THIS SUBDIVISION IS A COMMERCIAL GENERAL (CG) SUBDIVISION DEVELOPMENT.
5. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. DRAINAGE AND DETENTION REQUIREMENTS WILL MEET THOSE SET FORTH IN THE DRAINAGE STATEMENT SUBMITTED TO AND APPROVED BY THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE DISTRICT No. 1.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.



LOCATION MAP
SCALE: 1"=1000

REPLAT OF
LOT 5-BLOCK 1
TRENTON TOWN CENTER

A 0.918 OF AN ACRE (39,983.83 SQUARE FEET.) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) GROSS TRACT OF LAND OUT OF LOT 5, TRENTON TOWN CENTER, AS PER THE MAP OR PLAT RECORDED IN VOLUME 49, PAGE 117, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO SUNNYBROOK COLORADO, INC, RECORDED IN DOCUMENT NUMBER 2178485, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, SAID 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT THE COMMON CORNER OF LOT 2 AND 5, BLOCK 3, STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS, HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16823439.84', E=1082162.81'. THENCE; NORTH 81°20'30" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD (FM 2061) (HAVING A 120.0 RIGHT-OF-WAY), AND THE COMMON CORNER OF A 2.5 ACRE TRACT OF LAND CONVEYED TO SHAW GIN REAL ESTATE HOLDINGS LLC, AS PER DOCUMENT NUMBER 2989929, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 2, BLOCK 3, SAID STEELE AND PERSHING SUBDIVISION AND OF LOT 6, BLOCK 1, SAID TRENTON TOWN CENTER. THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID MCCOLL ROAD AND SAID LOT 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 179.56 FEET, TO A FOUND 1/2 INCH IRON ROD BEING ON THE COMMON CORNER OF LOT 5 AND 6, BLOCK 1 SAID TRENTON TOWN CENTER BEING THE WEST RIGHT-OF-WAY LINE OF SAID MCCOLL ROAD, FOR AN EXTERIOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16823268.18', E=1082005.97';

THENCE; SOUTH 08°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5, BLOCK 1, TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, A DISTANCE OF 161.81 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'SAMES'; BEING ON THE COMMON CORNER OF LOT 5 AND 7, BLOCK 1, SAID TRENTON TOWN CENTER AND THE WEST RIGHT OF WAY LINE OF SAID MCCOLL ROAD, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 53°40'44" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 23.33 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'SAMES'; BEING ON A COMMON CORNER OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°19'16" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 208.50 FEET, TO A FOUND 1/2 INCH IRON ROD BEING THE COMMON CORNER OF SAID LOT 3 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°40'44" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 7, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 178.31 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WELDEN AND HUNT" BEING THE COMMON CORNER OF SAID LOT 5, 6 AND 7, BLOCK 1, TRENTON TOWN CENTER, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°19'16" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND 6, BLOCK 1, TRENTON TOWN CENTER, A DISTANCE OF 225.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.918 OF AN ACRE (39,983.83 SQUARE FEET) TRACT OF LAND, MORE OR LESS.

PLANNING & ZONING ADMINISTRATOR CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS "REPLAT OF LOT 5- BLOCK 1 TRENTON TOWN CENTER SUBDIVISION" CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR

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 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 GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. — DATE
GENERAL MANAGER

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR, CITY OF EDINBURG — DATE — CITY SECRETARY — DATE

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

MARIO ALBERTO GARCIA, P.E. — NO.137503 — DATE

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES UNDER THE AUTHORITY OF MARIO A. GARCIA, PE TX NO. 137503 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

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

LEO L. RODRIGUEZ JR., R.P.L.S. — NO. 2448 — DATE

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES UNDER THE AUTHORITY OF LEO RODRIGUEZ JR. RPLS NO. 2448 ON 4/12/2024 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

TESORO SRVICES, LLC
RON DOHORST, MANAGING MEMBER
5201 TESORO PLZ
LAREDO, TX 78041-5752

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

ON: _____ AT _____ AM/PM.
INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

