



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 11, 2022 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum

A. Prayer

B. Pledge of Allegiance

2. Certification of Public Notice

3. Disclosure of Conflict of Interest

4. Meeting Procedures

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

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

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

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

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

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

5. **MINUTES**

A. Consider Approval of the Minutes for the September 13, 2022 Regular Meeting

6. **PUBLIC COMMENTS**

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a 7.350 acre tract out of Lot 60, Kelly-Pharr Subdivision, located at 310 West Alberta Road, as requested by M2 Engineering, PLLC on behalf of OSS Auto, LLC
- B. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being a 3.242 acre tract of land out of Lot 27, Kelly-Pharr Subdivision, located at 408 West Wisconsin Road, as requested by Alex Maheshwari on behalf of African McAllen Investment Group
- C. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, being all of Lot 1, Lady Luck Subdivision, located at 4542 North Doolittle Road, as requested by Isidro Castillo
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being all of Lot 4, Molina Apartments Subdivision, located at 2618 North M Road, as requested by Juan Lopez on behalf of Molina's Construction, Inc.
- E. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, being Lots 6 and 8, Block 2, Unrecorded Vela Subdivision, located at 309 and 313 South Raul Longoria Road, as requested by Carranza Development
- F. Consider Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Evangeline Gardens Subdivision, east 87.54 feet of Lot 12, Block 1, located at 2401 Geronimo Molina Street, as requested by Martin J. Gonzalez

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 5.203(A)(3) Right-of-Way Widths & Paving Width for Victoria Manor Subdivision, being a 1.470 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by J.A. Garza Associates.
- B. Consider Variance Request to the City's Unified Development Code: 1) Section 5.203(A)(3) Right-of-Way Widths & Paving Width and 2) Section 5.209 Sidewalks, for The Village at Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, located at 4220 North Seminary Road, as requested by Melden & Hunt, Inc.

9. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of The Woodland At Jackson Subdivision, being a 4.00 acre tract of land out of a part or portion of Lot 4, Section 242, Texas-Mexican Railway Company's Subdivision, located at 1800 North Jackson Road, as requested by MAS Engineering, LLC.

10. **CONSENT AGENDA**

- A. Consider Final Plat for La Marquesa Estates Subdivision, being a 20.00 acre tract of land out of Lots 15, Block 52, Alamo Land and Sugar Company Subdivision, located at 4701 West Schunior Road as requested by Melden & Hunt, Inc.
- B. Consider Final Plat for Atwood Village Subdivision, being a 34.99 acre tract of land out of Lots 13 & 14, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 4701 West Schunior Road as requested by Melden & Hunt, Inc.

11. **OTHER BUSINESS**

12. **INFORMATION ONLY**

- A. Attendance Roster

13. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P. M. on Friday October 7, 2022 .



Claudia Mariscal, Administrative Assistant

NOTICE

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



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 13, 2022 - 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

PRESENT:

**VICE CHAIRPERSON- JORGE SOTELO
COMMISSION MEMBERS:
JORGE GONZALEZ
RENE OLIVARES
VICTOR DANIEC**

ABSENT:

**CHAIRPERSON- JOE OCHOA
COMMISSION MEMBERS:
RUBY CASAS
ELIAS LONGORIA, JR.**

MINUTES

1. Call Meeting To Order, Establish Quorum
 - A. Prayer – Prayer was announced by Commission Member Ruby Casas.
 - B. Pledge of Allegiance – The Pledge of Allegiance was said.
2. Certification of Public Notice **AUSTIN COLINA- 09/9/2022- 5:00 P.M.**
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

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

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

5. **MINUTES**

- A. Consider approval of the Minutes for the August 9, 2022 Regular Meeting

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

6. **PUBLIC COMMENTS**

THERE WERE SURROUNDING NEIGHBORS FOR ITEM 7L PRESENT AND VOICED THEIR CONCERNS REGARDING THE ITEM, HOWEVER ITEM 7L WAS REMOVED FROM THE AGENDA. MS. JACQUELINE WAS PRESENT TO EXPLAIN HER CONCERNS FOR ITEM 7G.

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, being a 15.846 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering on behalf of Mel Phillip, Tide Products, Inc.

MR. AUSTIN COLINA PRESENTED THE ITEM AND EXPLAINED THAT A FEW OF THESE ITEMS HAVE BEEN BROUGHT BACK TO THE BOARD DUE TO THE UPDATED UNIFIED DEVELOPMENT CODE.

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- B. Consider the Initial Zoning Request to Residential, Multifamily and Urban (RM) District, a 12.78 acre tract out of Lot 11, Section 238, Texas-Mexican Railway Company's Survey Subdivision, located at 1315 Trooper Moises Sanchez Boulevard, as requested by Rio Delta Engineering on behalf of Carl Carlan

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being all of Lot 6, Block 1, 12.82 acres, Santa Cruz Gardens Subdivision, Unit 3, located at 4020 North Doolittle Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company

PAUL EBROM WAS PRESENT AND MENTIONED THAT HE WAS CONCERNED WITH THE TRAFFIC DUE TO THE WIDTH OF THE STREETS IN THAT AREA.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC TO APPROVED RESIDENTIAL PRIMARY (RP) AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, 24.58 acres out of lots 5, 6, 7 and 8, Block 8, Santa Cruz Gardens Subdivision, Unit 3, located at 3000 East Davis Road, as requested by Rio Delta Engineering on behalf of Fortis Land Company

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE RESIDENTIAL PRIMARY (RP) AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- E. Consider Rezoning Request from Commercial, General (CG) District to Residential, Multifamily and Urban (RM) District, being 22.008 acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc. on behalf of Burns Brothers, LTD.

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

MARIO REYNA, PROJECT ENGINEER WAS PRESENT AND EXPLAINED WHY THEY WERE REQUESTING THE REZONE.

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- F. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, being 0.96 of an acre out of Lot 10, Section 243, Texas-Mexican Railway Company's Survey, located at 2500 North Jasman Road, as requested by Alma Morales

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- G. Consider Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Canton Heights Unit No. 1, east 13 feet of Lot 8 and all of Lot 9, located at 1211 East Canton Road, as requested by Charlie Giang

JACQUELINE MICHELLE WAS PRESENT AND STATED THAT SHE WAS CONCERNED THAT THERE WILL BE AN INCREASE OF TRAFFIC DUE TO THE SURROUNDING SCHOOLS, SHE ALSO EXPLAINED THAT THERE ARE NO SIDEWALKS FOR THE KIDS WHO WALK TO AND FROM SCHOOL. ANOTHER CONCERN OF MS. MICHELLE WAS DRAINAGE.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER JORGE GONZALEZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- H. Consider Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Evangeline Gardens Subdivision, east 87.54 feet of Lot 12, Block 1, located at 2401 Geronimo Molina Street, as requested by Martin J. Gonzalez

MR. MARTIN GONZALEZ THE APPLICANT WAS PRESENT AND EXPLAINED THAT THERE WERE EXISTING MULTIFAMILY STRUCTURES ON GERONIMO MOLINA STREET WHICH IS HIS REASON TO REZONE HIS PROPERTY. STAFF MENTIONED HE HAD NOT OBSERVED ANOTHER MULTIFAMILY STRUCTURE BUT WOULD FURTHER HIS RESEARCH.

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER

VICTOR DANIEC TO TABLE THE ITEM, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- I. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 1, North McColl Subdivision, located at 2119 North McColl Road, as requested by Adolfo Reyes

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- J. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, a 1.167 acre tract of land, out of Lot 1, Block 2, Steele & Pershing Subdivision, located at 2510 West Canton Road, as requested by Mario Anaya on behalf of Eva Alicia Rivera

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- K. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Primary (RP) District, a 2.331 acre tract of land, out of Lot 1, Block 2, Steele & Pershing Subdivision, located at 2510 West Canton Road, as requested by Mario Anaya on behalf of Eva Alicia Rivera

NO ONE WAS PRESENT IN FAVOR NOR OPPOSITION TO COMMENT ON THIS ITEM.

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- L. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily & Urban (RM) District, 11.878 acres, more or less, out of Lot 3, Block 275, Texas-Mexican Railway Company's Survey Subdivision, located at 931 South McColl Road, as requested by Melden & Hunt, Inc. on behalf of Garman Investments, LP.

THIS ITEM WAS WITHDRAWN BY STAFF. NO ACTION REQUIRED.

8. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code: 1) Section 5.203-1 Right-of-Way Widths & Paving Width 2) Section 5.202H Street Network and Design, Cul-de-sac, and 3) Section 3.102-1 Single-Family Detached Lot and Building Standards, Lot Width for Water Lilly at La Sienna Subdivision, being a 25.16-acre tract of land out of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.

THE BOARD ASKED STAFF IF THE FIRE TRUCKS WILL BE ABLE TO NAVIGATE AND FIRE MARSHAL OMAR GARZA WAS PRESENT AND STATED THAT THE STREET WIDTH MET THE REQUIREMENT, HE ALSO ADDED THAT HE WAS CONCERNED WITH THE CUL-DE-SAC BUT IT DOES MEET THE DIAMETER FOR FIRE TRUCK TO NAVIGATE THRU.

AFTER A BRIEF DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE ALL THREE VARIANCES. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- B. Consider Variance to the City's Unified Development Code, Section Sec. 5.301A, Dedication of Improvements, Streets and Rights-of-Way for Jameson Estates Subdivision, being a 1.93 acres tract of land out of the north half of lot 4, block 63, Santa Cruz Gardens Unite No. 2, located at 5102 East Davis Road, as requested by Pablo Soto, Jr. P.E. on behalf of Jose A. Jameson

STAFF STATED THAT THERE WAS A TYPO AND THERE SHOULD HAVE BEEN TWO VARIANCE REQUESTS. 1) SECTION 5.301A, DEDICATION OF IMPROVEMENTS, STREETS AND RIGHT-OF-WAY AND 2) SECTION 5.210-1 WATER SUPPLY STANDARDS ON THE CAPTION.

APPLICANT WAS PRESENT AND EXPLAINED THE REASON HE WAS REQUESTING THE VARIANCES. FIRE MARSHAL OMAR GARZA WAS PRESENT AND STATED THAT A FIRE HYDRANT WAS NEEDED DUE TO NONE BEING IN CLOSE PROXIMTY.

AFTER THE DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE THE DEDICATION VARIANCE AND DENY THE WATER SUPPLY STANDARD VARIANCE. MOTION WAS CARRIED WITH A VOTE OF 3-1.

- C. Consider Variance Request to the City's Unified Development Code Section 5.203 1 Right-of-Way Widths & Paving Width for Russell Oak Subdivision, being a 38.786 acre tract out of land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, located at 2300 North Cesar Chavez Road, As Requested by Melden & Hunt, Inc.

AFTER A BRIEF DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE ALL THREE VARIANCES. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- D. Consider Variance Request to the City's Unified Development Code Section 5.102D Applicability, Exemption from Platting for Bonafacio A. Salinas, being a 0.69 acre tract, out of Lot three (3), Block three (3), John Closner et al Subdivision, Hidalgo County, Texas, located at 1723 East Wisconsin Road, as requested by Juan Lopez.

THE BOARD BRIEFLY DISCUSSED ACCESS EASEMENTS.

AFTER A BRIEF DISCUSSION MOTION WAS MADE BY COMMISSION MEMBER RENE OLIVAREZ AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

9. **SUBDIVISION (PLATS)**

- A. Consider the Preliminary Plat of Sonterra Ridge Subdivision, being a 5.589 acre tract of land out of Lot 1, Section 270, Texas-Mexican Railway Company's Survey, located at 2900 East Sprague Street, as requested by Melden & Hunt, Inc.

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- B. Consider the Preliminary Plat of Closner Point Villages Subdivision, being a 15.846 acre tract of land consisting 5.872 acres out of Lot 11, all of Lot 12 (5.530) acres, and 4.444 acres out of Lot 13, Subdivision "C", Original Townsite, amended, located at 221 East Schunior Street, as requested by Trevino Engineering

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER JORGE GONZALEZ AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 4-0.

- C. Consider the Preliminary Plat of Mountain Village Subdivision, being a 27.985 acre tract of land out of Lot 3, Section 275 Texas-Mexican Railway's Company Survey, located at 931 South McColl Road, as requested by Melden & Hunt, Inc.

ITEM WAS WITHDRAWN BY STAFF. NO ACTION REQUIRED.

10. **CONSENT AGENDA**

THE BOARD INQUIRED ABOUT SUBDIVISIONS IN A FLOOD AND ENGINEER III PETER HERMIDA WAS PRESENT AND EXPLAINED THE PROCESS OF THE REQUIREMENTS FOR A SUBDIVISION THAT IS DEVELOPED IN A FLOOD ZONE.

- A. Consider Final Plat of La Reserva Phase I-C Subdivision; being a 4.048-Acre development, consisting of 2.356-acre tract of land out of Lot 6, Block 73, and 1.692-acre tract of land out of Lot 11, Block 73, Engelmann Re-subdivision of the Missouri-Texas and Irrigation Company's Subdivision, located at 23501 Uresti Street, as requested by Halff Associates, Inc.

ITEMS 10A, 10B AND 10C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

**APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/OLIVAREZ
4-0**

- B. Consider the Final Plat of La Reserva Phase I-D Subdivision, being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by Halff Associates, Inc.

ITEMS 10A, 10B AND 10C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

**APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/OLIVAREZ
4-0**

- C. Consider Final Plat of Sugar Mills Estates Subdivision, being a total of 19.649 acres, consisting of 16.59 acre tract of land out of Lots 7, Section 242, and 3.268 acre tract of land out of Lot 8, Section 242, total Texas-Mexican Railway Company Survey Subdivision, located at 1700 North Sugar Road, as requested by Melden & Hunt, Inc..

ITEMS 10A, 10B AND 10C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

**APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/OLIVAREZ
4-0**

11. **OTHER BUSINESS**

12. **INFORMATION ONLY**

- A. Attendance Roster

13. **ADJOURNMENT**

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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

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a 7.350 acre tract out of Lot 60, Kelly-Pharr Subdivision, located at 310 West Alberta Road, as requested by M2 Engineering, PLLC on behalf of OSS Auto, LLC

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish an automotive repair and maintenance business at this location.

The property is located at the south side of West Alberta Road, at the southwest corner of West Alberta Road and South Business Highway 281. The property has 882.25 ft. of frontage on West Alberta Road and 363.59 ft. of frontage on South Business Highway 281. The property is approximately 7.35 total acres. The requested zoning designation is the primary commercial district, meant to accommodate a wide range of commercial uses.

The property is currently zoned Commercial, General (CG) and Residential, Suburban (RS) Districts. Adjacent zoning is Commercial, General (CG) and Residential, Suburban (RS) Districts to the north, Residential, Multifamily and Urban (RM) and Commercial, General (CG) Districts to the south, and Commercial, General (CG) District to the east and west. The property is currently vacant. Adjacent land uses are commercial, single-family residential, and vacant land. The future land use designation is for General Commercial and Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on August 26, 2022. The applicant indicated that a “Mechanic Shop” is proposed for this location. The western portion of the proposed lot does not allow the intended use and requires rezoning.

Staff mailed a notice of the public hearing to 62 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council’s decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning and land uses, and the Future Land Use Plan. The location at the corner of West Alberta Road (collector street) and South Business Highway 281 (high-speed principal arterial street) is well suited for commercial uses such as the one proposed.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses for this location.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District

APPLICANT: OSS Auto, LLC

AGENT: M2 Engineering, PLLC

LEGAL: 7.350 acre tract out of Lot 60, Kelly-Pharr Subdivision

LOCATION: 310 West Alberta Road

LOT/TRACT SIZE: 7.350 acres

CURRENT USE: Vacant

PROPOSED USE: Commercial

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

ADJACENT ZONING: North – Commercial, General (CG) and Residential, Suburban (RS)
South – Residential, Multifamily and Urban (RM) and Commercial, General (CG) Districts
East – Commercial, General (CG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial and Auto-Urban

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

REZONING REQUEST OSS AUTO, LLC

EVALUATION

The following is staff's evaluation of the request.

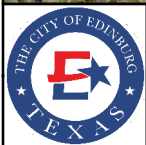
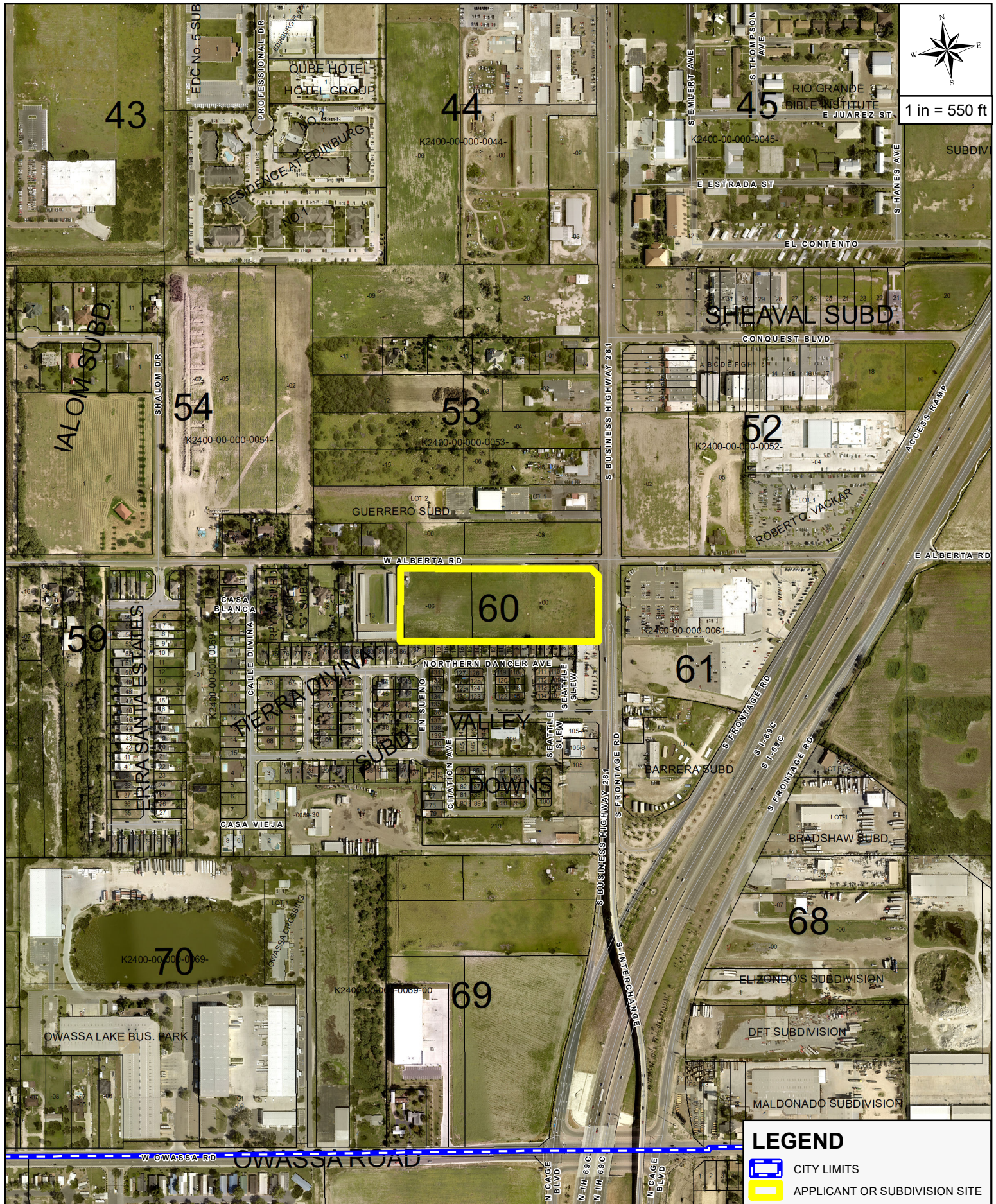
1. The land use pattern for this area of the community consists of commercial, single-family residential, and vacant land.
2. The property is located on the corner of a collector street and a high-speed principal arterial street.
3. The location is well suited to commercial uses.
4. Existing commercial uses are located on the south side of West Alberta Road immediately adjacent to the subject property.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning and land uses. The corner lot proposed for this development is ideal for commercial uses.

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

Staff mailed a notice of the public hearing to 62 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

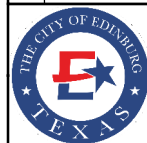
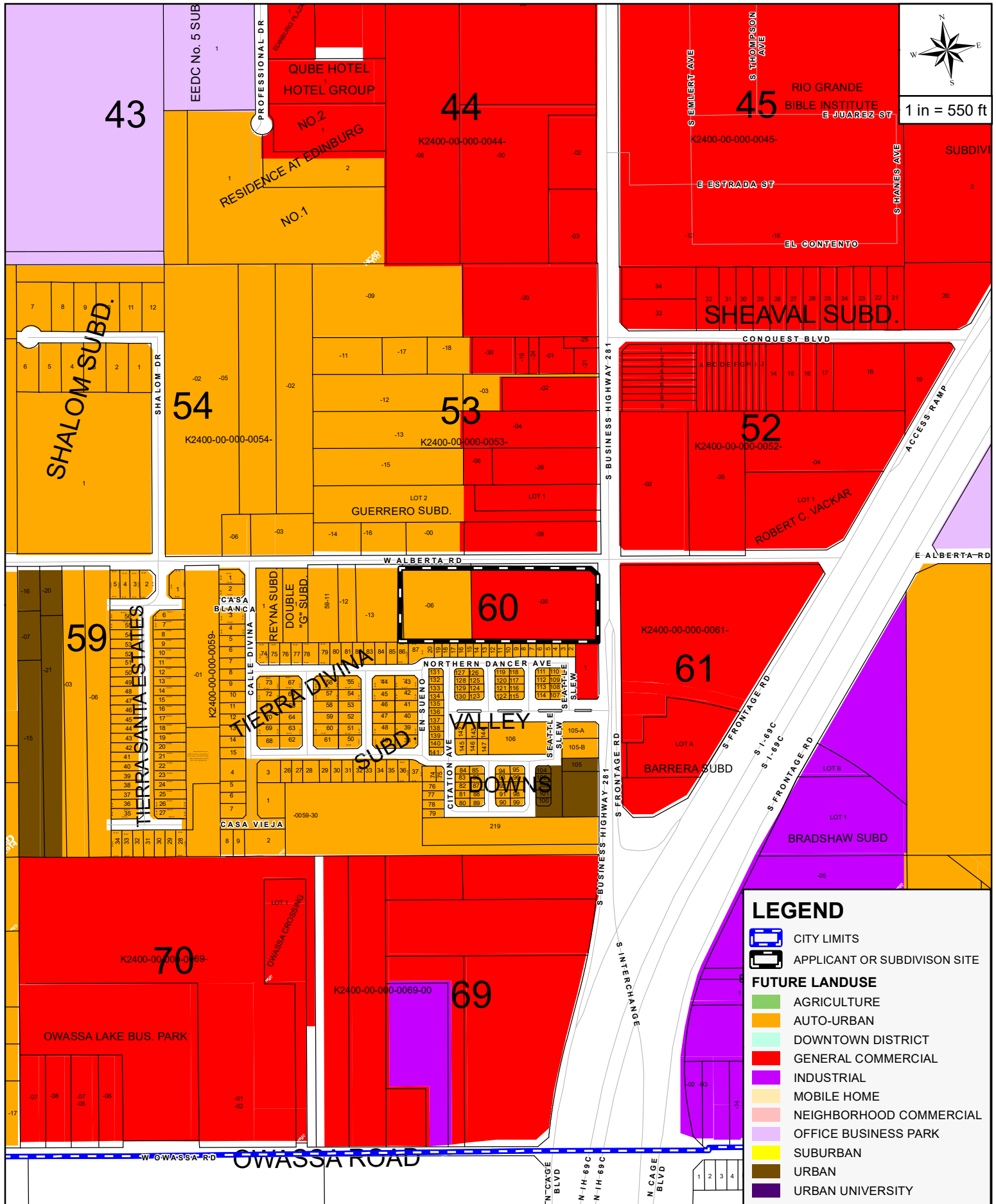
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

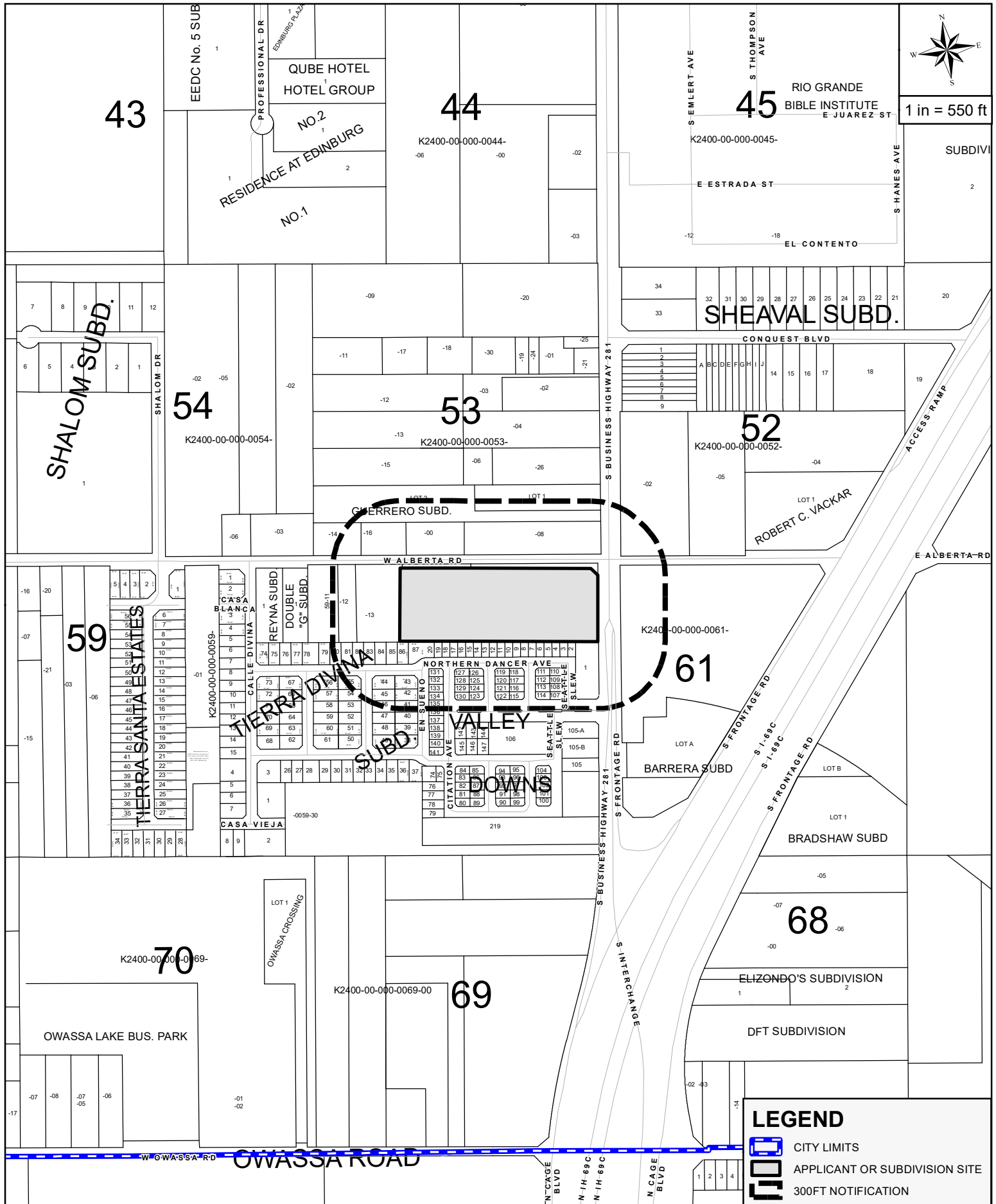
OSS AUTO / M2 ENGINEERING



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

OSS AUTO / M2 ENGINEERING





Zone Change Application

Date: August 24, 20221. Property Owner: OSS Auto LLC2. Phone: (956) 600-86283. Mailing Address: 5210 N Cage Blvd4. City: Edinburg State: TX Zip: 785775. Email Address: Fernando@m2-engineers.com 6. Cell No. (956) 662-93237. Agent: M2 Engineering PLLC 8. Agent's Phone: (956) 600-86289. Agent's Mailing Address: 1810 E. Griffin Parkway10. City: Mission State: Tx Zip: 7857311. Agent's Email: fernando@m2-engineers.com12. Address/Location being Rezoned: SW corner of W. Alberta & S Business Highway 281 intersec.

13. Legal Description of Property:

14. Property ID(s): 202004KELLY PHARR TRACT W882.70'- E932.70'- N367.1' LOT 60 7.44AC GR 7.04AC NET15. Zone Change: From: S - SuburbanTo: CG - Commerical General16. Existing Land Use: Vacant17. Reason for Zone Change: Construction of proposed Mechanic ShopCARLOS A FERREIRA

(Please Print Name)

Signature

DocuSigned by:

1D58E5EBCBB145A...

Name: A. ColinaAMOUNT PAID \$ 400.00RECEIPT NUMBER 201814928

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

October 11th

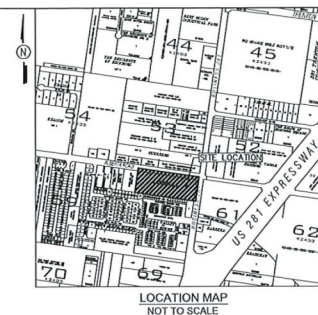
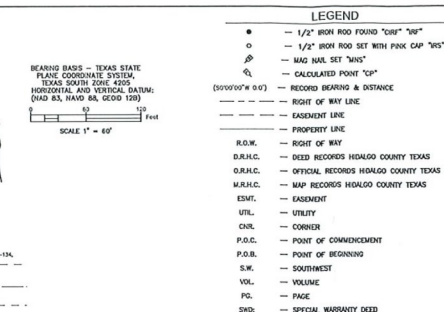
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

Nov. 1.**(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)**

RECEIVED

AUG 26 2022

8-26
A. Colina



BEING 7.350 ACRES OUT OF LOT 60,
KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME
3, PAGE 133-134, MAP RECORDS HIDALGO
COUNTY, TEXAS

[illegible]

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: CARLOS AGUSTO FERREIRA LOPES	1022 E. US HIGHWAY 83	MALLEN, TEXAS 78501	(956) -- --
ENGINEER: EMIGIO "MIL" SALINAS, P.E.	1810 E. GREFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARROZAS, R.L.S.	13901 N. 31st STREET	EDINBURG, TEXAS 78541	(512) 470-1481



TX PE FIRM # F16900
1004 W FRONTAGE RD
ALAMO, TX 78516
956.787.FIRE

REV	DESCRIPTION	DATE
	SCHEDULE OF REVISIONS	



RECEIVED

AUG 26 2022

Name: _____

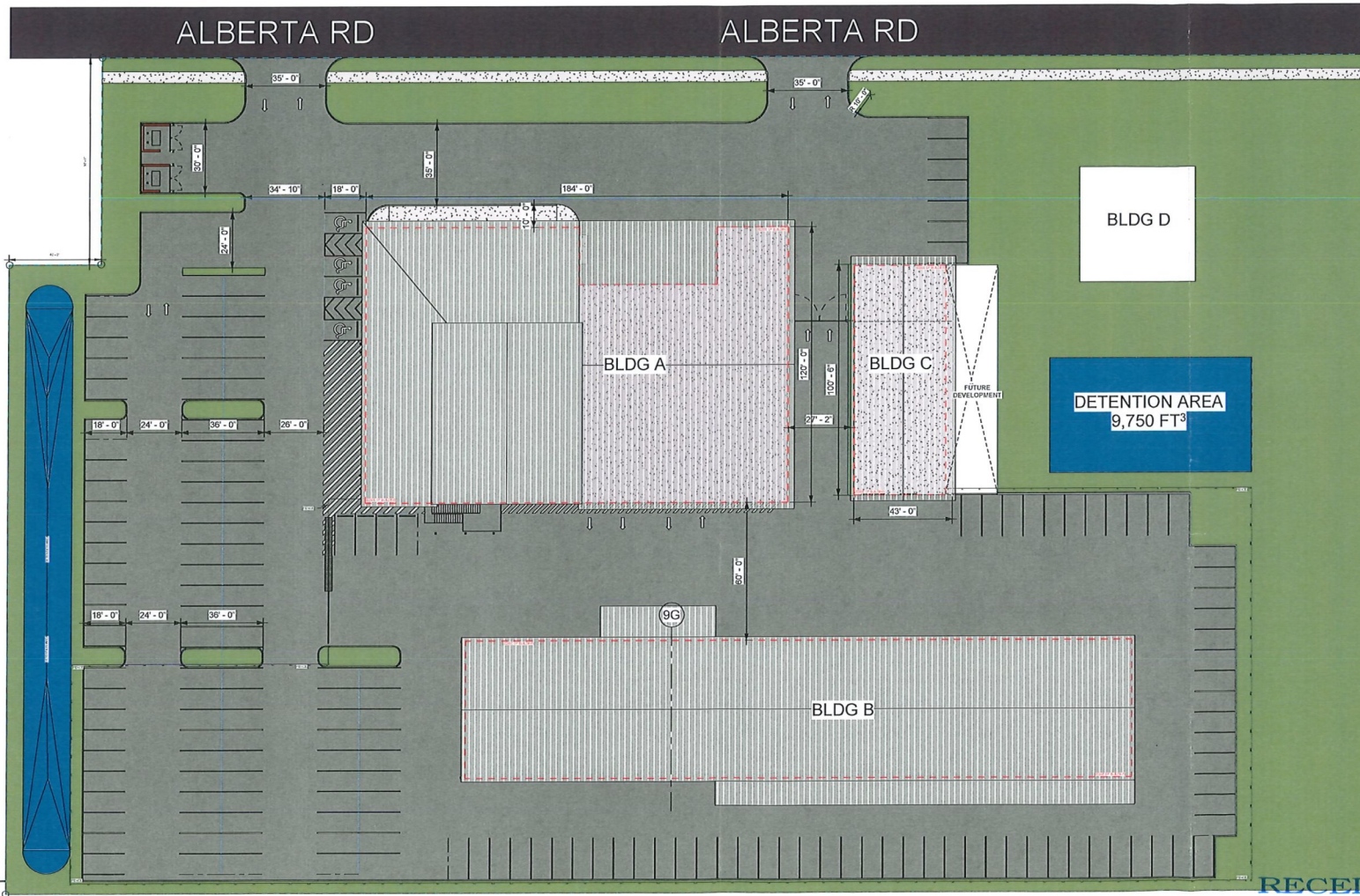
PROJECT: 22 01 78
ONE STOP SHOP
Alberta & Closner
Edinburg, Tx 78541

SITE PLAN - SATELLITE

B002



TX PE FIRM # F16900
1004 W FRONTAGE RD
ALAMO, TX 78516
956.767.FIRE



N ① SITE PLAN- OVERALL
3/8" = 1'-0"

SCHEDULE OF REVISIONS			
REV	DESCRIPTION	DATE	
2	WHAT ARE WE DOING WITH THE SPACE IN FRONT OF THE BUILDING TOWARDS 387?	14 MAY 2022	

PROJECT: 22 01 78
ONE STOP SHOP
Alberta & Clossner
Edinburg, Tx 78541

SITE PLAN - OVERALL

B003

REVIEW SET - 08 JUN 2022

Name: _____

AUG 26 2022

RECEIVED



Rezoning Request Site Photo

OSS AUTO, LLC

310 West Alberta Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being a 3.242 acre tract of land out of Lot 27, Kelly-Pharr Subdivision, located at 408 West Wisconsin Road, as requested by Alex Maheshwari on behalf of African McAllen Investment Group

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a multifamily development at this location.

The property is located at the south side of West Wisconsin Road, approximately 1,425 ft. west of South Business Highway 281. The property has 107.0 ft. of frontage on West Wisconsin Road and 1,320.0 ft. of depth for a total lot area of 3.242 acres. The requested zoning designation is the highest density residential district and allows for single and multifamily uses on the subject property. The proposed use is for a development of townhouses at this location.

The property is currently zoned Commercial, General (CG) and Residential, Suburban (RS) Districts. Adjacent zoning is Commercial, Neighborhood (CN) District to the north and Residential, Suburban (RS) District to the south, east, and west. The property is mostly vacant with a commercial structure located at the north end. Surrounding land uses are institutional with light commercial, single-family residential, and some vacant land. The future land use designation is for Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on August 31, 2022. The applicant indicated that a “Future Townhouse Development” is proposed for this location. Rezoning is required to accommodate the proposed project.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council’s decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends disapproval of the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on adjacent zoning and land uses, and the Future Land Use Plan.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses for this location. Residential, Multifamily and Urban (RM) District zoning is appropriate for high-density urban areas where smaller spaces infill and smaller housing is desirable. This is incongruous with the surrounding densities. The proposed use is not in keeping with the future land use plan. However, it should be considered that is unlikely that the proposed high-density residential uses will create a conflict with the largely institutional use adjacent to this location.

Prepared by:

D. Austin Colina
Planner I

Reviewed by:

Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/06/2022

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: African McAllen Investment Group

AGENT: Alex Maheshwari

LEGAL: A 3.242 acre tract of land out of Lot 27, Kelly-Pharr Subdivision

LOCATION: 408 West Wisconsin Road

LOT/TRACT SIZE: 3.242 acres

CURRENT USE: Commercial/Vacant

PROPOSED USE: Residential

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

ADJACENT ZONING: North – Commercial, Neighborhood (CN) District
South – Residential, Suburban (RS) District
East – Residential, Suburban (RS) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

REZONING REQUEST AFRICAN MCALLEN INVESTMENT GROUP

EVALUATION

The following is staff's evaluation of the request.

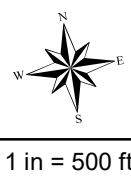
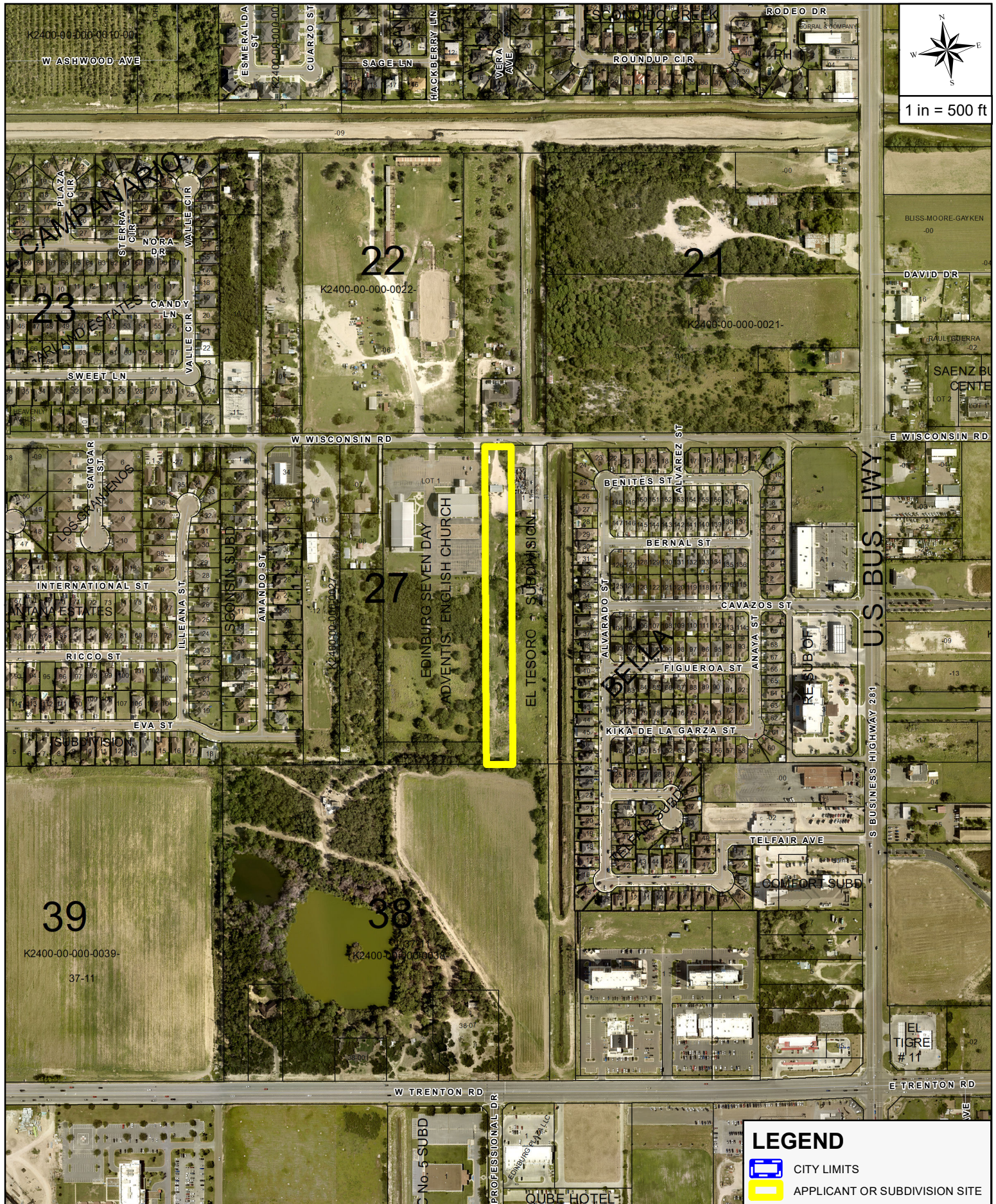
1. The land use pattern for this area of the community consists of institutional, single-family residential, and commercial with some vacant land.
2. There are no other urban densities in this area.
3. The proposed use is not likely to create a conflict with adjacent institutional and commercial uses, but there appears to be a single-family residential structure to the east.
4. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends disapproval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning and land uses. The proposed density and type of use is incongruous with the surrounding area. However, most surrounding uses are institutional and these uses are unlikely to present a conflict with a high-density residential development.

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

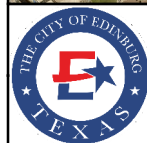
Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

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



LEGEND

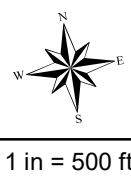
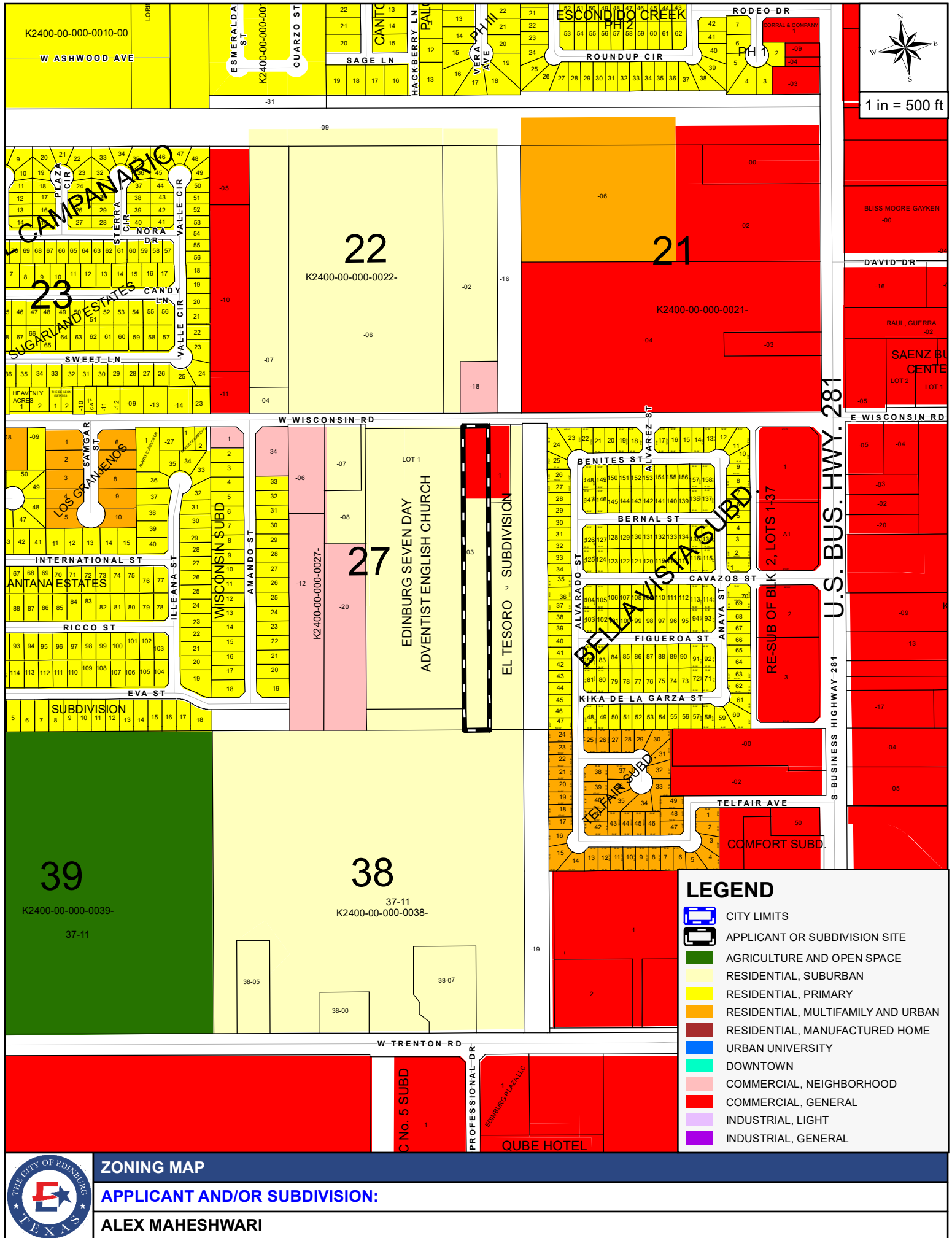
- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