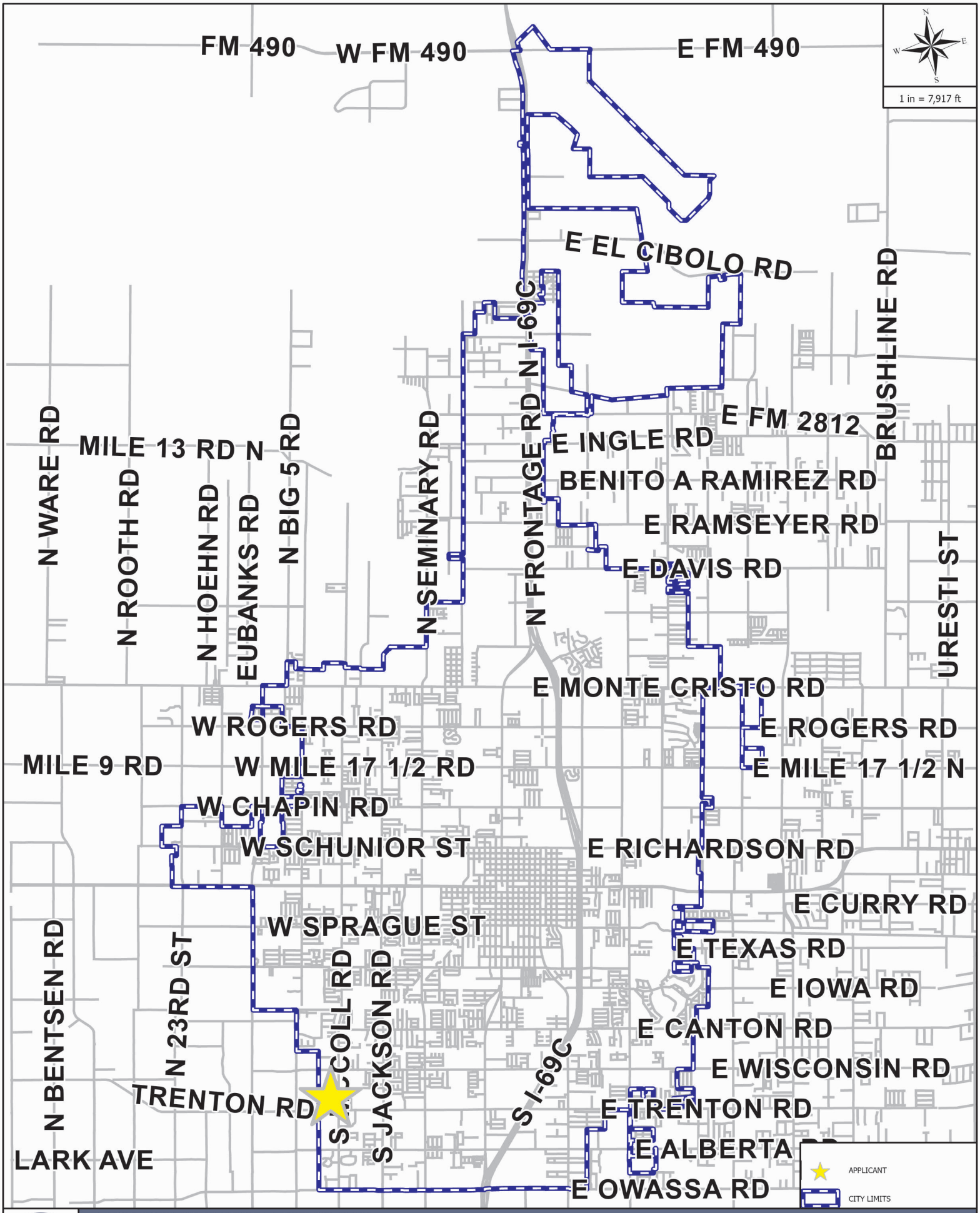
PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 4/12/2024 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

DATE OF PREPARATION: APRIL 2024

SHEET 1 OF 1

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TESORO SERVICES, LLC	5201 TESORO PLZ	LAREDO TX, 78041-5752	(956) 722-8921	
ENGINEER:	MARIO ALBERTO GARCIA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