ALEX MAHESHWARI



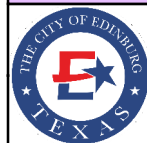
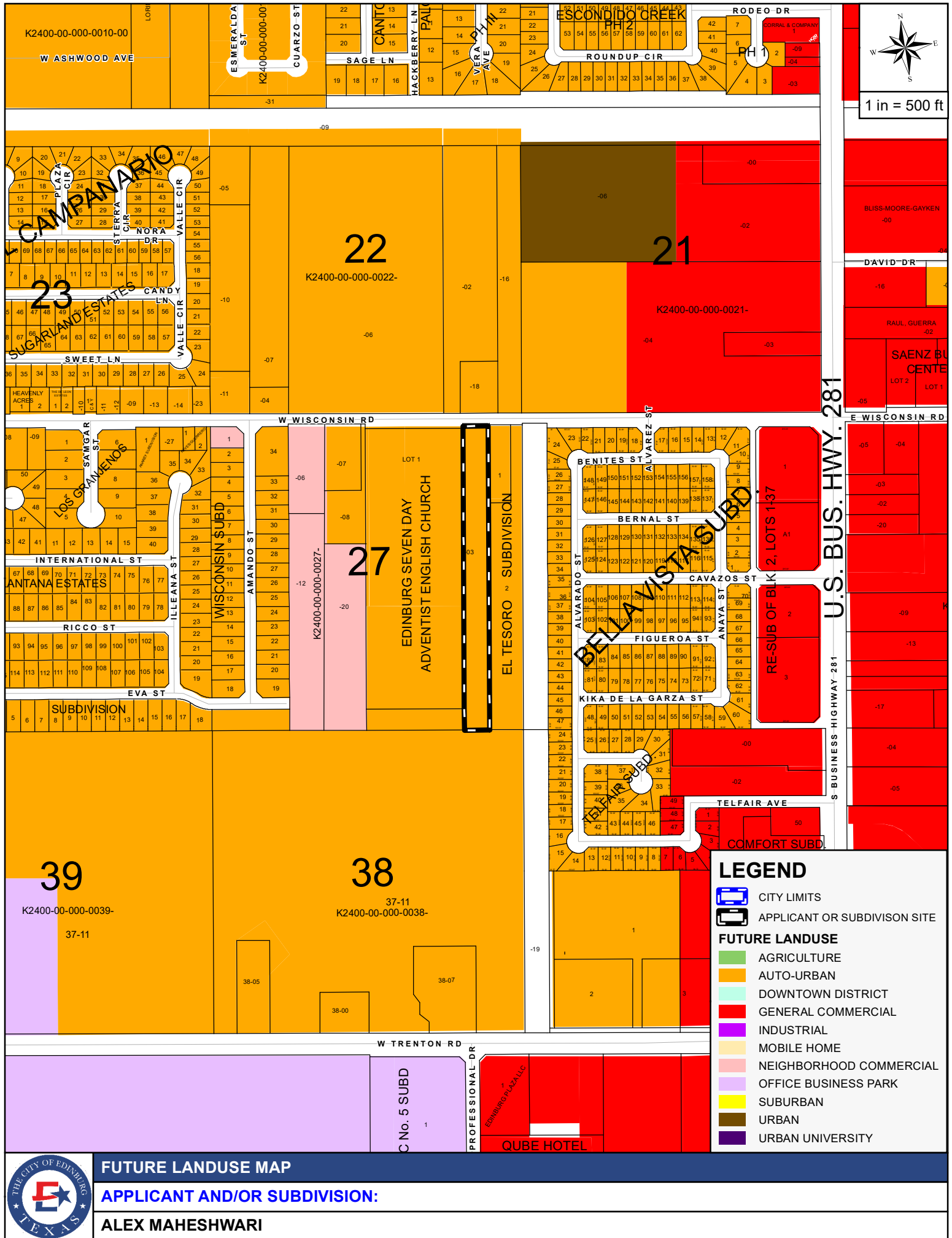
- LEGEND**
- CITY LIMITS
 - APPLICANT OR SUBDIVISION SITE
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY AND URBAN
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL,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

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

ALEX MAHESHWARI

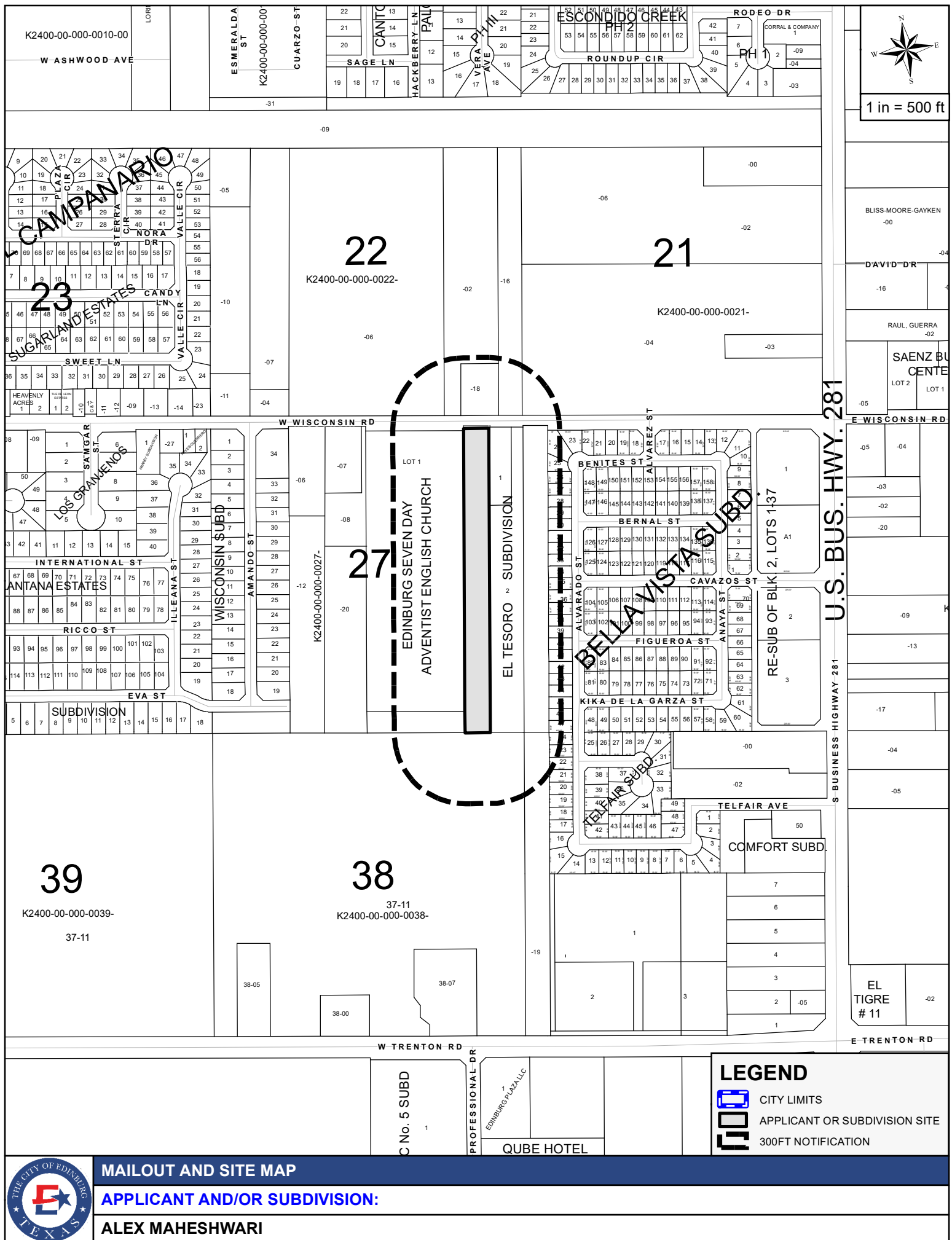




FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

ALEX MAHESHWARI





Case # R2NE-2022-0081

Edinburg THE CITY OF

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

Zone Change Application

Date: August 9, 2022

1. Property Owner: African McAllen Investment Group 2. Phone: _____
3. Mailing Address: 630 Barton Dr
4. City: Edinburg State: TX Zip: 78541
5. Email Address: fombon.amig@gmail.com 6. Cell No. (214) 650-3918
7. Agent: Alex Maheshwari 8. Agent's Phone: (956) 227-7399
9. Agent's Mailing Address: 3525 W. Freddy Gonzalez Dr. Ste. B
10. City: Edinburg State: TEXAS Zip: 78539
11. Agent's Email: alex9275@yahoo.com
12. Address/Location being Rezoned: 408 West Wisconsin Road, Edinburg, Texas
13. Legal Description of Property: _____ 14. Property ID(s): K2400-00-000-0027-03
3.242-ACRE TRACT OF LAND, OUT OF LOT 27, KELLY-PHARR SUBDIVISION, AS
RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS
15. Zone Change: From: S - Suburban To: UR - Urban Residential
16. Existing Land Use: Existing Warehouse - Not in use
17. Reason for Zone Change: Future Townhouse Development
- Benjamin Fombon Benjamin Fombon
(Please Print Name) Signature
- AMOUNT PAID \$ 400.00 RECEIPT NUMBER _____

Digitally signed by Benjamin
Fombon
Date: 2022.08.12 11:10:23 -05'00'

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: Oct. 11. 22

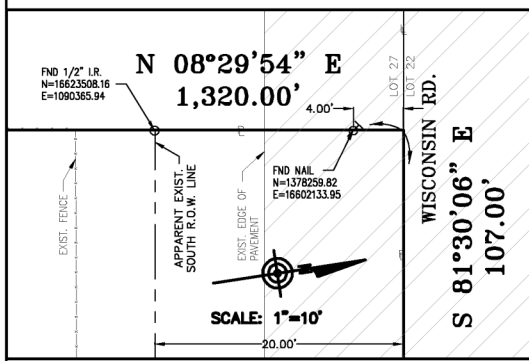
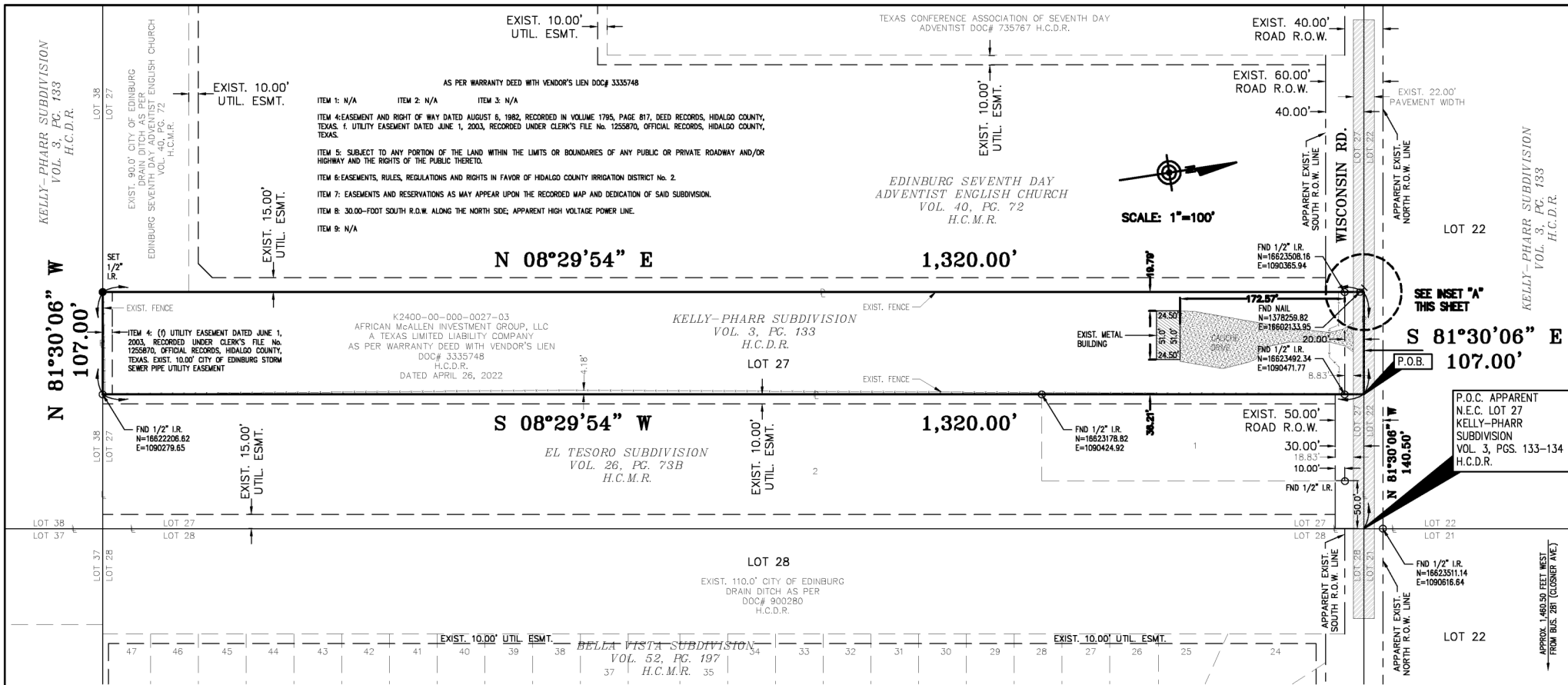
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: Nov. 1

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

RECEIVED

AUG 31 2022

Name: J. Ayala



NOTES:

1. FLOOD ZONE STATEMENT: ZONE "A" (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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS PER COMMUNITY PANEL No. 480338 0030-E MAP REVISED JUNE 8, 2000.
2. THIS SURVEY WAS DONE USING WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
4. BASIS OF BEARING AS PER BASIS OF BEARING AS PER TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.
5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 04, 2022, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
DATE: 8/04/22



LEGEND

- SET 1/2" IRON ROD
- W/CAP STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS

- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT
- P-E PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER

**SURVEY PLAT SHOWING
A 3.242 ACRE TRACT OF LAND OUT
OF LOT 27, KELLY-PHARR
SUBDIVISION
AS RECORDED IN
VOL. 3, PGS. 133-134, H.C.D.R.
LOCATED IN
THE CITY OF EDINBURG
(SEE EXHIBIT "A" FOR METES &
BOUNDS DESCRIPTION)**

HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

REV. DATE: 08/04/22

DRAWN BY: LF.



Rezoning Request Site Photo

AFRICAN MCALLEN INVESTMENT GROUP

408 West Wisconsin Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, being all of Lot 1, Lady Luck Subdivision, located at 4542 North Doolittle Road, as requested by Isidro Castillo

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a commercial development at this location.

The property is located on the southeast corner of North Doolittle Road and East Mile 19 North Road. The property has 202.88 ft. of frontage on North Doolittle Road and 260.00 ft. of frontage on Mile 19 North Road with a total lot area of 1.54 acres. The requested zoning designation is the primary commercial district, meant to accommodate a wide range of commercial uses. The proposed use is for an event center and offices.

The property is currently zoned Commercial, Neighborhood (CN) District. Adjacent zoning is Residential, Suburban (RS) District to the north, south, and east, and Manufactured Home (MF) District to the west. The property is currently vacant. Surrounding land uses are low-density single-family residential and vacant land. The future land use designation is for Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on September 9, 2022. The applicant indicated an intent “to Establish Event Center & Small offices” on the application. Rezoning is required to accommodate the proposed project.

Staff mailed a notice of the public hearing to 28 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council’s decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends disapproval of the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District based on adjacent zoning and land uses.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land uses. The intersection of North Doolittle Road and East Mile 19 North Road is a suitable location for light commercial uses. However, the proposed heavy commercial use of an event center may involve potential conflicts with the mostly suburban residential properties in the area. Noise, traffic, lighting, and hours of operation of an event center will likely present a nuisance for the adjacent property owners. It is recommended that the owner consider lighter commercial uses for this location.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/06/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District

APPLICANT: Isidro Castillo

AGENT: N/A

LEGAL: Lot 1, Lady Luck Subdivision

LOCATION: 4542 North Doolittle Road

LOT/TRACT SIZE: 1.54 acres

CURRENT USE: Vacant

PROPOSED USE: Commercial

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends disapproval of the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District.

REZONING REQUEST ISIDRO CASTILLO

EVALUATION

The following is staff's evaluation of the request.

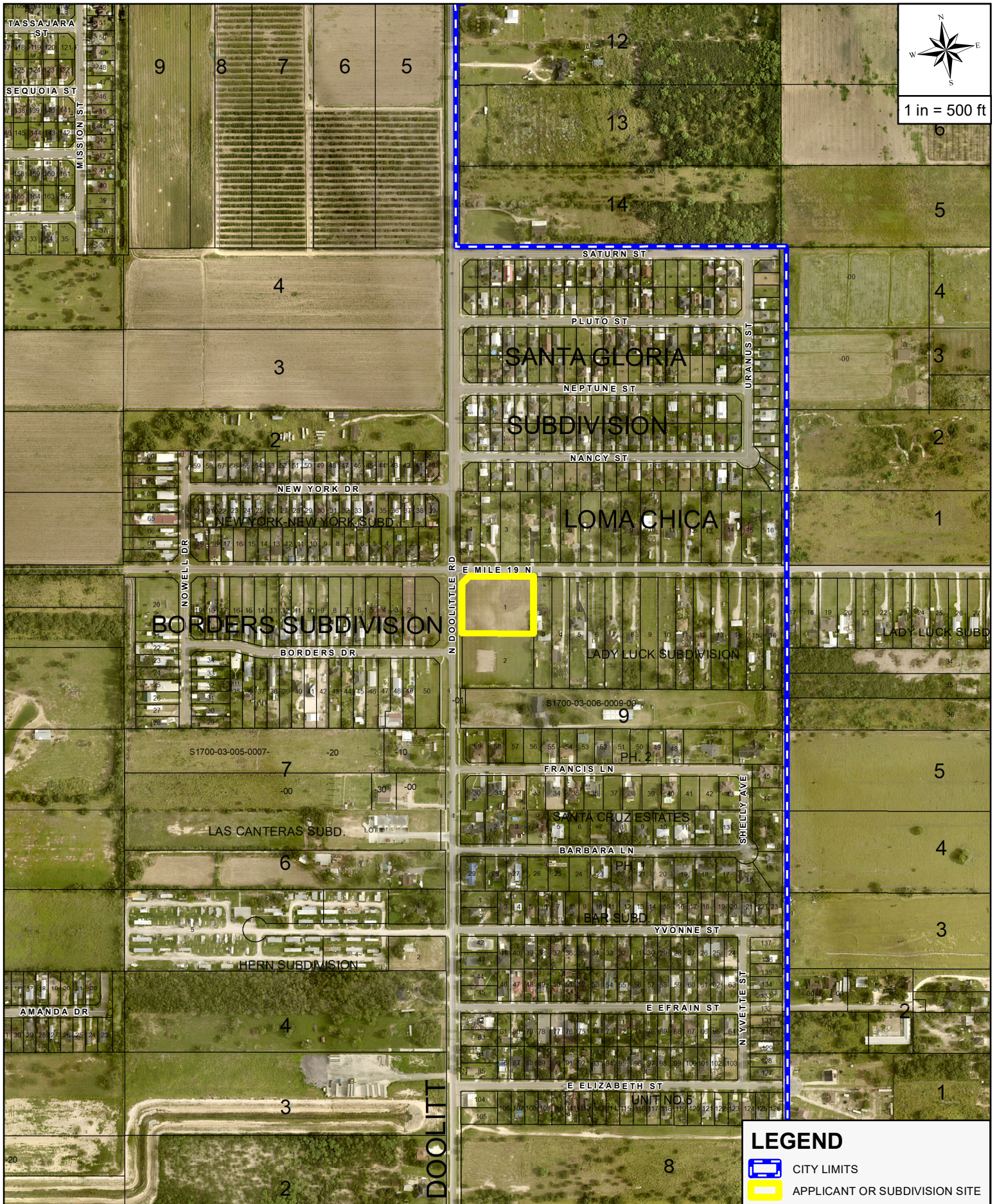
1. The land use pattern for this area of the community consists entirely of low-density single-family residential uses with some vacant land.
2. The lot zoned Commercial, Neighborhood (CN) District to the southwest of the subject property is vacant.
3. The current zoning of Commercial, Neighborhood (CN) is suited to the location on a corner lot of a minor arterial street (North Doolittle Road) and appropriate for commercial uses surrounded by single-family residential lots.
4. Heavier commercial uses than are allowed by the Commercial, Neighborhood (CN) District are likely to present a conflict or nuisance for the residential property owners in this area.
5. The proposed use of an event center will involve noise, traffic, lights, and business hours that may be disruptive to residential uses.
6. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends disapproval of the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District based on adjacent zoning and land uses. The proposed use is too heavy a commercial use for this location and is likely to present problems for the surrounding property owners. Lighter commercial uses consistent with the existing zoning for this property should be considered. It should also be noted that General Note #2 on the Lady Luck Subdivision plat states "one single family dwelling per lot." Adherence to this Plat Note would not be in keeping with either the existing or proposed zoning.

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

Staff mailed a notice of the public hearing to 28 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

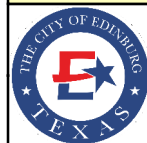
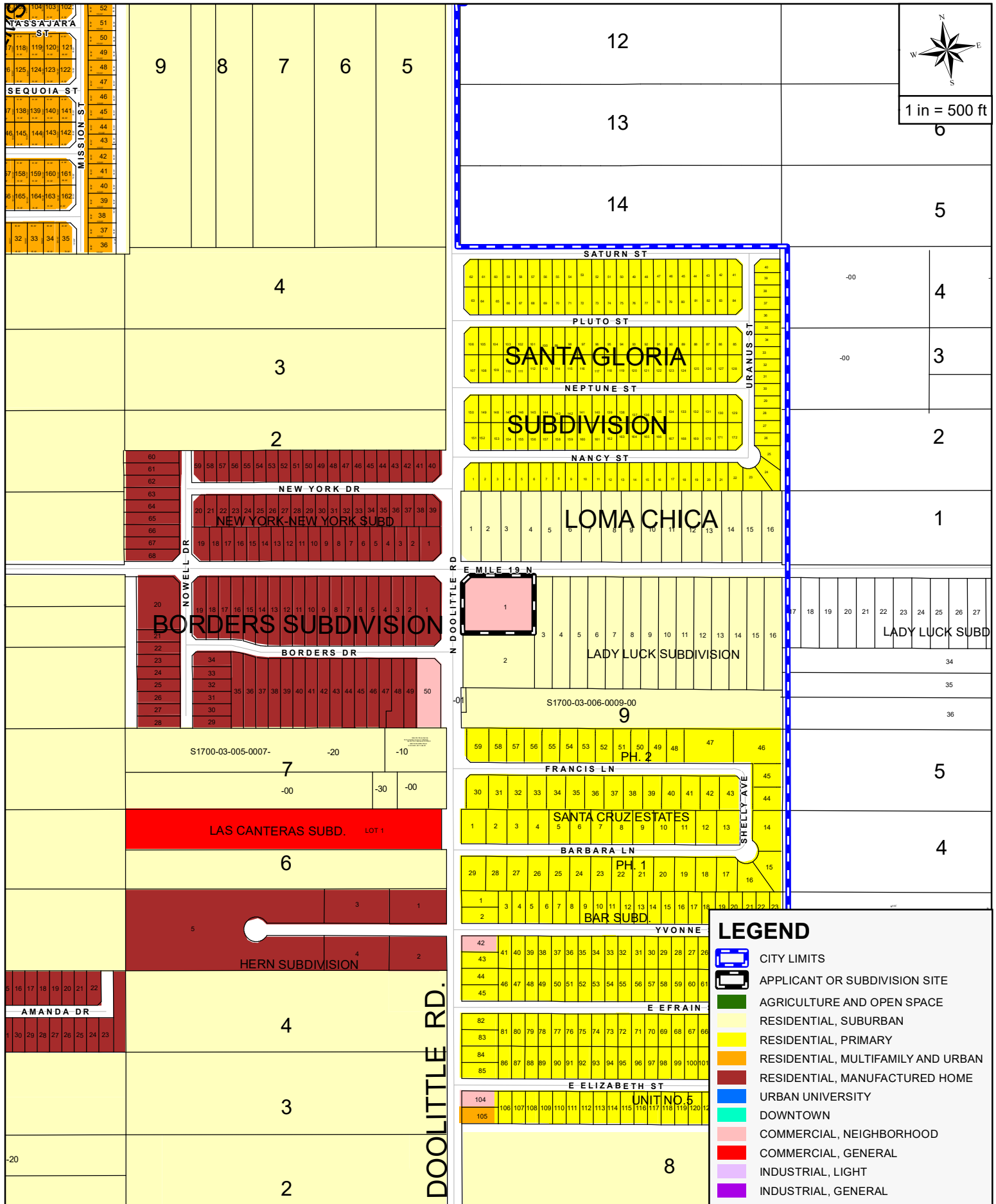
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of Site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

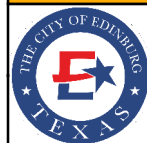
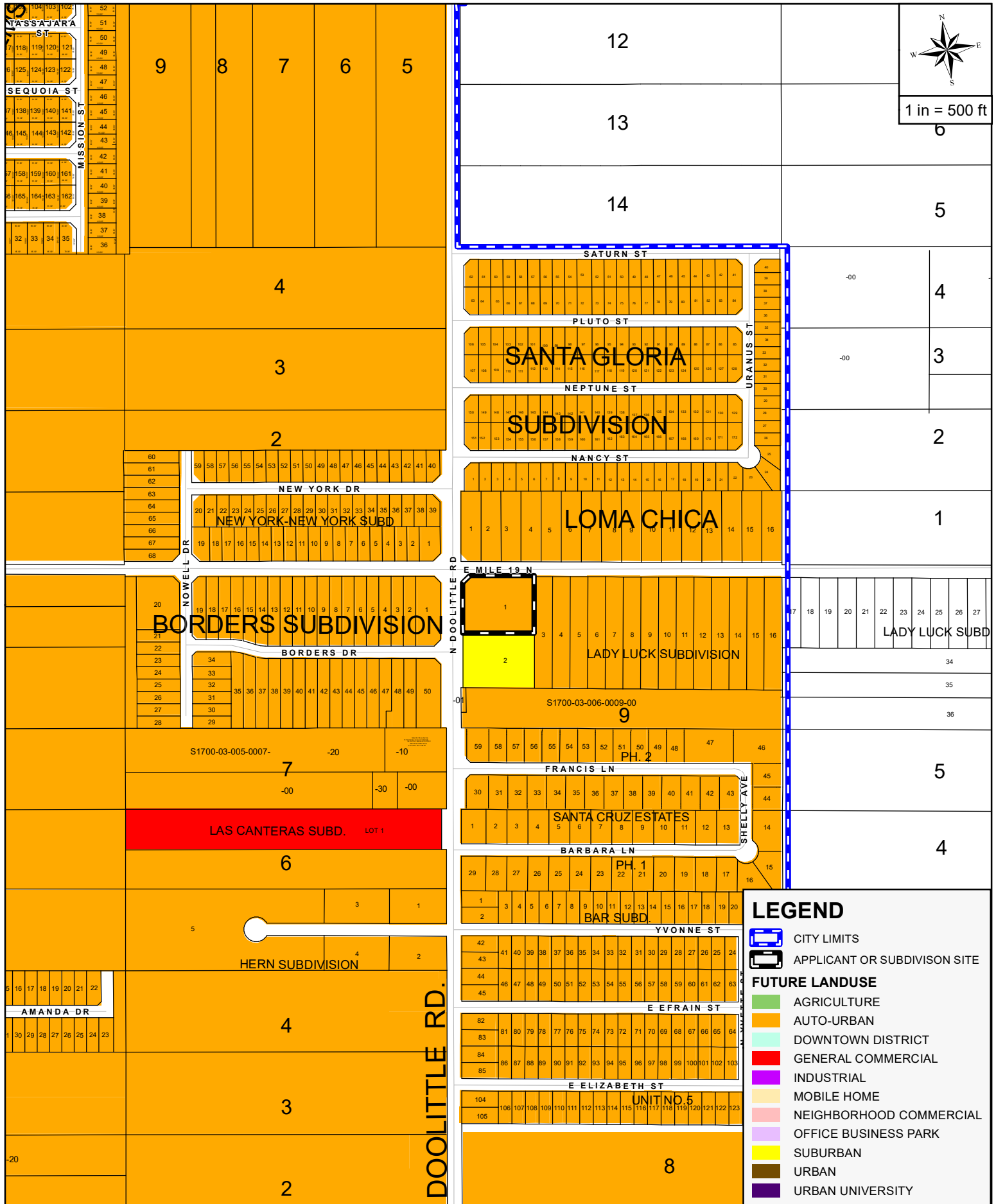
ISIDRO NAVARRO

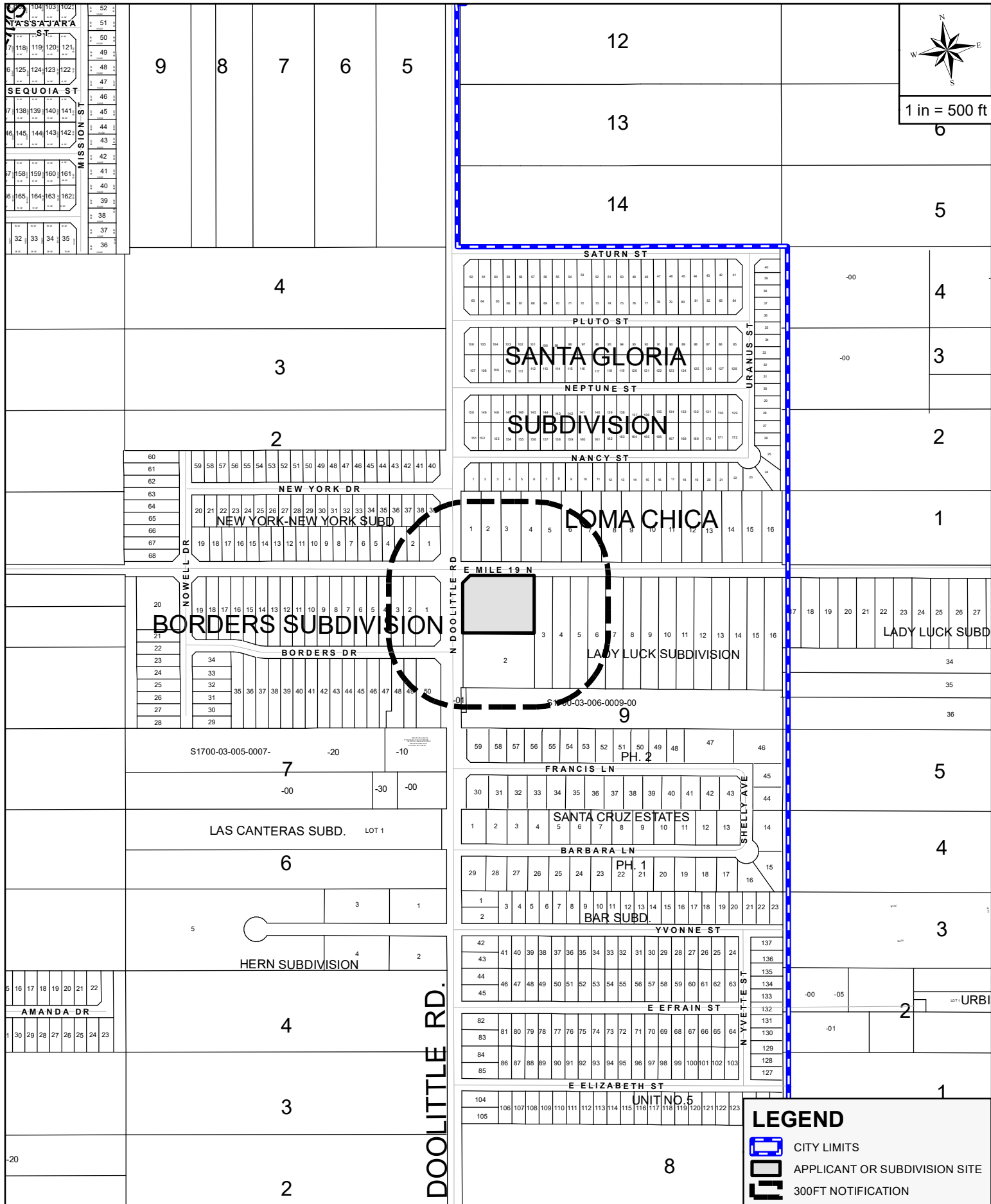


ZONING MAP

APPLICANT AND/OR SUBDIVISION:

ISIDRO NAVARRO





Case # **RZNE-2022-0084****Edinburg** THE CITY OFPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202**Zone Change Application**

Date: _____

1. Name: Isidro Castillo 2. Phone: (956) 363-71573. Mailing Address: 1202 zarate Dr.4. City: San Juan State: Tx Zip: 785895. Email Address: charlysevents2013@gmail.com 6. Cell No. _____

7. Agent: _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: Charlysevents2013@gmail.com12. Address/Location being Rezoned: 4542 N Doolittle Rd13. Legal Description of Property: _____ 14. Property ID(s): 556337lady wck lot 115. Zone Change: From: CN To: CG16. Existing Land Use: Vacant17. Reason for Zone Change: To Establish Event Center & Small OfficeIsidro Castillo
(Please Print Name)Isidro C **RECEIVED**
Signature

SEP 09 2022

AMOUNT PAID \$ \$400 CK# 1023 RECEIPT NUMBER _____ Name: J. Ayala

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

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

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



Rezoning Request Site Photo

ISIDRO CASTILLO

4542 North Doolittle Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District, being all of Lot 4, Molina Apartments Subdivision, located at 2618 North M Road, as requested by Juan Lopez on behalf of Molina's Construction, Inc.

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a multifamily development at this location.

The property is located on the east side of North M Road, approximately 400 ft. south of East Rogers Road. The property has 100.00 ft. of frontage on North M Road and 217.68 ft. of depth for a total lot area of 0.597 acres. The requested zoning designation is the highest density residential district and allows for single-and multifamily uses on the subject property. The proposed use is for a development of 4-plex apartments at this location.

The property is currently zoned Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) District to the north, south, and east, and Residential, Multifamily and Urban (RM) to the west. The property is currently vacant. Surrounding land uses are low-density single-family residential with multifamily residential from an earlier phase of this development to the east. The future land use designation is for Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on September 8, 2022. The applicant indicated that "Building 4-plex apartments" is proposed for this location. Rezoning is required to accommodate the proposed project.

Staff mailed a notice of the public hearing to 15 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on adjacent zoning and land use from previous phase(s) of this development.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and land use from prior phase(s) of this development. The multifamily uses in this subdivision are incongruous with the entirely low-density single-family detached and suburban uses found in this area. However, existence of this multifamily development has not presented any conflicts with the surrounding uses of which staff is aware. Allowing the expansion of this spot zoning will not appreciably change the character of this portion of M Road.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/06/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District

APPLICANT: Molina’s Construction, Inc.

AGENT: Juan Lopez

LEGAL: Lot 4, Molina Apartments Subdivision

LOCATION: 2618 North M Road

LOT/TRACT SIZE: 0.597 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS) District
South – Residential, Suburban (RS) District
East – Residential, Multifamily and Urban (UR)
West – Residential, Suburban (RS) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

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

REZONING REQUEST MOLINA'S CONSTRUCTION, INC.

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists mostly of low-density single-family residential uses with some light agriculture and vacant land.
2. There is a multifamily use from a previous phase of this development to the east of the subject property.
3. This high-density zoning and its existing development is out of character with the surrounding area.
4. Staff is not aware of any conflicts between the suburban and urban zoning/uses in this area.
5. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on zoning and land use to the east of this location from an earlier phase of this development. The original development was an incongruous use that involved spot zoning that was not in keeping with the surrounding densities. However, the zone change now requested will not appreciably change the class and character of this location along North M Road due to the uses already established. There are no known conflicts between the existing multifamily and single-family uses in this area. It is reasonable to allow the owner to complete his intent for this development.

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

Staff mailed a notice of the public hearing to 15 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

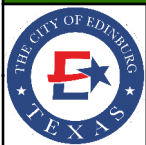
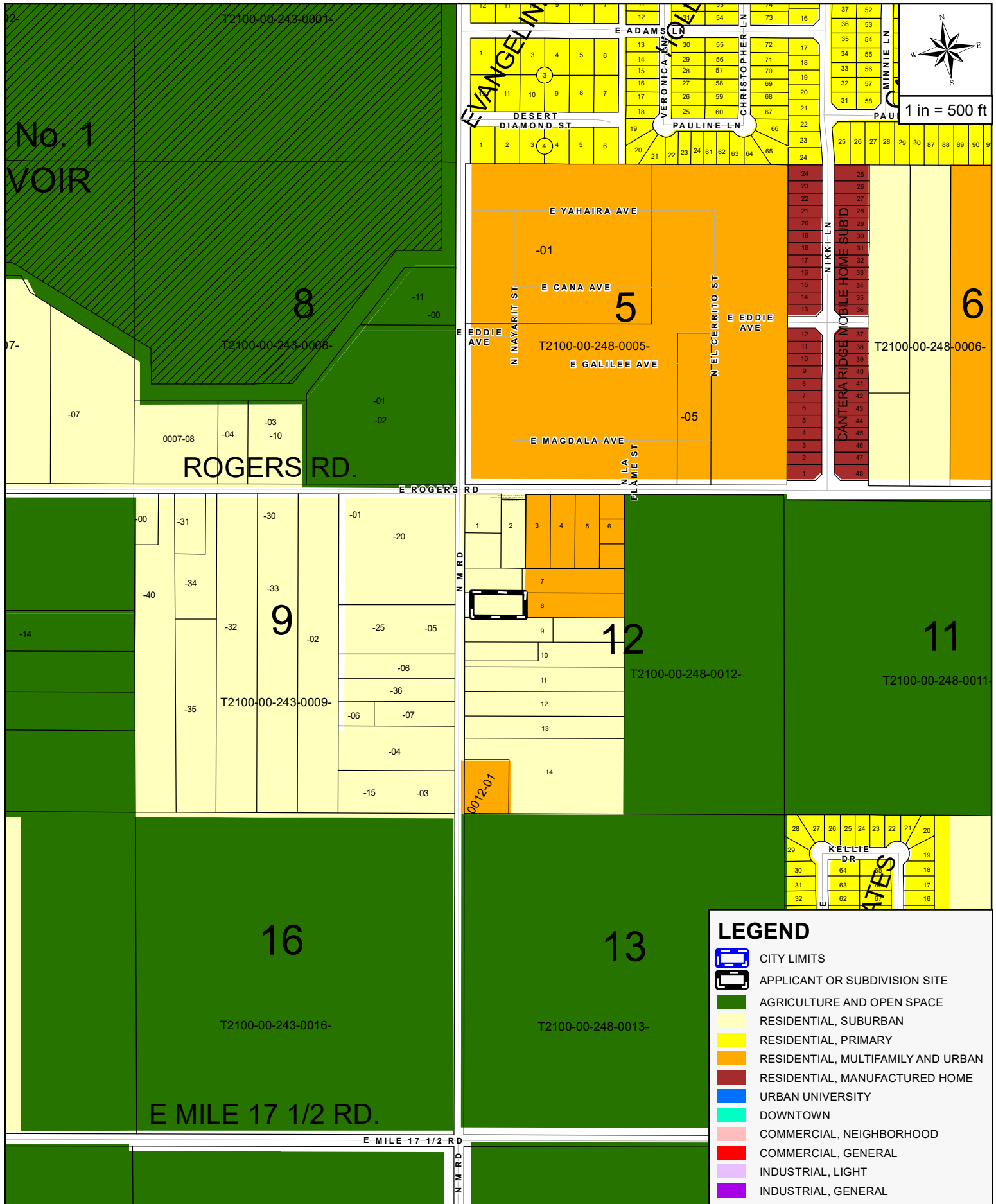
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of Site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

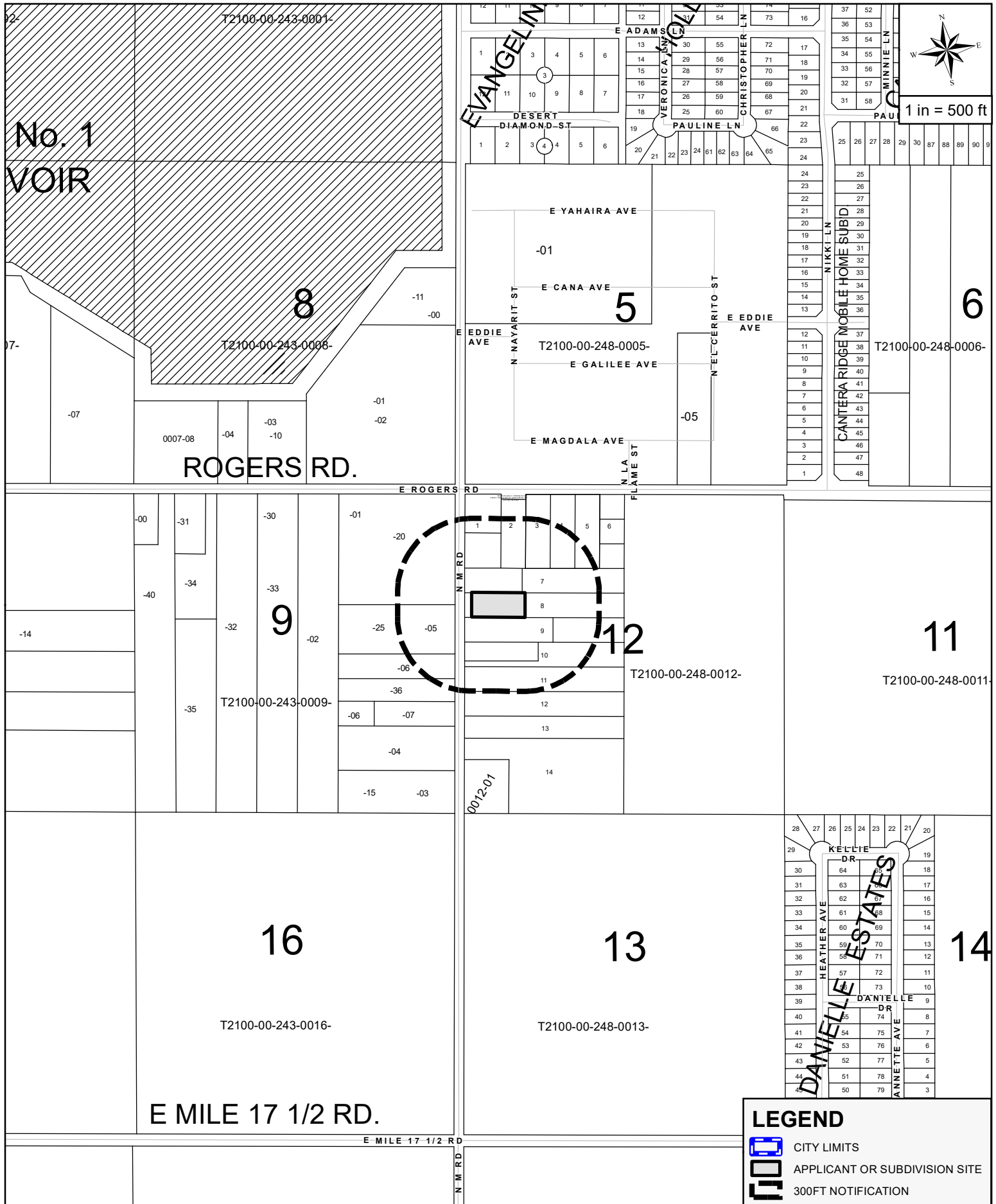
JUAN LOPEZ / MOLINAS CONSTRUCTION



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

JUAN LOPEZ / MOLINAS CONSTRUCTION



Case # **RZNE-2022-0082****Edinburg** THE CITY OFPlanning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: September 7, 2022

1. Property Owner: Molinas Construction, Inc. 2. Phone: (956) 929-1155
3. Mailing Address: 2704 N M Road
4. City: Edinburg State: Texas Zip: 78542
5. Email Address: molinaconstruction1978@gmail.com 6. Cell No. (956) 929-1155
7. Agent: Juan Lopez 8. Agent's Phone: (956) 292-6880
9. Agent's Mailing Address: 3116 Garza Street
10. City: Edinburg State: Texas Zip: 78539
11. Agent's Email: juan@brick-stonerealty.com
12. Address/Location being Rezoned: 2618 N M RD
E Rogers Rd, Molina Apartments Lot 4, Edinburg, Tx 78542
13. Legal Description of Property: 14. Property ID(s): 1235477
- Molina Apartments Lot 4

15. Zone Change: From: RS S - Suburban To: RM Urban Residential

16. Existing Land Use: Empty Lot

17. Reason for Zone Change: Building 4-plex apartments.

Juan Lopez
(Please Print Name)