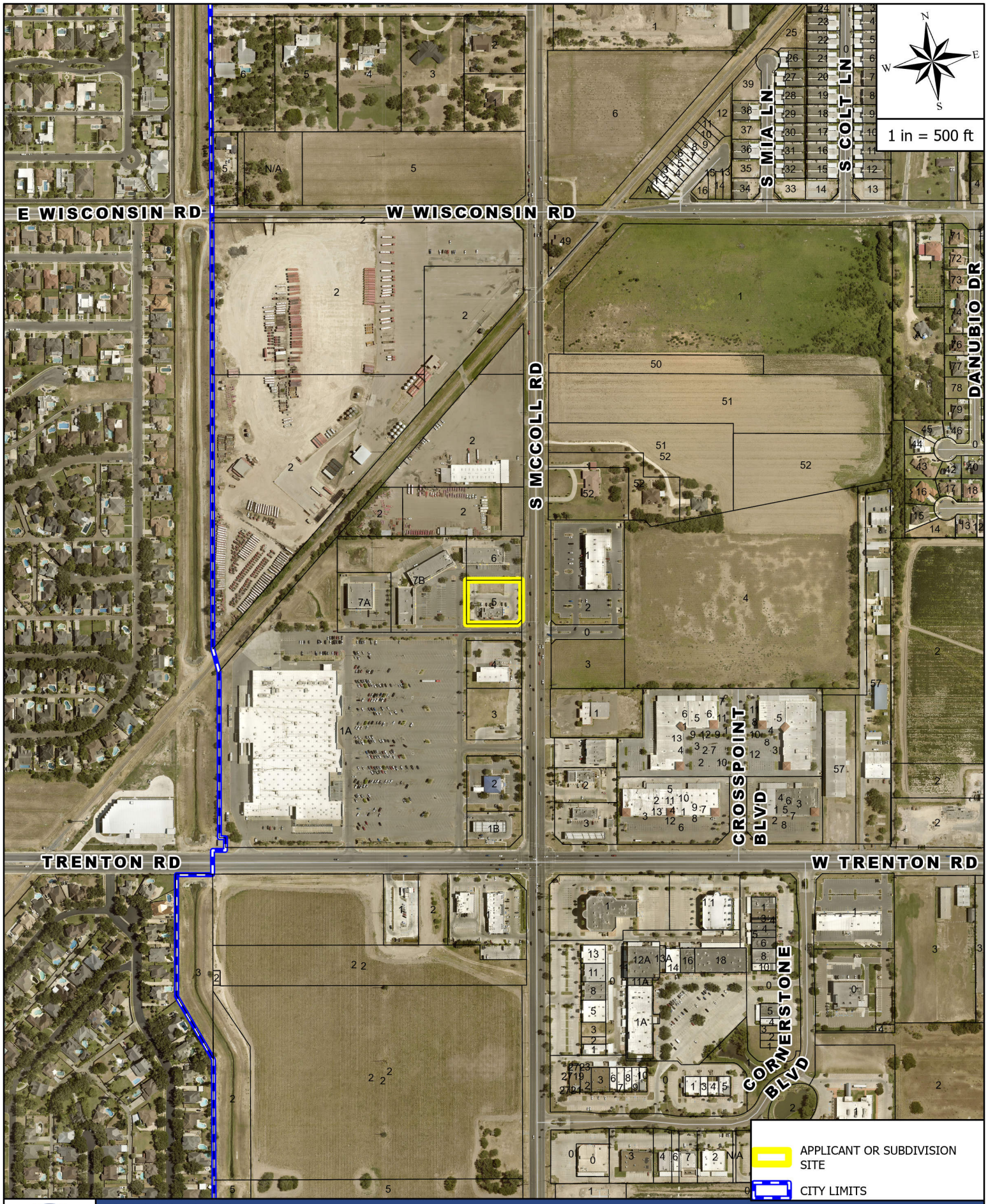
SAMES
200 S. 10TH ST. SUITE 1500.
McALLEN, TEXAS 78501
TEL. (956) 702-8880
FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