Juan Lopez
Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: OCT. 11, 2022

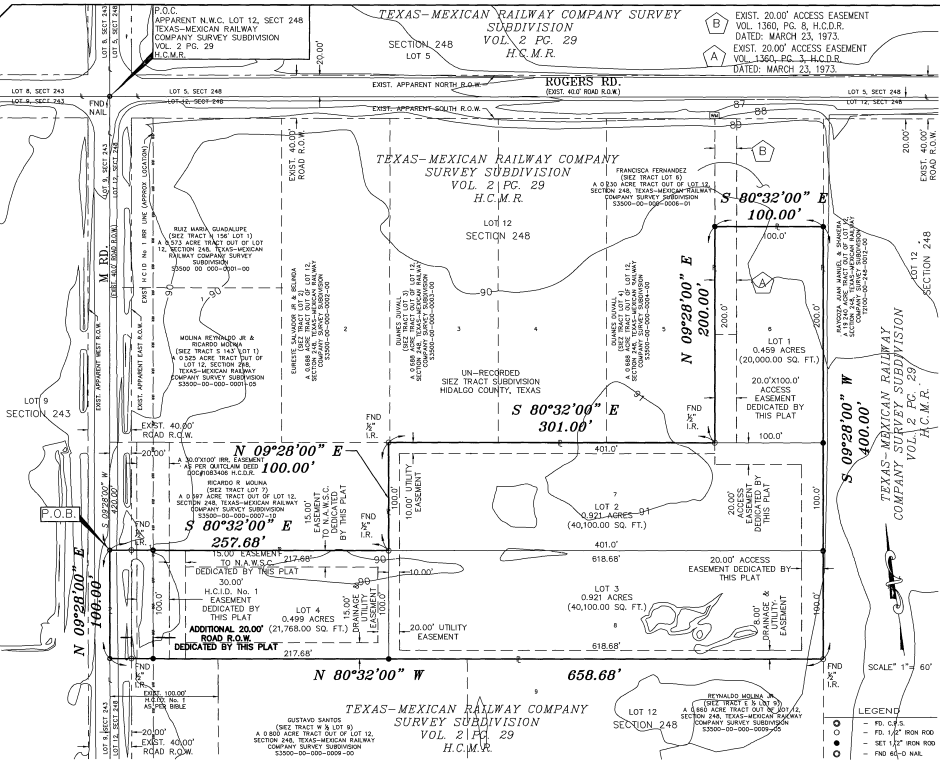
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: Nov. 1, 2022

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

SEP 08 2022

Name: _____

✓ed
9-8-22
A. Colina



GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM BUILDING SETBACKS FOR LOTS 1-3 URBAN RESIDENTIAL SHALL BE AS FOLLOWS:
FRONT: 20.0 FEET
REAR: 20.0 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
SIDE: 5.0 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. MINIMUM BUILDING SETBACKS FOR LOT 4 SUBURBAN RESIDENTIAL SHALL BE AS FOLLOWS:
FRONT: 30.0 FEET
REAR: 15.0 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
SIDE: 30.0 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
3. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE X (SHADED). AREAS OF 100-YEAR 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 0020 E REVISED JUNE 5, 2009.
4. BENCH MARK ELEVATION & DESCRIPTION: 1/2" IRON ROD, NORTHEAST CORNER LOT 1, ELEVATION 88.85
5. AN ENGINEERED DRAINAGE DETENTION PLAN IS REQUIRED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,961.56 CUBIC-Feet OR 0.3210 ACRE-Feet OF STORM WATER RUNOFF.
7. MINIMUM FINISH FLOOR SHALL BE 24" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER.
8. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
9. 50% OF PARKLAND FEE WILL BE REQUIRED AT THE BUILDING PERMIT STAGE.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
11. ALL COMMON ACCESS, PARKING AND LAND-SCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
12. A 5.0 FOOT SIDEWALK REQUIRED ALONG M ROAD.
13. ALL LOT CORNERS ARE SET 1/2" INCH IRON RODS.
14. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
15. EXISTING IRRIGATION LINE SHALL BE REPLACE AT THE BUILDING PERMIT STAGE FOR THE PORTION ALONG LOT 4 ONLY.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by NORTH ALAMO WATER SUPPLY CORPORATION (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on partial easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the quarter (1/4) is located, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted exists on a public road or the city, county or state highway, or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 25' in width, the center line thereof being the pipeline as relocated. This consideration herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement, and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and said lands are free and clear of all encumbrances and liens except the following. The easement conveyed herein was obtained or inherited through federal eminent domain. This easement is subject to the provision of the 19th day of Oct. 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which federal eminent domain was obtained or for so long as the Grantee owns it, whichever is later.

WITNESSE WHEREOF the said Grantor executed this instrument this 24th day of June, 2019.

[Signature] 6-7-2019
RICHARD R. MOLINA
2703 N. "M" ROAD
EDINBURG, TEXAS 78542

[Signature] 6-7-2019
MOLINA CONSTRUCTION, INC.
2703 N. "M" ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

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

[Signature] 6-7-2019
RICHARD R. MOLINA
2703 N. "M" ROAD
EDINBURG, TEXAS 78542

[Signature] 6-7-2019
MOLINA CONSTRUCTION, INC.
2703 N. "M" ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* RICHARD R. MOLINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF June, 2019

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 9-21-19

[Signature] PATRICIA L. SANCHEZ
NOTARY PUBLIC, State of Texas
My Commission Expires September 21, 2019

APPROVED BY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

[Signature] 06/11/19
RAIL E. SEBEN, JR., C.E.M.
GENERAL MANAGER

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: RICHARD R. MOLINA	2703 N. "M" ROAD, EDINBURG, TEXAS 78542	-	-
MOLINA'S CONSTRUCTION, INC.	2703 N. "M" ROAD, EDINBURG, TEXAS 78542	-	-
ENGINEER: HOMERO L. GUTIERREZ, P.E.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, R.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697

STATE OF TEXAS
COUNTY OF HIDALGO

I, *[Signature]* JESSA R. SANCHEZ, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MAJOR SUBDIVISION PLAT KNOWN AS MOLINA APARTMENTS SUBDIVISION CONFORMS TO THE SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 17th DAY OF June, 2019 WITH THE CITY CLERK OF HIDALGO COUNTY, TEXAS.

[Signature]
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 27th DAY OF May, 2019.

[Signature] Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.L.S. No. 2791
DATE 05/27/2019

STATE OF TEXAS
COUNTY OF HIDALGO

A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. DATED THIS THE 24th DAY OF June, 2019.

[Signature] Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 36639
DATE 05/27/2019

BEING A 2.892 ACRE (CALCULATED) TRACT OF LAND, BEING OUT OF LOT 12, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS RECORDED IN VOL. 2, PG. 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 2.892 ACRE (CALCULATED) TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NAIL FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 12, SECTION 248, TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, THENCE, S 09°28'00" W, ALONG THE APPARENT WEST LOT LINE OF SAID LOT 12, SECTION 248, ALSO BEING THE APPARENT EXISTING CENTERLINE OF "M" ROAD, A DISTANCE OF 420.00 FEET TO THE APPARENT WESTERMOST NORTHWEST CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED; AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 2.892 ACRES OF LAND HEREIN DESCRIBED:

THENCE, S 80°32'00" E, WITH A LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD FOUND ON THE APPARENT EAST RIGHT-OF-WAY LINE OF "M" ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 257.68 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09°28'00" E, WITH A LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°32'00" E, WITH A LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 301.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09°28'00" E, WITH THE EASTERNMOST WEST LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°32'00" E, WITH THE NORTHERMOST NORTH LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 09°28'00" W, WITH THE EAST LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°32'00" W, WITH THE SOUTH LOT LINE OF SAID 2.892 ACRE TRACT, A DISTANCE OF 638.68 FEET TO A 1/2" IRON ROD FOUND ON THE SAID EXISTING EAST RIGHT-OF-WAY LINE OF "M" ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 658.68 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 2.892 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09°28'00" E, ALONG THE SAID WEST LOT LINE OF SAID LOT 12, SECTION 248, AND THE SAID EXISTING CENTERLINE OF "M" ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 2.892 ACRES OF LAND, OF WHICH 0.046 OF AN ACRE ARE LOCATED WITHIN THE EXISTING "M" ROAD RIGHT-OF-WAY, 0.046 OF AN ACRE IS BEING DEDICATED UNDER THIS PLAT, FOR A NET OF 2.846 ACRES MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 THIS DAY OF May, 2019.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

[Signature] 5-9-19
PRESIDENT, M.C.D. NO. 1
[Signature] 5-9-19
SECRETARY
DATE

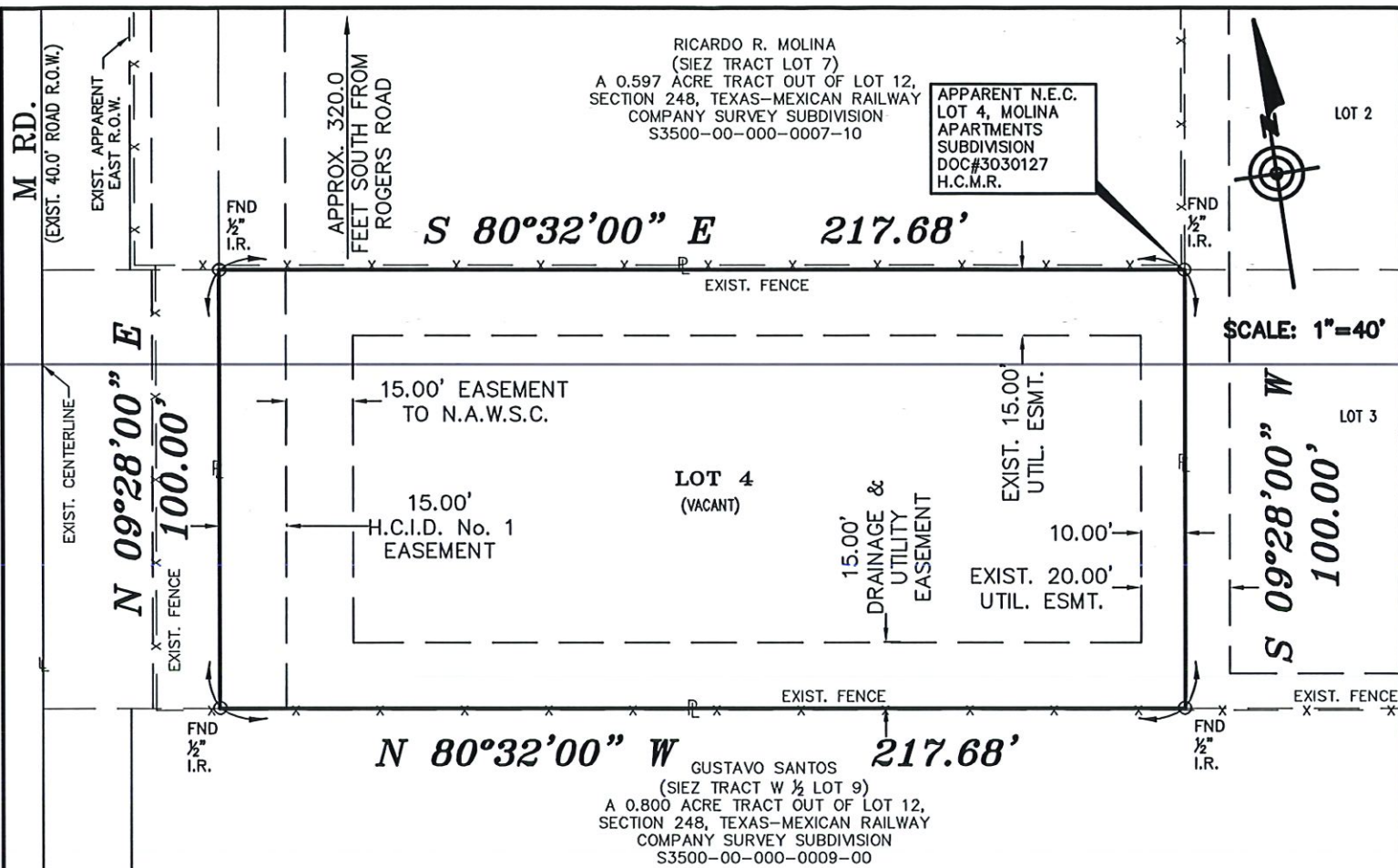


FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUJARDO, JR.
HIDALGO COUNTY CLERK

ON 7/1/19
INSTRUMENT NUMBER 3030127
RECORDED IN VOL. PAGE
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY *[Signature]* DEPUTY

HILG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988 • TBPE Firm Licensed No. F-10426



**SURVEY PLAT SHOWING
ALL OF LOT 4, MOLINA
APARTMENTS SUBDIVISION
DOC#3030127
H.C.M.R.
HIDALGO COUNTY, TEXAS**

NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE X (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR 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 0020 E REVISED JUNE 6, 2000.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
4. BASIS OF BEARING AS PER THE EAST LOT LINE OF LOT 1, MOLINA APARTMENTS SUBDIVISION, DOC#3030127 HIDALGO COUNTY MAP RECORDS.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL ELECTRONIC SEAL AND SIGNATURE OF SURVEYOR.
6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 07, 2022 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE: 9/07/22
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

LEGEND

- SET 1/2" IRON ROD W/CAP STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND 1/2" PIPE
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- ☒ WATER METER
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- P-E PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES
- ☒ POWER POLE
- ☒ AT&T PEDESTAL

RECEIVED

SEP 08 2022

Name: _____



HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 09/07/22

DRAWN BY: I.F.



Rezoning Request Site Photo

MOLINA'S CONSTRUCTION, INC.

2618 North M Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, being Lots 6 and 8, Block 2, Unrecorded Vela Subdivision, located at 309 and 313 South Raul Longoria Road, as requested by Carranza Development

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish an unspecified commercial use at this location.

The property is located at the west side of South Raul Longoria Road, approximately 100 ft. south of East Magdalena Street and approximately 825 ft. south of East University Drive. The property has 100 ft. of frontage on South Raul Longoria Road and 130 ft. of depth for a total area of 13,000 sq. ft. The requested zoning designation is the primary commercial district, meant to accommodate a wide range of commercial uses.

The property is currently zoned Residential, Primary (RP) District. The adjacent zoning is Residential, Primary (RP) District to the north, south, and west with Residential, Primary (RP) and Commercial General (CG) Districts to the east. The property is currently vacant. Adjacent land uses are single-family residential and commercial. The future land use designation is for General Commercial Uses.

Staff received a Zone Change Application for the subject property on June 8, 2022. At that time, the applicant intended a residential 8-plex at this location. This rezoning case was brought before this Board at its regular meeting of July 12, 2022, and tabled. Since that time, the applicant reconsidered his request and has asked that the target zoning be changed to Commercial, General (CG) District.

Staff mailed a notice of the public hearing to 57 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial General (CG) District based on its location on Raul Longoria Road, adjacent zoning, and the Future Land Use Plan. The requested zone change is not ideal based on neighboring uses to

the north, south and west, but it is in keeping with the Future Land Use Plan for this location, and it is consistent with the zoning to the east across Raul Longoria Road.

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

JUSTIFICATION:

Staff recommendation is based on the property location on a principal arterial street, adjacent zoning to the east, and the Future Land Use Plan for this location.

Prepared by:

D. Austin Colina
Planner I

Reviewed by:

Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Primary (RP) District To Commercial, General (CG) District

APPLICANT: Carranza Development

AGENT: N/A

LEGAL: Lots 6 and 8, Block 2, Unrecorded Vela Subdivision

LOCATION: 309 and 313 South Raul Longoria Road

LOT/TRACT SIZE: 13,000 sq. ft.

CURRENT USE: Vacant

PROPOSED USE: Commercial

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: General Commercial

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District.

REZONING REQUEST CARRANZA DEVELOPMENT

EVALUATION

The following is staff's evaluation of the request.

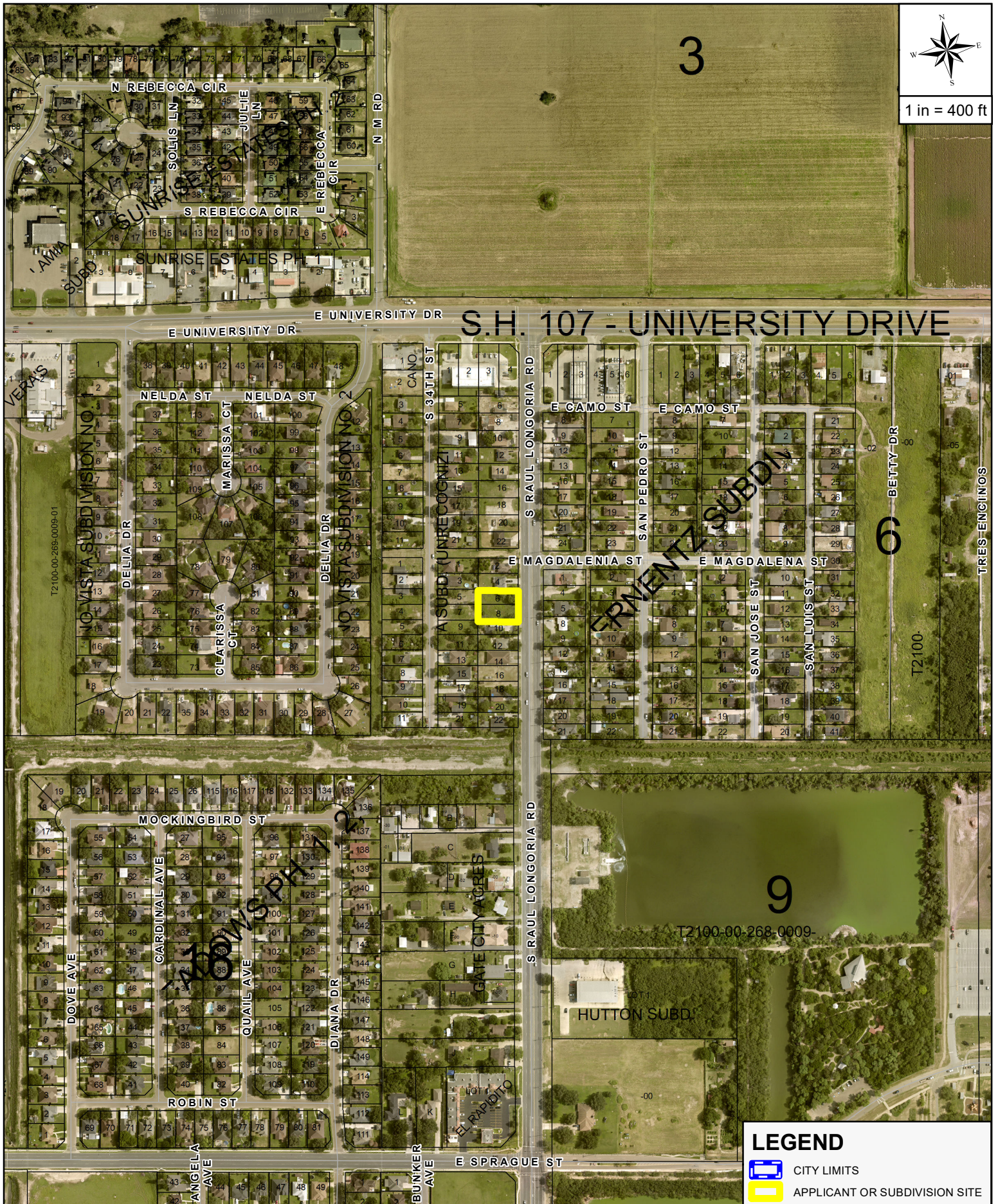
1. The land use pattern for this area of the community consists of single-family residential uses with a single commercial use on the opposite side of S. Raul Longoria Rd.
2. Proposed commercial use is not in harmony with the existing residential uses to the north, south, and east.
3. The property is located on a Principal Arterial roadway, a type of street which is generally better suited to commercial uses.
4. The Future Land Use Plan anticipates general commercial uses at this location.

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District based on adjacent zoning, location of the property on a Principal Arterial roadway, and the Future Land Use Plan. However, this zoning is not ideal considering the adjacent residential uses to the north, south, and west.

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

Staff mailed a notice of the public hearing to 57 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

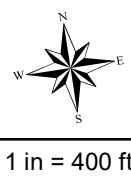
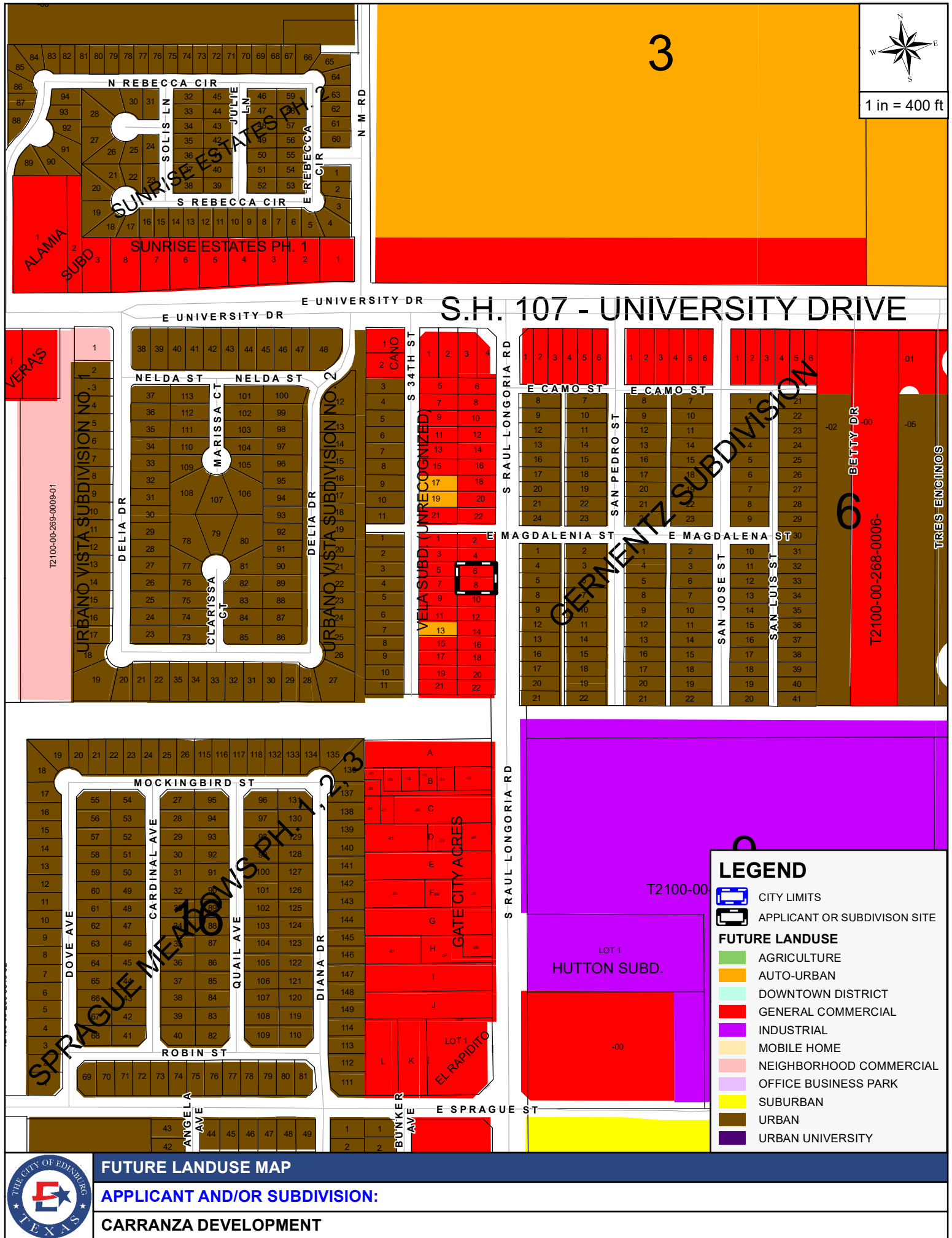
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT



LEGEND

CITY LIMITS

APPLICANT OR SUBDIVISION SITE

FUTURE LANDUSE

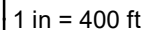
- AGRICULTURE
- AUTO-URBAN
- DOWNTOWN DISTRICT
- GENERAL COMMERCIAL
- INDUSTRIAL
- MOBILE HOME
- NEIGHBORHOOD COMMERCIAL
- OFFICE BUSINESS PARK
- SUBURBAN
- URBAN
- URBAN UNIVERSITY

FUTURE LANDUSE MAP

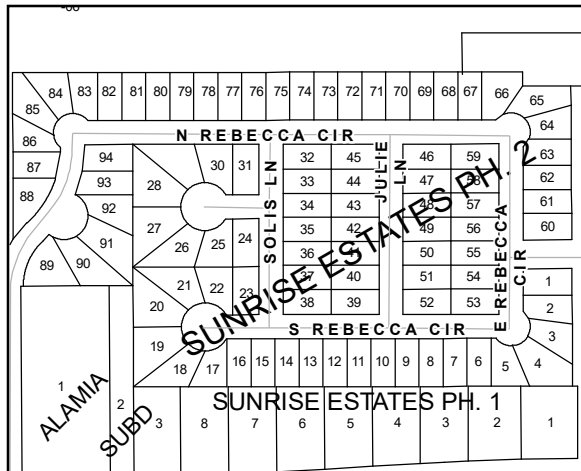
APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT



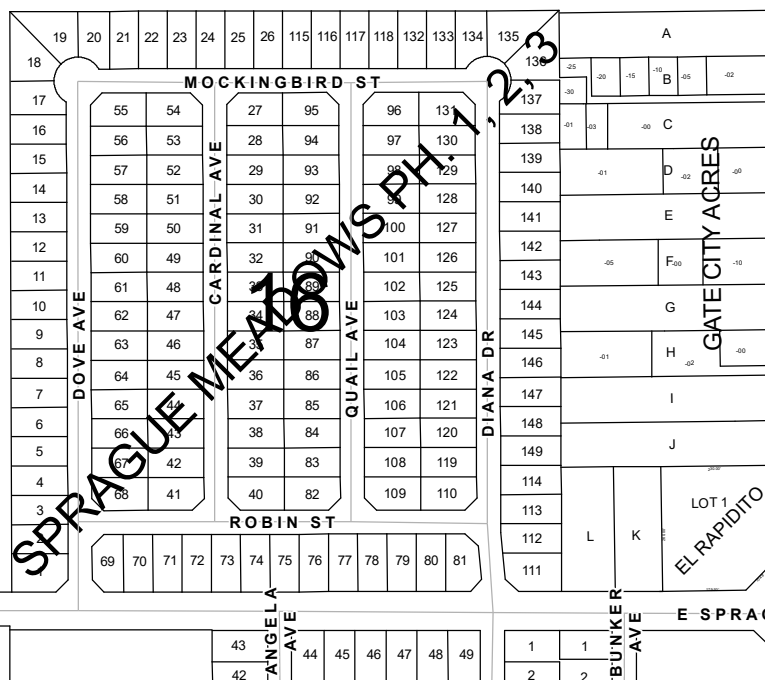
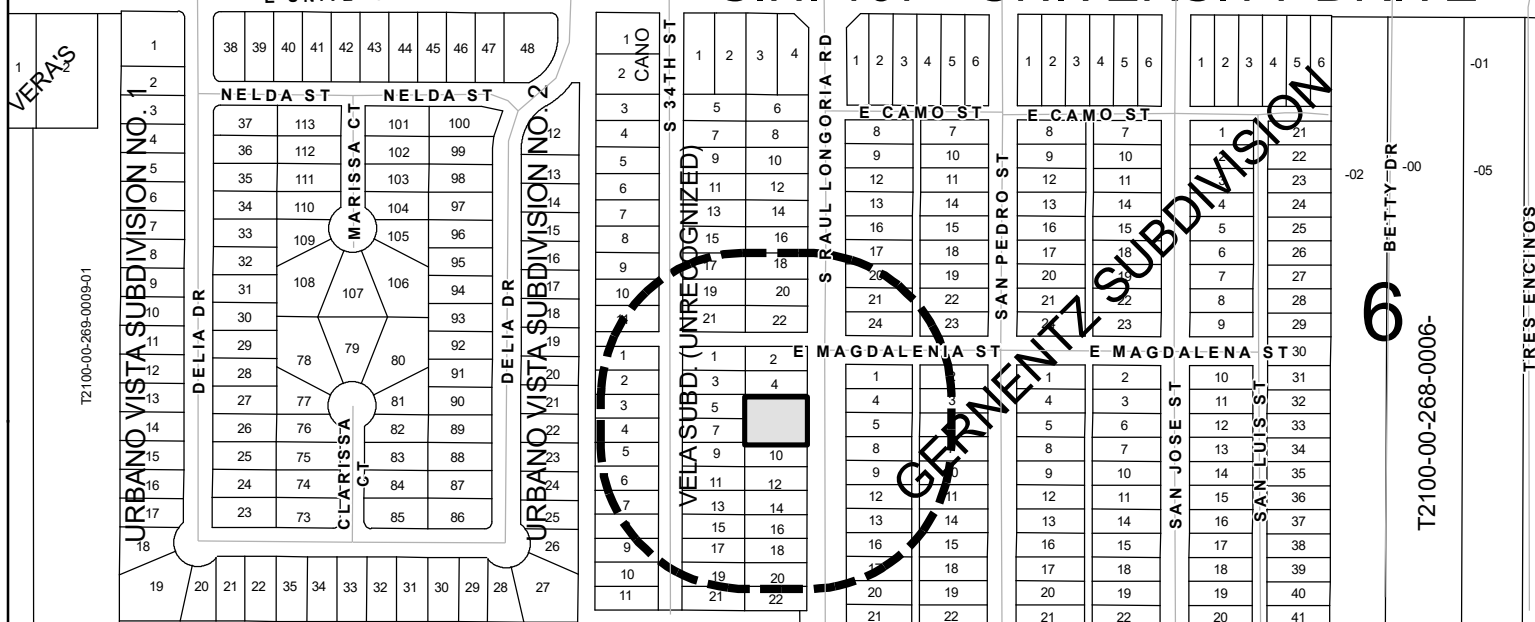


3



E-UNIVERSITY-DR

S.H. 107 - UNIVERSITY DRIVE



S RAUL LONGORIA RD




9

T2100-00-268-0009-

LOT 1
HUTTON SUBD.

-00

LEGEND

-  CITY LIMITS
 APPLICANT OR SUBDIVISION SITE
 300FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CARRANZA DEVELOPMENT



Case # **R2NE-2022-00066**

Edinburg THE CITY OF

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

Zone Change Application

Date: May 9, 2022

1. Property Owner: CARRANZA DEVELOPMENT 2. Phone: (956) 627-4348
3. Mailing Address: 4119 CROSSPOINT BLVD
4. City: EDINBURG State: TEXAS Zip: 78539
5. Email Address: ADMIN@MYCJEHOME.COM 6. Cell No. (956) 207-0987
7. Agent: N/A 8. Agent's Phone: _____
9. Agent's Mailing Address: _____
10. City: _____ State: _____ Zip: _____
11. Agent's Email: _____
12. Address/Location being Rezoned: 313 & 309 S Raul Longoria
13. Legal Description of Property: _____ 14. Property ID(s): 313950 + 313952
LOT 6 & 8 BLOCK 2 VELA SUBDIVISION

15. Zone Change: From: ~~NC5~~ RP To: ~~UR - Urban Residential~~ CG (Oct. '22)

16. Existing Land Use: RESIDENTIAL

17. Reason for Zone Change: RESIDENTIAL 8 PLEX

JULIO CARRANZA

(Please Print Name)

Signature

AMOUNT PAID \$

400.00

RECEIPT NUMBER

Name: _____

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

July 12

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

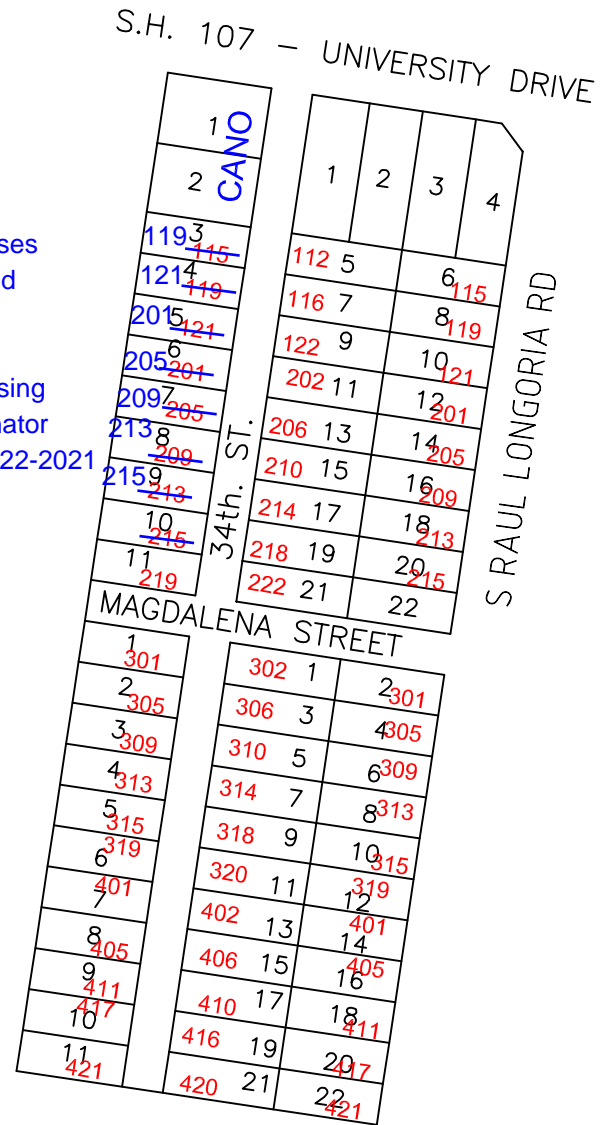
Aug 2nd

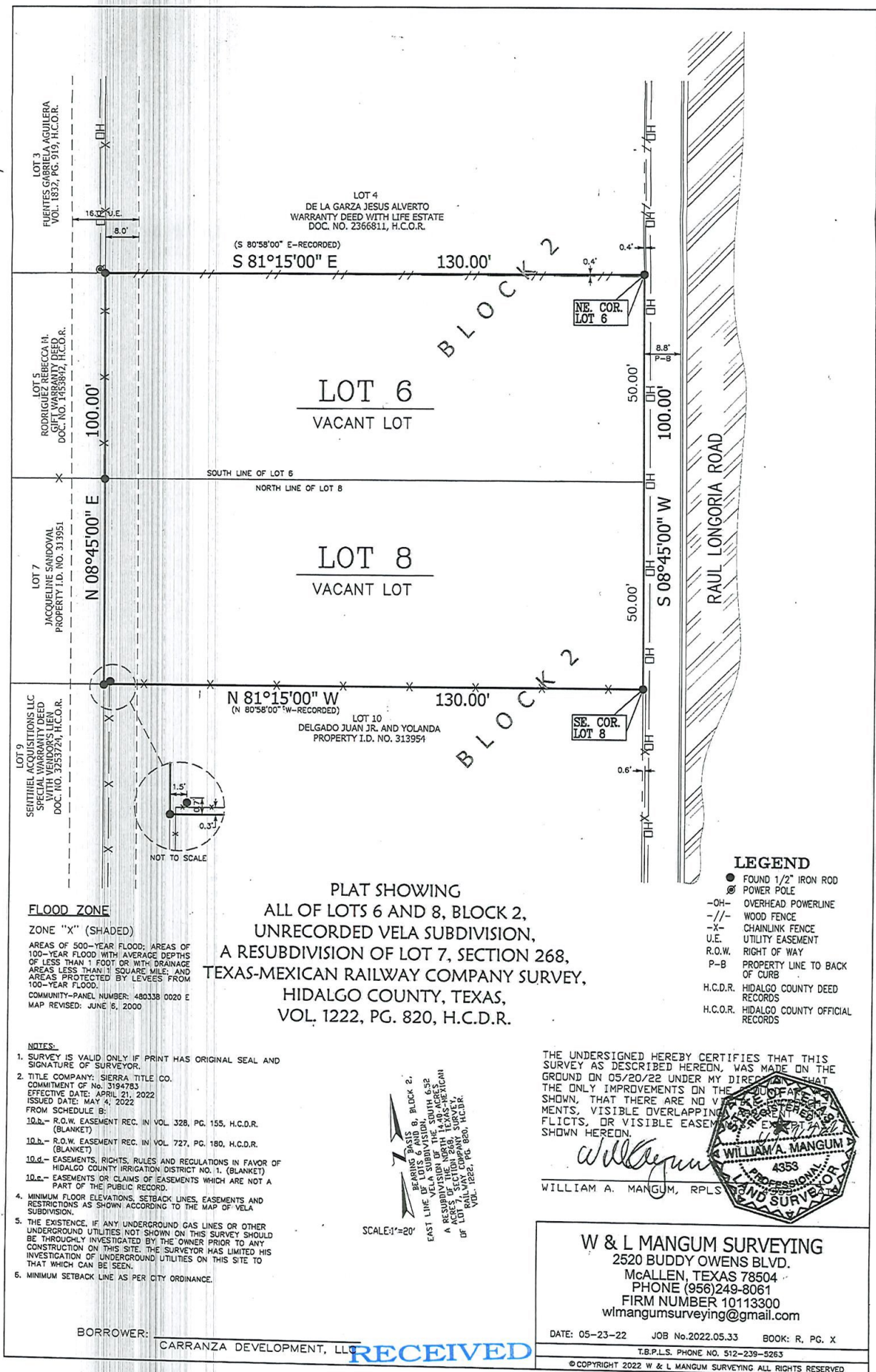
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

VELA SUBD. (UNRECOGNIZED)



addresses
adjusted
as per
COE
addressing
coordinator
SC-06-22-2021





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 ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0020 E
MAP REVISED: JUNE 5, 2000

NOTES:

- 1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 2. TITLE COMPANY: SIERRA TITLE CO. COMMITMENT OF No. 3194783 EFFECTIVE DATE: APRIL 21, 2022 ISSUED DATE: MAY 4, 2022 FROM SCHEDULE B:
 - 10a- R.O.W. EASEMENT REC. IN VOL. 328, PG. 155, H.C.D.R. (BLANKET)
 - 10b- R.O.W. EASEMENT REC. IN VOL. 727, PG. 180, H.C.D.R. (BLANKET)
 - 10c- EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, (BLANKET)
 - 10d- EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT A PART OF THE PUBLIC RECORD.
- 4. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OF VELA SUBDIVISION.
- 5. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
- 6. MINIMUM SETBACK LINE AS PER CITY ORDINANCE.

SCALE: 1"=20'

BEARING BASIS: 8, BLOCK 2, OF LOTS 6 AND 10, SOUTH 1/2 LINE VELA SUBDIVISION, A RESUBDIVISION OF LOT 7, SECTION 28, T14S, R10E, H.C.D.R. VOL. 1222, PG. 820, H.C.D.R.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 05/20/22 UNDER MY DIRECT SUPERVISION, THAT THERE ARE NO VISIBLE ENCUMBRANCES, VISIBLE OVERLAPPING EASEMENTS, OR VISIBLE EASEMENTS SHOWN HEREON.

WILLIAM A. MANGUM, RPLS



W & L MANGUM SURVEYING
2520 BUDDY OWENS BLVD.
McALLEN, TEXAS 78504
PHONE (956)249-8061
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com

DATE: 05-23-22 JOB No. 2022.05.33 BOOK: R, PG. X

T.B.P.L.S. PHONE NO. 512-239-5263

©COPYRIGHT 2022 W & L MANGUM SURVEYING ALL RIGHTS RESERVED

JUN 08 2022

Name: _____



Rezoning Request Site Photo

CARRANZA DEVELOPMENT

309 & 313 South Raul Longoria Road





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: October 11, 2022

REZONING REQUEST

AGENDA ITEM:

Consider Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Evangeline Gardens Subdivision, east 87.54 feet of Lot 12, Block 1, located at 2401 Geronimo Molina Street, as requested by Martin J. Gonzalez

DESCRIPTION / SCOPE:

The applicant is requesting the change of zone to establish a multifamily development at this location.

The property is on the north side of Geronimo Molina Street, at the corner of Geronimo Molina Street and North M Road. It is approximately 190 ft. south of East Monte Cristo Road. The property has 87.54 ft. of frontage on Geronimo Molina Street and 150 ft. of depth for a total area of 13,131.0 sq. ft. The property is currently vacant. The requested zoning designation is the highest density residential district and allows for single-and multifamily uses on the subject property. The proposed use is for a multifamily development at this location.

The property is currently zoned Residential, Primary (RP) District. Adjacent zoning is Commercial, Neighborhood (CN) District to the north, Residential, Primary (RP) Districts to the south and east, and Agriculture and Open Space (AO) District to the west. The property is currently vacant. Adjacent land uses are mostly residential, with light commercial uses to the north and a large water reservoir across North M Road to the west. The future land use designation is for Auto-Urban uses at this location.

Staff received a Zone Change Application for the subject property on July 26, 2022. The applicant indicated that the intended use is to construct multifamily housing at this location. Rezoning is needed to accommodate the proposed use. This case was brought before this Board for consideration at its regular meeting of September 13, 2022. The item was tabled pending further research into the existence of other multifamily uses in this subdivision on nonconforming lots.

Results of that research revealed that there is one nonconforming lot in the Evangeline Gardens subdivision that contains a duplex. This lot is just 2 lots west of the subject property at 2411 Geronimo Molina Street. The property is zoned Residential, Primary (RP) District; however, the existing duplex was constructed in 1995, over 10 years before the City adopted its Unified Development Code (UDC). This property is considered an existing nonconforming use, commonly known as “grandfathered,” and does not constitute a violation. Further west in the adjacent Holly Heights Subdivision, there were several nonconforming lots containing manufactured homes, but no multifamily uses were observed.

Staff mailed a notice of the public hearing to 18 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

ESTIMATED TIMELINE:

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on November 1, 2022. City Council’s decision is the final step in the zoning

process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:

Staff recommends disapproval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District based on the zoning and land uses throughout the residential portion of this subdivision.

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

JUSTIFICATION:

Staff recommendation is based on adjacent zoning and predominant land use on this street. The property abuts commercial uses to the north, but uses to the north are appropriate for location on Monte Cristo Road. In the Evangeline Gardens Subdivision, there is one existing multifamily use, a duplex located 2 lots east of the subject property on Geronimo Molina Street. This duplex was constructed in 1995, over 10 years before the UDC and modern zoning regulations. It is an existing nonconforming lot, commonly referred to as “grandfathered.” One of the intents of the Comprehensive Development Plan and UDC is to “ensure that nonconforming uses do not expand” (UDC Section 7.101). The nonconformity in this neighborhood should not be allowed to proliferate. Furthermore, if approved, the request would create a “spot zoning” in this subdivision, and this too should be discouraged.

Prepared by:

D. Austin Colina
Planner I

Reviewed by:

Jaime Acevedo
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 10/11/2022
CITY COUNCIL – 11/01/2022
DATE PREPARED – 10/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District

APPLICANT: Martin J. Gonzalez

AGENT: N/A

LEGAL: Evangeline Gardens Subdivision, east 87.54 feet of Lot 12, Block 1

LOCATION: 2401 Geronimo Molina Street

LOT/TRACT SIZE: 13,131.0 sq. ft.

CURRENT USE: Vacant

PROPOSED USE: Multifamily residential

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING: North – Commercial, Neighborhood (CN) District
South – Residential, Primary (RP) District
East – Residential, Primary (RP) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends disapproval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District

REZONING REQUEST

MARTIN J. GONZALEZ

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of single-family uses that transition to commercial uses along the East Monte Cristo Road to the north.
2. The applicant is requesting the change of zone for a multifamily residential construction at this location.
3. The adjacent zonings to the south (where the property faces) and east are Residential, Primary (RP) Districts.
4. There is a single nonconforming use containing a duplex located 2 lots to the east of the subject property.

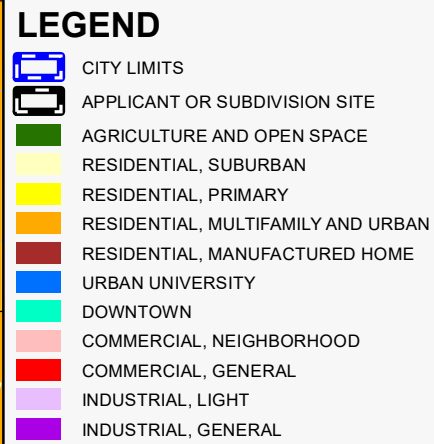
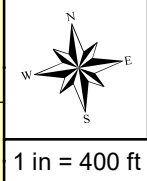
Staff recommends disapproval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District based on the adjacent zoning and predominant land use throughout this subdivision. There is a nonconforming lot to the east of the subject property, a duplex constructed in 1995. This was established more than 10 years prior to the UDC and its associated zoning districts. This nonconforming use does not seem to present a conflict with the surrounding uses. However, further nonconformity should be discouraged as per the intent of the Comprehensive Development Plan and UDC. The proposed zoning is not in keeping with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 18 neighboring property owners on Friday, September 30, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on October 12, 2022.