TRENTON TOWN CENTER LOT 5 BLK 1

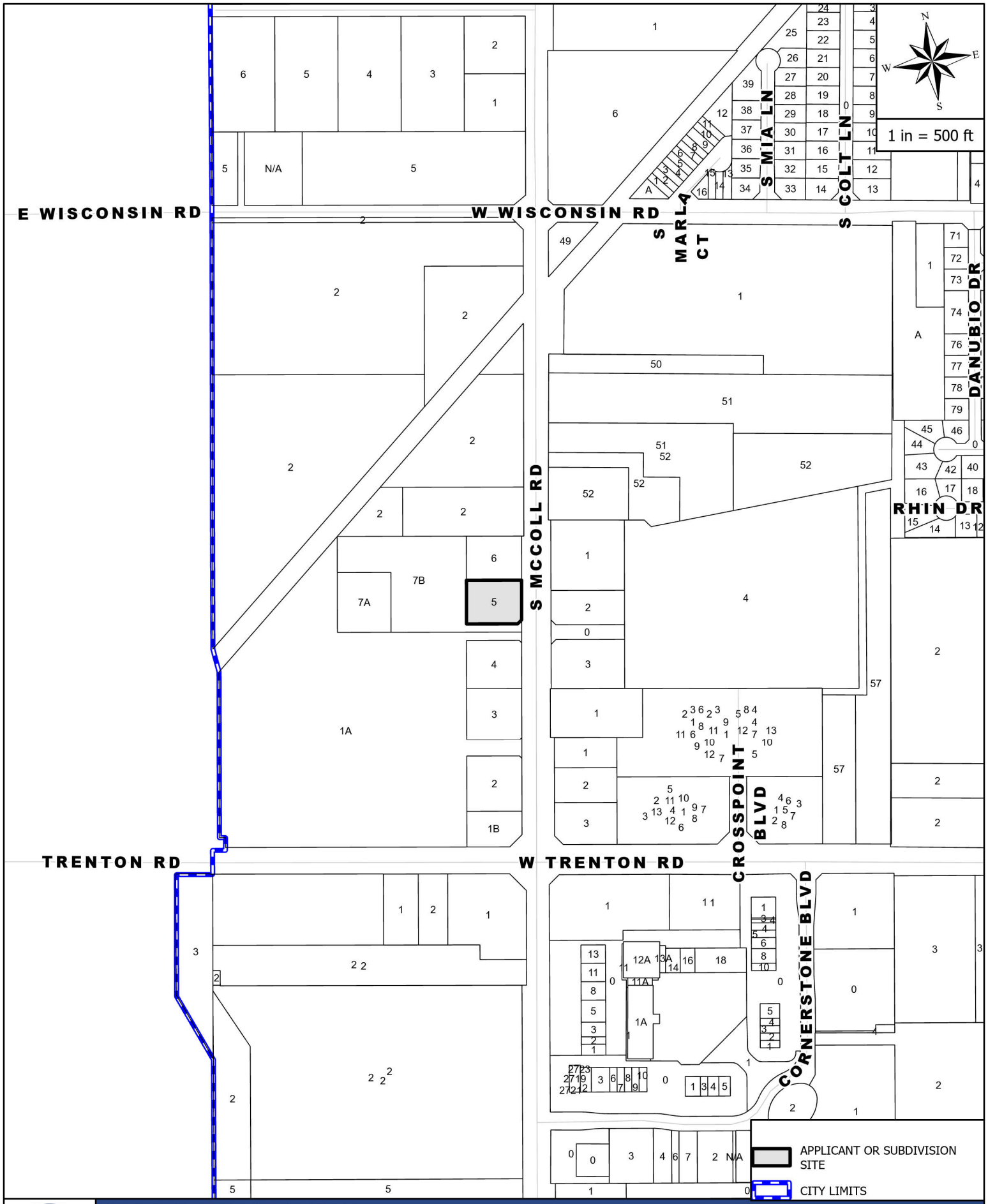


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

TRENTON TOWN CENTER LOT 5 BLK 1



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

TRENTON TOWN CENTER LOT 5 BLK 1

Planning and Zoning Commission

Attendance 2024

			2024													
First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	July Special Meeting	Aug	27-Aug	Sept	Oct	Nov	Dec
Jorge	Sotelo	Chairperson	P	P	P	P	P	P	P	P	P	P	P			
Elias	Longoria, Jr.	Vice-Chair	P	P	P	P	P	P	P	P	P	P	P			
Ruby	Casas	Commissioner	P	P	P	P	P	P	E	P	P	P	P			
Jorge	Gonzalez	Commissioner	P	P	P	P	P	P	P	E	P	P	P			
Victor	Daniec	Commissioner	P	E	P	P	P	P	P	P	A	P	P			
Rene	Olivarez	Commissioner	P	P	E	P	P	P	P	E	P	P	P			
Rodolfo "Rudy"	Ramirez	Commissioner	E	P	E	P	P	E	P	P	P	P	P			