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

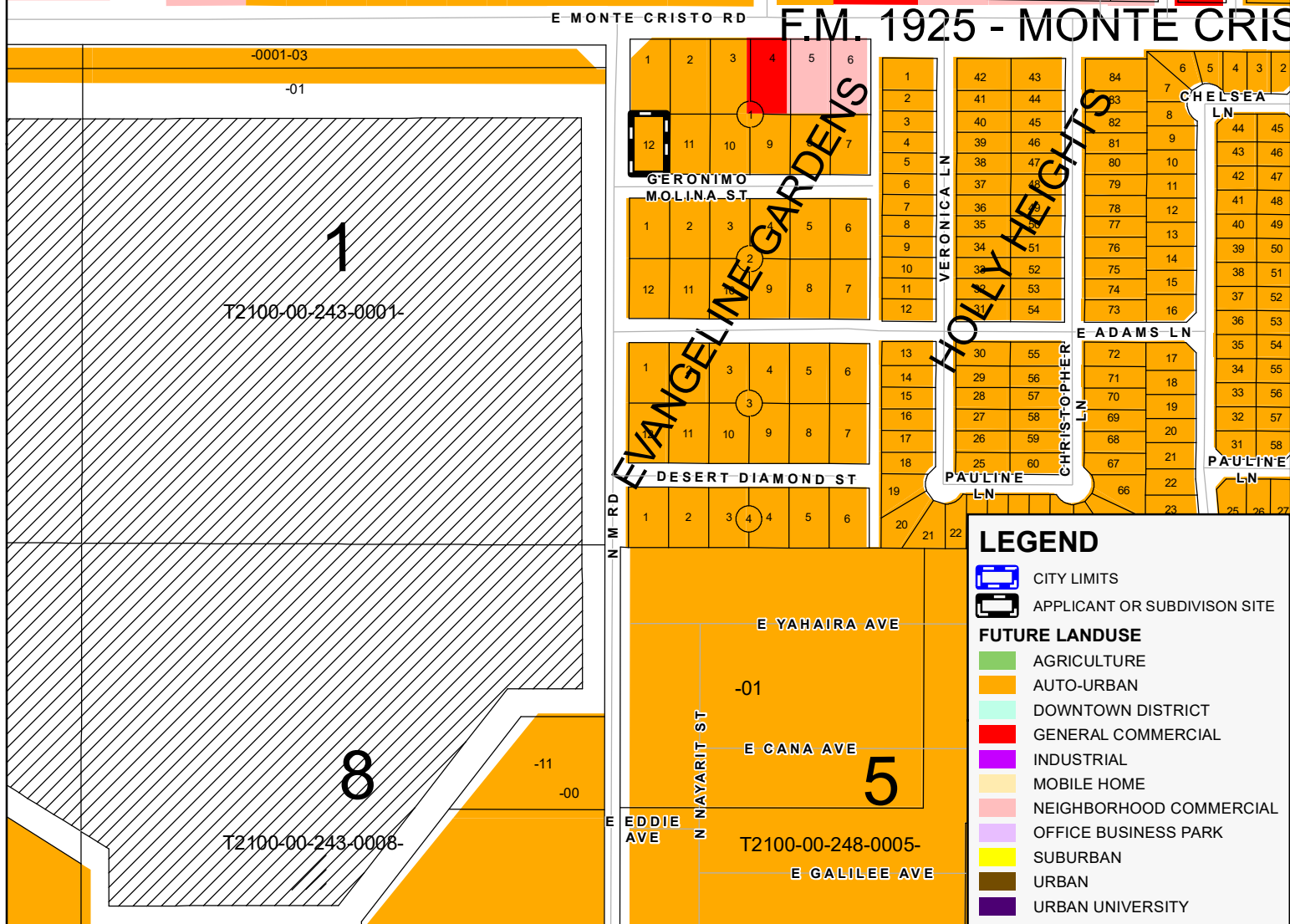
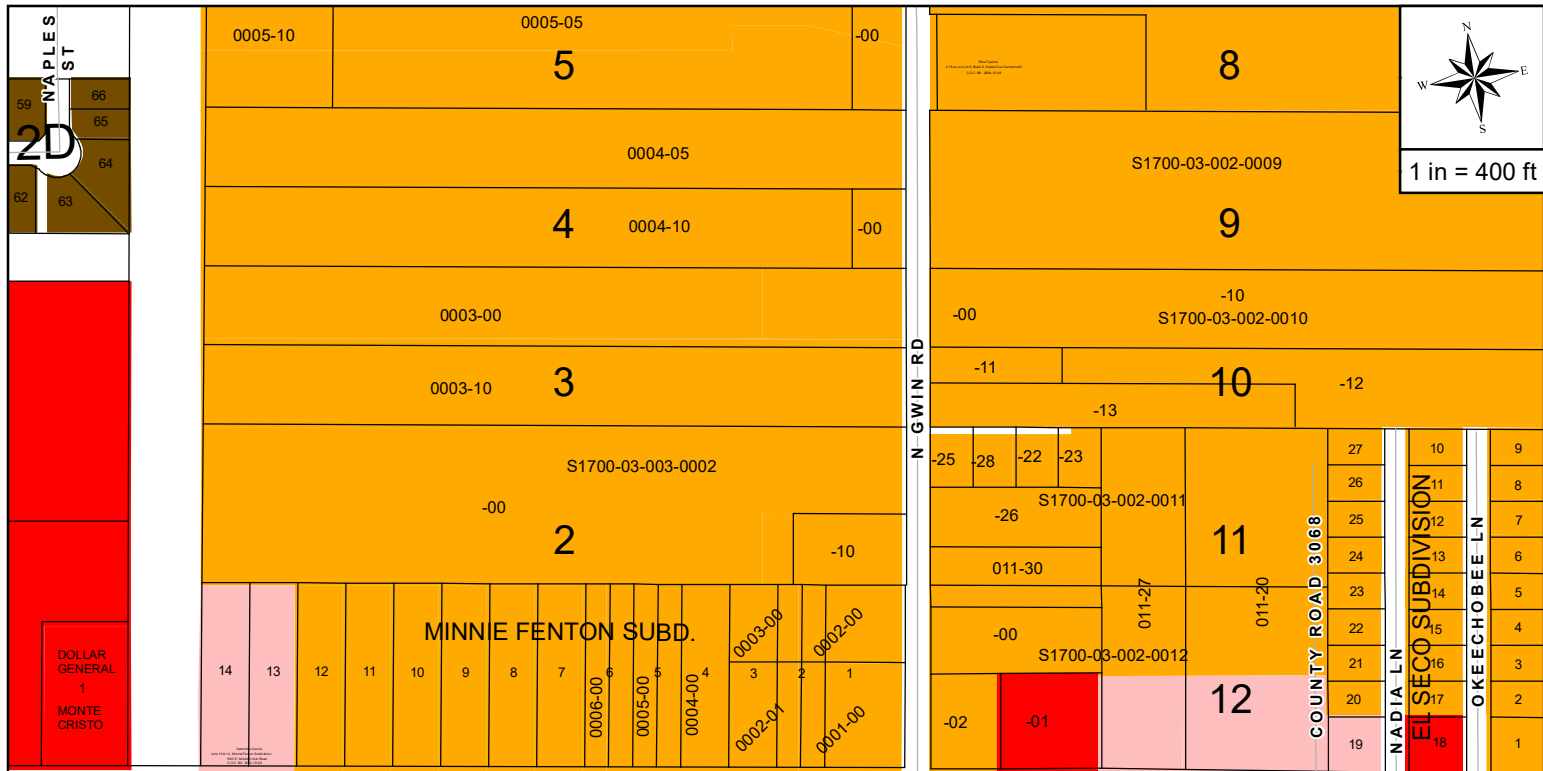


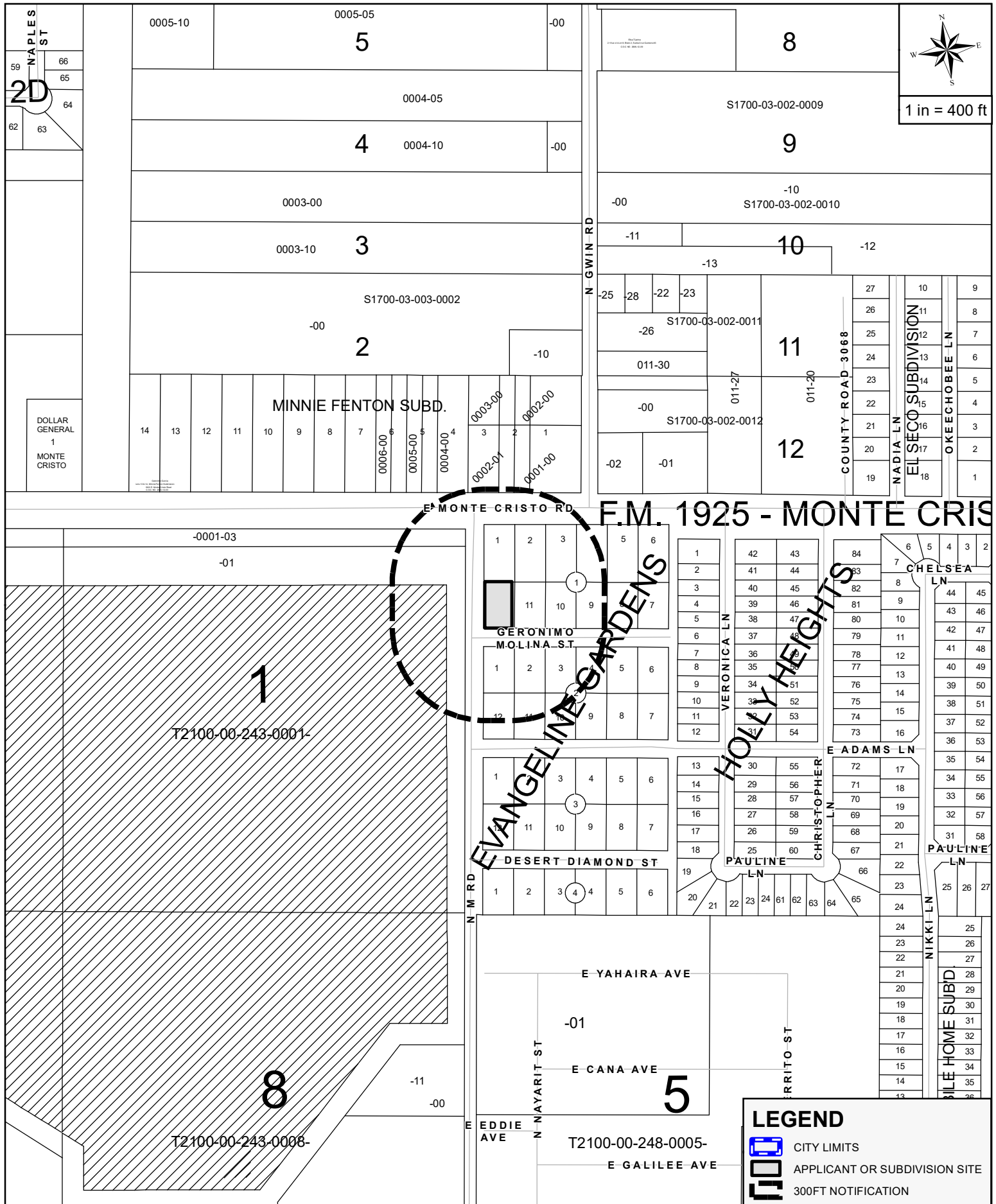


ZONING

APPLICANT AND/OR SUBDIVISION:

MARTIN GONZALEZ





**Zone Change Application**Date: January 3, 2022 July 26 20221. Name: Martin J. Gonzalez 2. Phone: (956) 867-01813. Mailing Address: 2510 Geronimo Molina Street4. City: Edinburg State: Texas Zip: 785425. Email Address: irenemg1955@gmail.com 6. Cell No. (956) 867-01817. Agent: N/A 8. Agent's Phone: _____9. Agent's Mailing Address: N/A10. City: N/A State: N/A Zip: _____11. Agent's Email: N/A12. Address/Location being Rezoned: 2401 Geronimo Molina St., Edinburg, TX 7854213. Legal Description of Property: _____ 14. Property ID(s): 171573EVANGELINE GARDENS E87.54' OF LOT 12 BLK 115. Zone Change: From: NC7.1 - Neighborhood Conservation 7.1 To: AU - Auto-Urban Residential16. Existing Land Use: Vacant Lot17. Reason for Zone Change: To construct multifamily housing.Martin J. Gonzalez

(Please Print Name)

Signature

AMOUNT PAID \$ 400.00 CK# 2469 RECEIPT NUMBER 013658PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: September 13th

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

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

Name: A.C.

RECEIVED

JUL 26 2022

N.W. Cor.
Lot 4, Sec. 248

1497

F.M. 1925

Existing R.O.W.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURTThis the 27th day of August, 1963
JULIO GUZMAN County ClerkBy *Samuel DeBuss* Deputy

MAP

OF

EVANGELINE GARDENS SUBDIVISION

BEING A RESUBDIVISION OF THE WEST 20 ACRES
OF LOT 4, SECTION 248, TEXAS-MEXICAN RAIL-
WAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS

I, CHARLES L. MELDEN, A REGISTERED PUBLIC
SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTA-
TION OF THE SUBDIVISION OF THE LANDS HEREON
DESCRIBED AS PLATTED BY ME FROM SURVEY OF
THE OUTSIDE BOUNDARIES OF SAME.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS

AUGUST 15, 1963



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

I, J. A. GREEN, THE UNDERSIGNED OWNER OF THE
ABOVE DESCRIBED PROPERTY, DO HEREBY ADOPT,
DEDICATE, AND CONFIRM THE FOREGOING MAP OR
PLAT AND DO DEDICATE TO THE PUBLIC THE STREETS
AND ALLEYS DESIGNATED THEREON.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS
DAY PERSONALLY APPEARED J. A. GREEN, KNOWN
TO ME TO BE THE PERSON WHOSE NAME IS SUB-
SCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATION
THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
15th DAY OF AUGUST, A. D., 1963.

Carrie Lou Parris
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

Scale 1"=100'



THIS PLAT APPROVED BY THE CITY OF EDINBURG PLANNING AND ZONING BOARD ON THIS THE 15 DAY OF AUGUST, A.D., 1963.

W. S. Ware
W. S. WARE, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, ON THIS THE 20 DAY OF AUGUST, A.D., 1963.

FILED FOR RECORD THIS DATE

AUG 27 1963

JULIO GUZMAN
County Clerk, Hidalgo County, Texas
By *Samuel DeBuss* Deputy





ART SALINAS

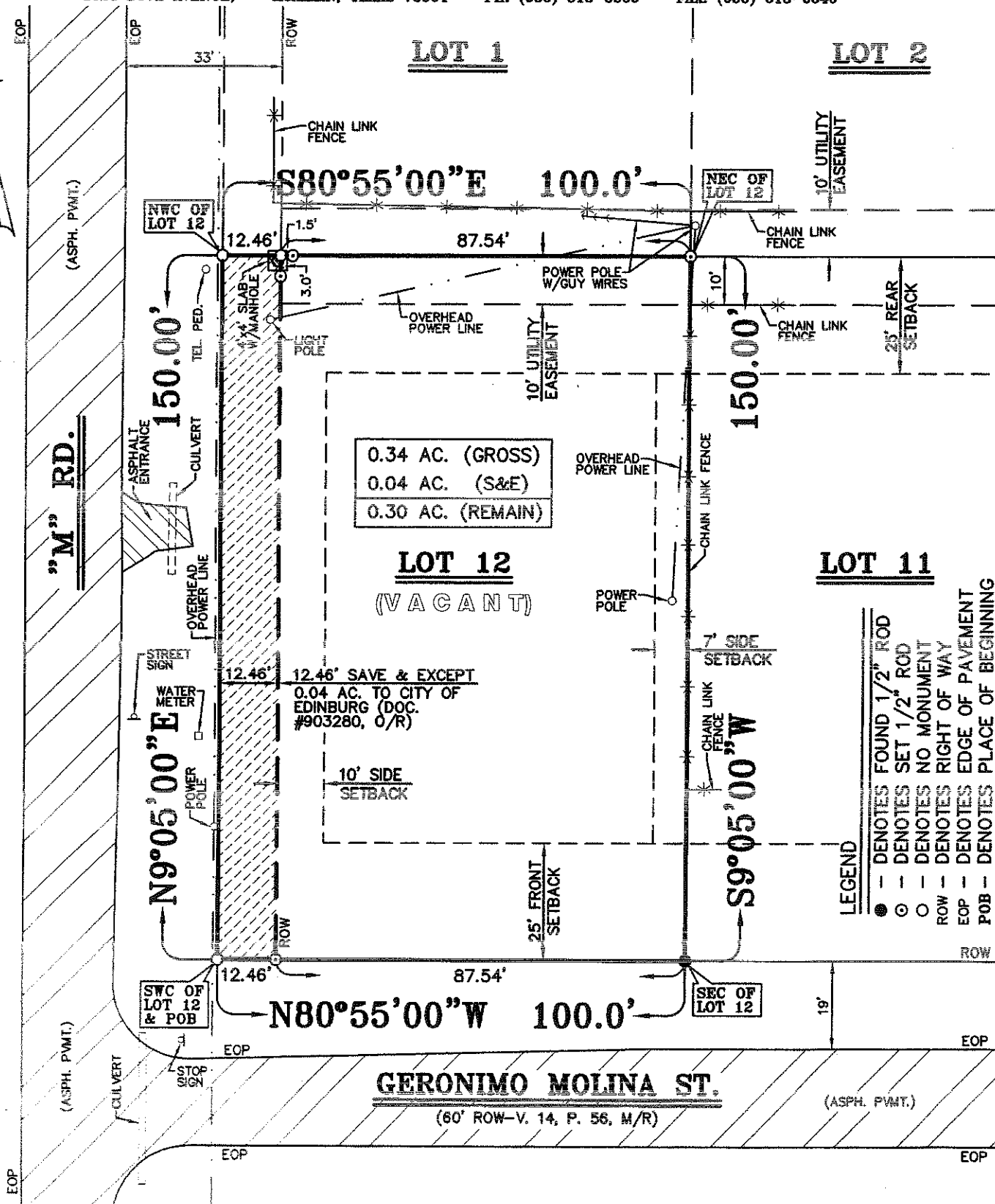
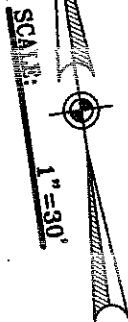
ENGINEERING & SURVEYING

1524 DOVE AVENUE,

McALLEN, TEXAS 78504

PH: (956) 618-5565

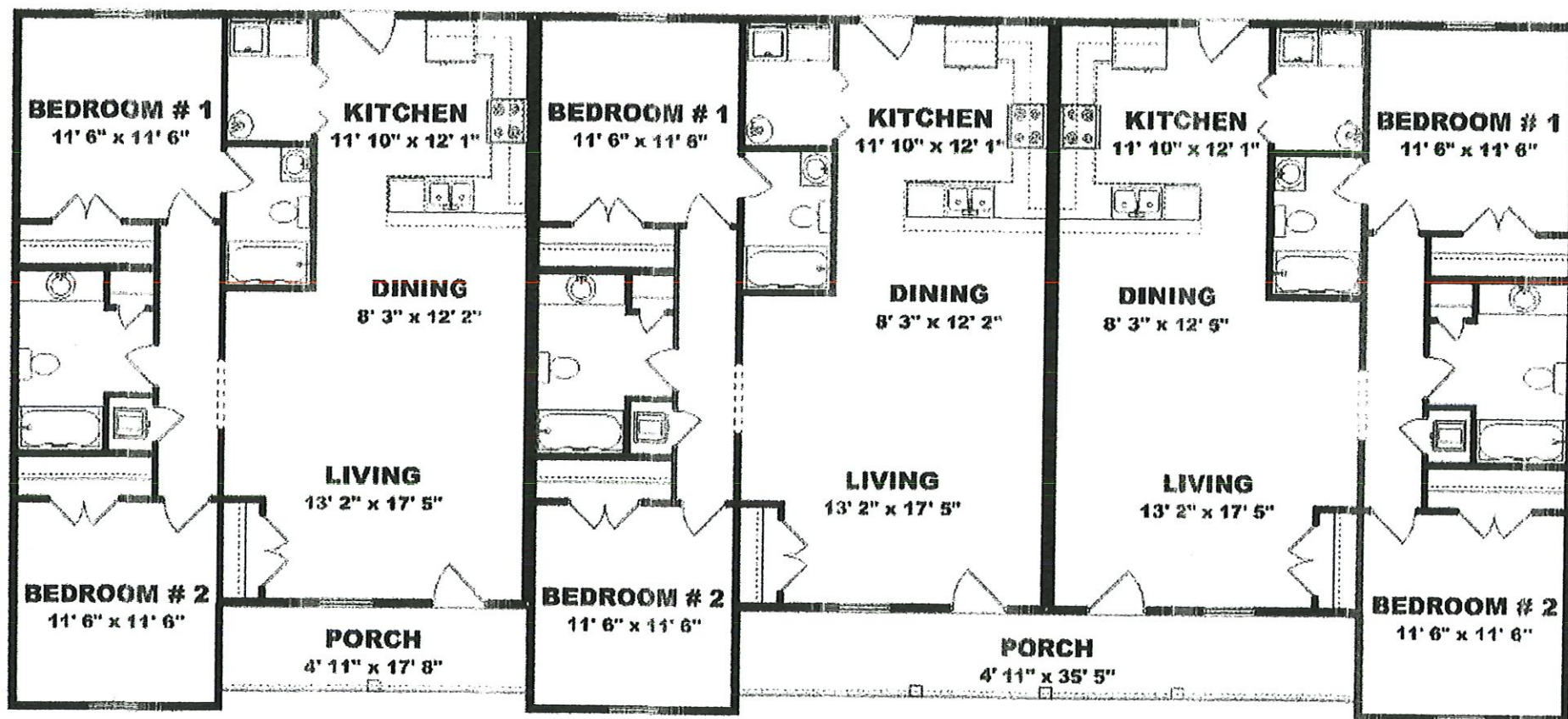
FAX: (956) 618-5540



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:

- 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.
- This survey was prepared without the benefit of a Title Report. Easement research is not within the scope of this survey.
- 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.
- 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".
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.



RECEIVED

JUL 26 2022

Name: _____



Rezoning Request Site Photo

MARTIN GONZALEZ

2401 Geronimo Molina Street



City of Edinburg
PLANNING & ZONING COMMISSION
Regular Meeting: 10/11/2022

— SUBDIVISION VARIANCE —
VICTORIA MANOR SUBDIVISION

Agenda Item: Consider Variance Request to the City's Unified Development Code Section 5.203(A) Right-of-Way Widths & Paving Width & Right-of-Way width for Victoria Manor Subdivision, being a 1.470 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by J.A. Garza Associates.

Description/Scope: The property is located on the south side of East Rogers Road, approximately 600 ft. east of US Buisness 281 (North Closner Boulevard) and within City of Edinburg city limits. The 1.47 acre tract is currently vacant. The proposed subdivision is for a multi-family residential development with five (5) lots averaging approximatley 9,650 sq. ft. per lot. J.A. Garza Associates, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

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

This Variance Request is to forego required paving improvements or escrowing the fees in lieu for said improvements along the north portion of the subdivision, a proposed widening of Rogers Road. UDC Section 5.301A requires dedication of right of way based on the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard that classifies Rogers Road as a New Facility Collector Road. UDC Section 5.203-1 shows collector streets as 80 ft. right of way with a 57 ft. paving width. UDC Section 5.301A requires pavement or fee in lieu of the required ROW improvement. The developer is proposing to dedicate the additional 20 ft. required by the UDC, but not to pave Rogers Road along the northern portion of the property. This request addresses the sidewalks to be installed at the time building permit. Estimated cost of street construction is \$27,485.23.

Staff's Recommendation: Staff recommends denial of the variance. The proposed subdivision is within the city limits and next to several neighborhoods and schools. Rogers Road has been planned to be widened but for the vast majority is still at 24 ft. The paving is not necessary at this time, however enforcing the escrow fee in lieu of improvements as required by UDC Section 5.301A will be conducive for the intentions of the city.

Prepared By:
Adan A. Elizondo, MPA
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

Unified Development Code
Aerial Photo
Site Map
Subdivision Plat & Reduced
Application
Cost Estimate

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division 5.200, *Subdivision Design Standards*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
 - a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division 5.200, or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
 - b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section 5.211, *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.

Division 5.200, Subdivision Design Standards

Sec. 5.203, Streets Cross Sections

- A. **Right-of-Way and Pavement Widths.** Rights-of-way shall conform to those set out in Table 5.203-1, *Right-of-Way Widths*, and as generally depicted in Figure 5.203-1, *Sample Right-of-Way Cross-Section*.
- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.
- C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.

Table 5.203-1
Right-of-Way Widths¹

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

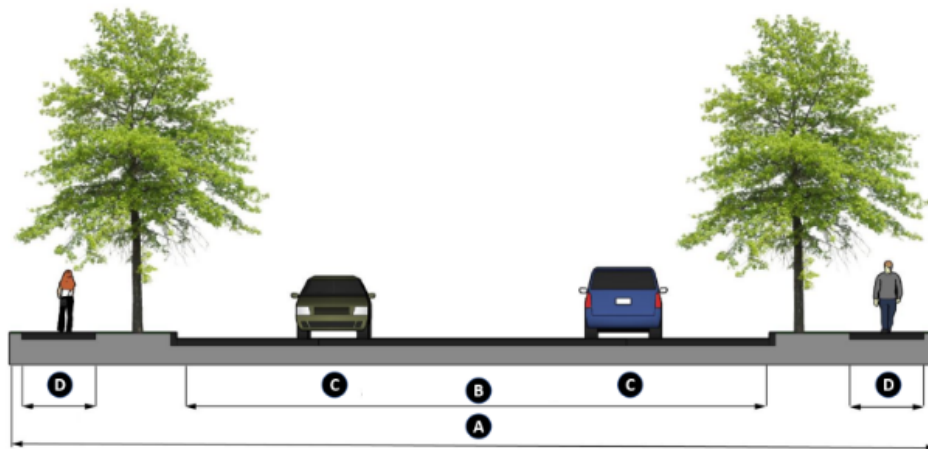
TABLE NOTES:

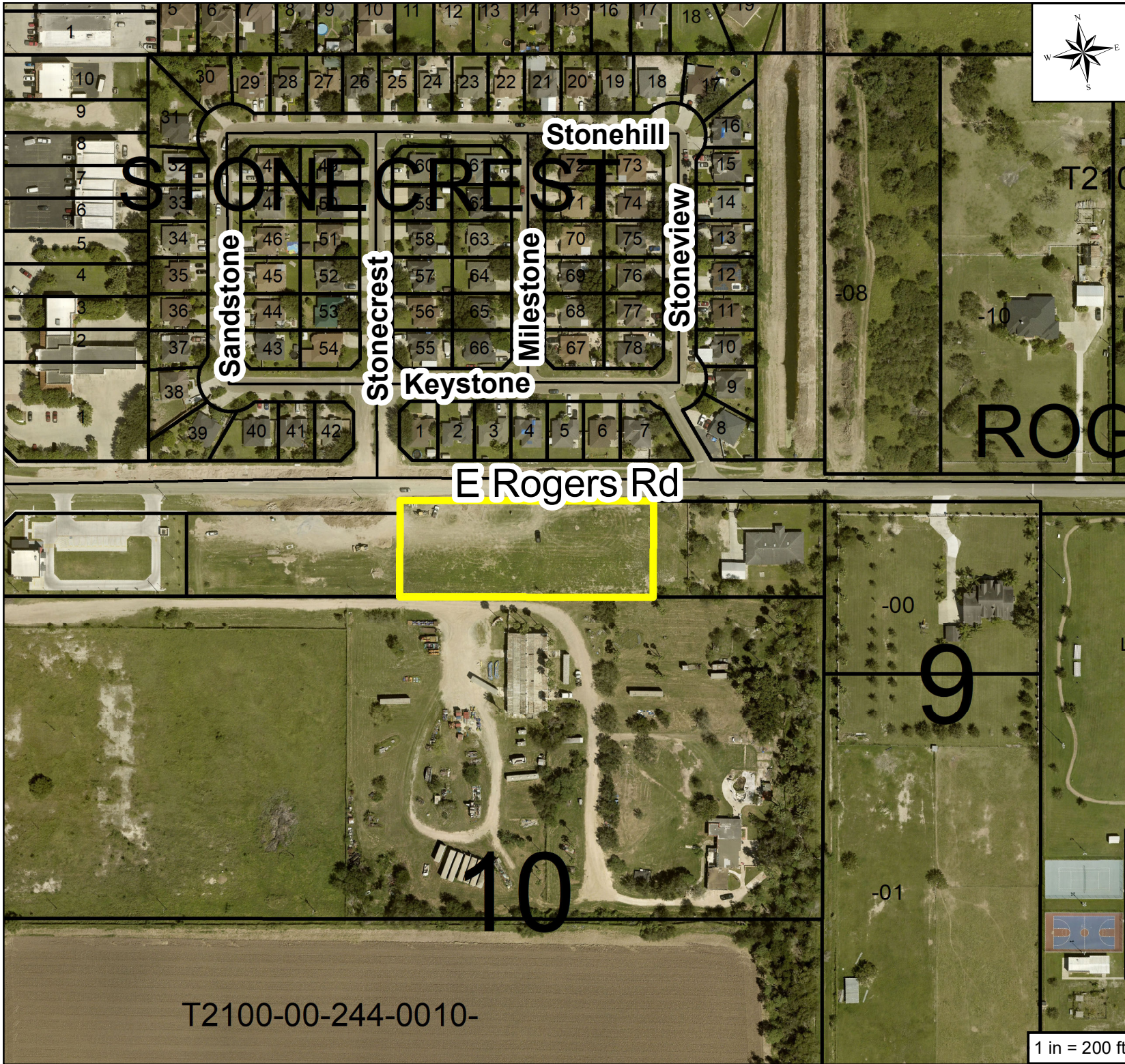
¹Refer to the City Standards Manual [Street Details](#) for more information.

²From back-of-curb to back-of-curb.

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

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







AERIAL MAP

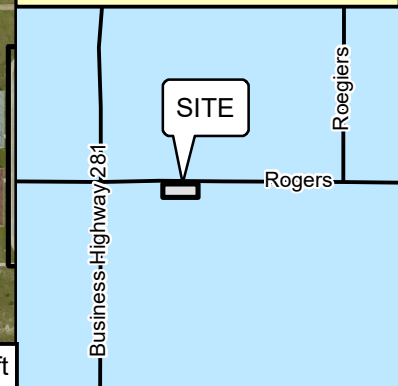
CASE CAPTION:

SUBDIVISION NAME:
VICTORIA MANOR

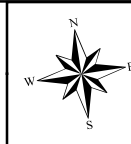
Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



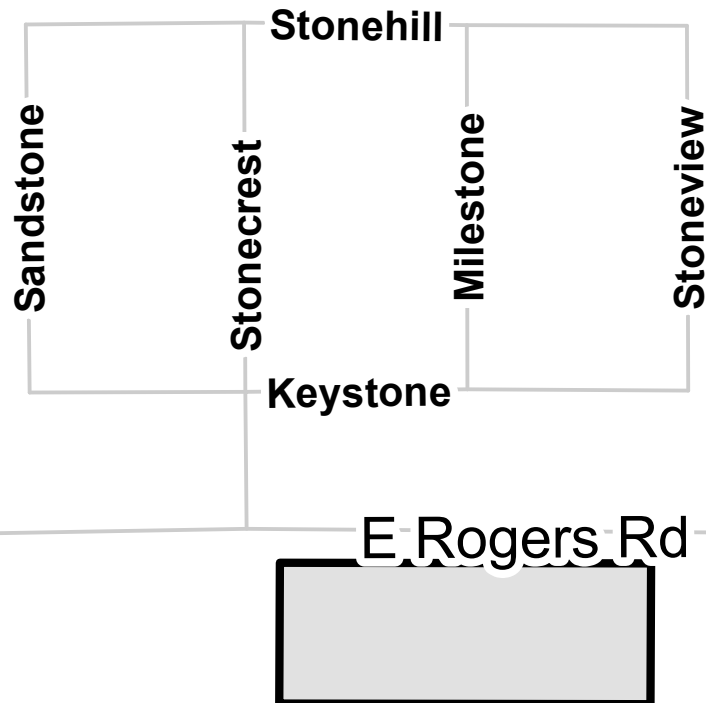
T2100-00-244-0010-





SITE MAP

CASE CAPTION:

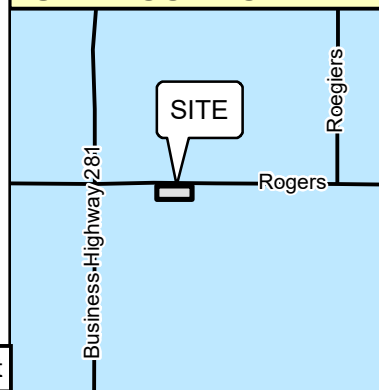
SUBDIVISION NAME:
VICTORIA MANOR



Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 200 ft



Case # VAR-2022-0127

Edinburg THE CITY OF

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

Subdivision Appeals / Variance Application

Submittal Date: September 8, 2022

Legal Description:

1.470 acres of land out of Lot 10, Block 244, Texas Mexican Railway Company's Survey, Hidalgo County, Texas

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

5.301, A.3 Perimeter Street, Pavement or fee in lieu required

Reason for Request:

The Escrow for the street improvement is \$27,485.23 this amount creates a great financial burden. Victoria Manor is only a five Lot Subdivision fronting Rogers Road (383.43 feet).

Property Owner (Print legibly or type)

Rushmore Construction Investment

Address

810 Standord Ct. Edinburg Tx

City, State, Zip

Telephone

956 460 6344

Email address

Signature

Applicant / Agent (Print legibly or type)

JA Garza Associates

Address

3319 N Ware RD Ste A McAllen T 78501

City, State, Zip

Telephone

956 687 8677

Email address

Signature

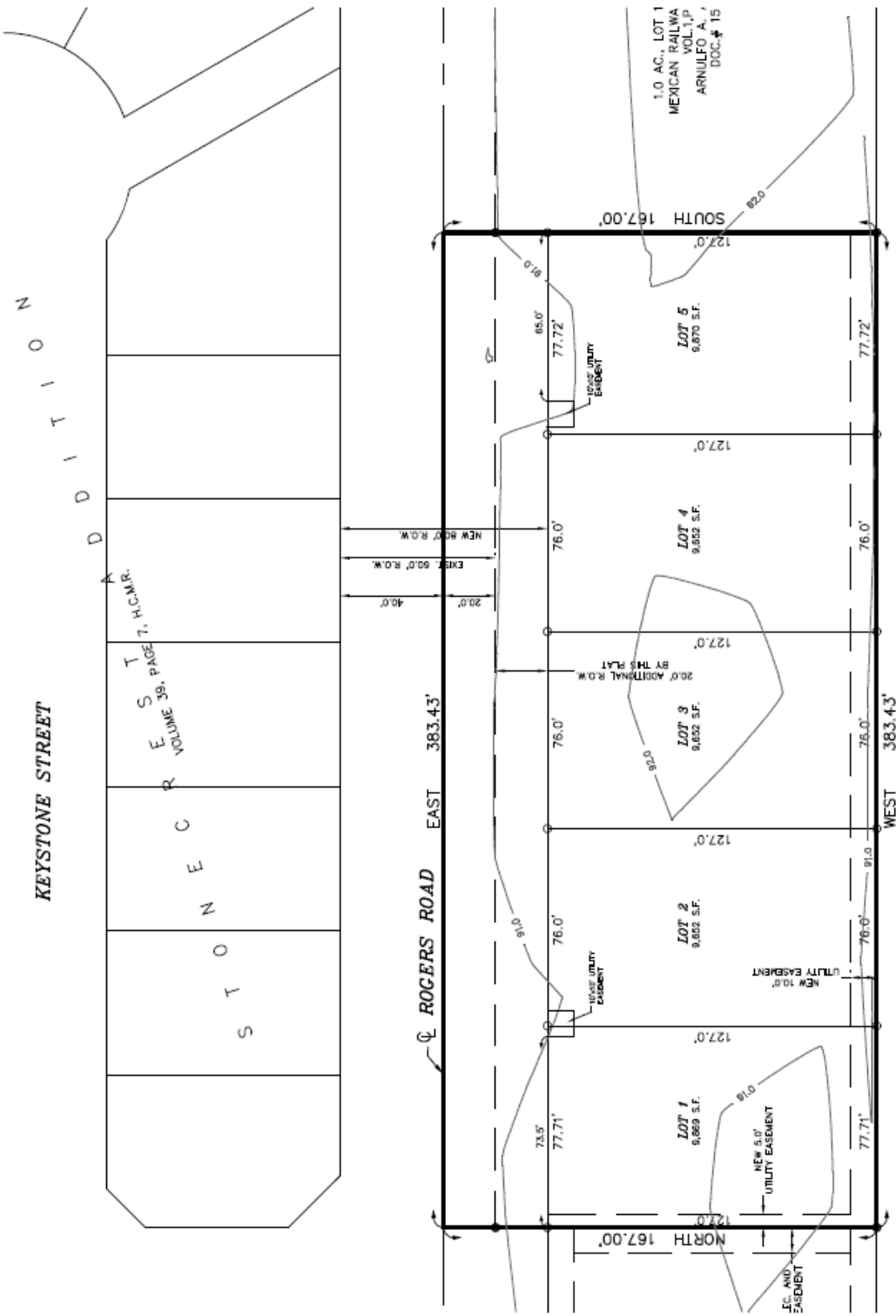
Garza JAG 2002@AOL.com

\$450 Application Fee:

INV-00016052

Received By:

9-8-22



N
NOT TO SCALE

VICTORIA MANOR SUBDIVISION

BEING A SUBDIVISION OF 1.470 ACRES OUT OF LOT 10, BLOCK 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12 OF THE HIDALGO COUNTY MAP RECORDS



ROBLES ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

Victoria Heights Subdivision

Date: 1-12-2022

Estimate of Probable Cost

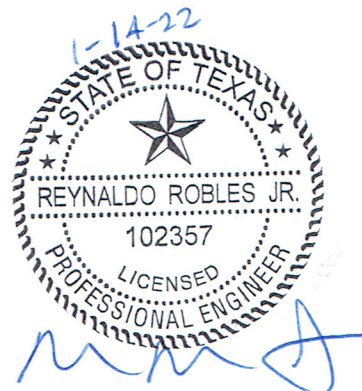
Description	Quantity	Units	Unit Cost	Item Cost
Subdivision Improvements				
17.5' Road Widening (exist 22' E.to E.; future 57' B.to B.))				
Pavement (383.43' x 17.5')	6710	SF	\$3.50	\$23,485.09
18" Concrete curb and gutter	258	LF	\$14.00	\$3,612.00
			Total	\$27,097.09
Sanitary Sewer Improvements				
8" sanitary sewer line SDR26 (6-8' depth)	380	LF	\$22.00	\$8,360.00
48" Manhole (6-8')	1	EA	\$4,200.00	\$4,200.00
6" service connections w/cleanout	5	EA	\$1,000.00	\$5,000.00
			Total	\$17,560.00
Water line Improvements				
1" service connection	1	EA	\$850.00	\$850.00
2" dual service connection	2	EA	\$1,850.00	\$3,700.00
			Total	\$4,550.00

Total Estimated Cost of Subdivision Improvements \$49,207.09

Material Testing (3%) \$1,476.21

Inspection fee (2%) \$984.14

Project total \$51,667.44





City of Edinburg
PLANNING & ZONING COMMISSION
Regular Meeting: 10/11/2022

— SUBDIVISION VARIANCE —
THE VILLAGE AT MONTE CRISTO SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code: 1) Section 5.203(A)(3) Right-of-Way Widths & Paving Width and 2) Section 5.209 Sidewalks, for The Village at Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, located at 4220 North Seminary Road, as requested by Melden & Hunt, Inc.
2. **Description/Scope:** The property is located at the northwest corner of Monte Cristo Road (FM 1925), and east of Seminary Road intersection, and is within the City of Edinburg's City Limits. The Preliminary Plat consists of 1 Commercial, 109 Single Family, 57 Multi-Family Residential lots, and a regional detention facility. Multi-Family lots are averaging approximately 10,250 square feet and 109 Single Family residential lots averaging 6,150 square feet. Melden & Hunt, Inc. on behalf of the developer is requesting two variances to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request #1: Section 5.203(A)(3) Right-of-Way Widths & Paving Width

This Variance Request is to forgo the improvements and/or escrowing the fees for said improvements along North Seminary Road that borders the western portion of the subdivision. Section 5.203(A)(3) requires 100 ft. of right-of-way (ROW) and 64 ft. back-to-back paving for Minor Arterial streets. The Rio Grande Valley Metropolitan Planning Organization (MPO) Metropolitan Transportation Plan classifies the existing portion North Seminary Road as a Minor Arterial street. Existing paving for North Seminary Road is 24 ft. back-to-back, which is an approximate reduction of 62.5%. Estimated cost of street construction is \$336,527.11.

Variance Request #2: Section 5.209 Sidewalks

This Variance Request is to the required sidewalks on North Seminary Road, which is approximately 2,651.49 linear feet along the west side of this development. UDC Section 5.209 requires that sidewalks be provided in the area between the parkway and the edge of the right-of-way. The developer is proposing to dedicate the required additional 20 ft. of ROW, but not to construct the required sidewalks. Estimated cost for sidewalk improvements is \$66,287.25.

3. **Staff's Recommendation:** Staff recommends approval of the Variances as requested.

Variance Justification #1&2: The proposed subdivision is part of a city project, wherein the developer is donating a 32 acre tract of land to be utilized as a Regional Detention Facility to serve the subdivision as well as the surrounding areas with flood management. A 380 agreement is in progress, which will detail the use of the approximate 30 acres of land. This recommendation

is made with a recommendation of a conditional acceptance, that the 380 agreement be finalized prior to recordation.

Prepared By:

Adan A. Elizondo, MPA

Planner I

Approved By:

Jaime Acevedo

Director of Planning and Zoning

Attachments:

Unified Development Code

Aerial Photo

Site Map

Subdivision Plat & Reduced

Application

Cost Estimate

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

A. Streets and Rights-of-Way.

1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does not conform to the right-of-way standards of Division [5.200](#), *Subdivision Design Standards*, or to an adopted thoroughfare plan, whichever provides for a wider pavement section, the subdivider shall dedicate right-of-way width sufficient to make the full right-of-way width conform.
3. *Perimeter Streets; Pavement or Fee in Lieu Required.*
 - a. The subdivider shall pave so much of the dedicated right-of-way as to make the full pavement width comply with Division [5.200](#), or an adopted thoroughfare plan, whichever provides for a wider pavement section. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to assure an adequate sub-base and pavement joint. Pavement shall be installed according to specifications promulgated by the City Engineer.
 - b. Alternatively, if the length of the perimeter street is less than 1/4 mile or its improvement at the time of subdivision would in the City Engineer's professional opinion create a traffic safety hazard because it does not create a complete widened street segment between off-site street intersections, then the subdivider shall deposit with the City an amount equal to the cost of the improvement required by 3.a. above so that the City can make the improvement when sufficient right-of-way is dedicated from adjacent properties to do so in manner that is safe and practical for motorists. Amounts deposited pursuant to this Section shall be kept in segregated accounts and shall be subject to the reimbursement provisions of Section [5.211](#), *Water Rights and Cost Participation*. Requests for reimbursement shall be made to the Administrator, shall be reviewed by the City Engineer, and forwarded to the Planning and Zoning Commission for review and City Council for final action on the request.

Division 5.200, Subdivision Design Standards

Sec. 5.203, Streets Cross Sections

- A. **Right-of-Way and Pavement Widths.** Rights-of-way shall conform to those set out in Table 5.203-1, *Right-of-Way Widths*, and as generally depicted in Figure 5.203-1, *Sample Right-of-Way Cross-Section*.
- B. **Adjustments.** The City shall, where feasible, require the street's design to minimize the disturbance of natural resources, including floodplains. Where additional right-of-way is needed to obtain vertical curve, grade, clear sight triangles, turn lanes, or medians, the required right-of-way shall be adjusted to the extent necessary in accordance with local needs as determined by the Planning and Engineering Departments.
- C. **Half Streets Prohibited.** No half-streets shall be permitted in new subdivision plats.

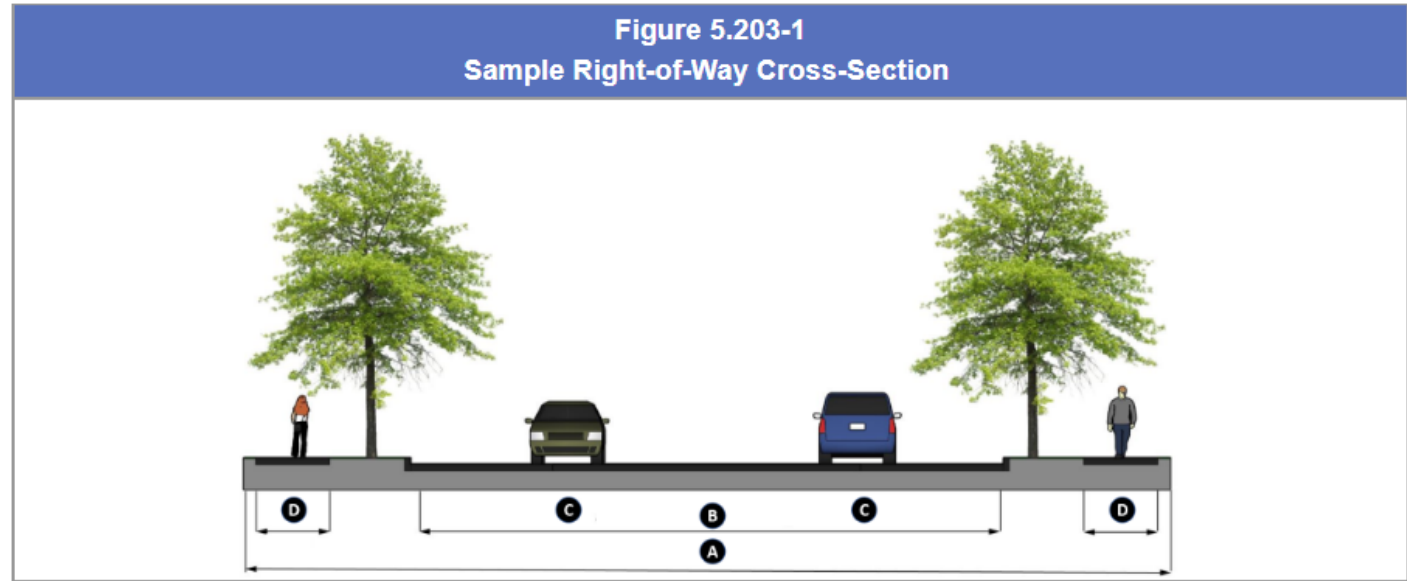
Table 5.203-1 Right-of-Way Widths ¹				
Road Classification	Minimum Right-of-Way Width Required (A)	Minimum Pavement Width Required ² (B)	Lanes (C)	Sidewalks (width and sides of street) (D)
Principal Arterial	120 feet	81 feet	5 including center	5 feet / Both
Minor Arterial	100 feet	64 feet	5 including center	5 feet / Both
Collector	80 feet	57 feet	3 including center	5 feet / Both
Residential Collector ³	60 feet	43 feet	2	5 feet / Both
Minor Street	50 feet / 60 feet	32 feet / 36 feet	2	5 feet / Both
Alleys	20 feet	18 feet	--	--

TABLE NOTES:

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

²From back-of-curb to back-of-curb.

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

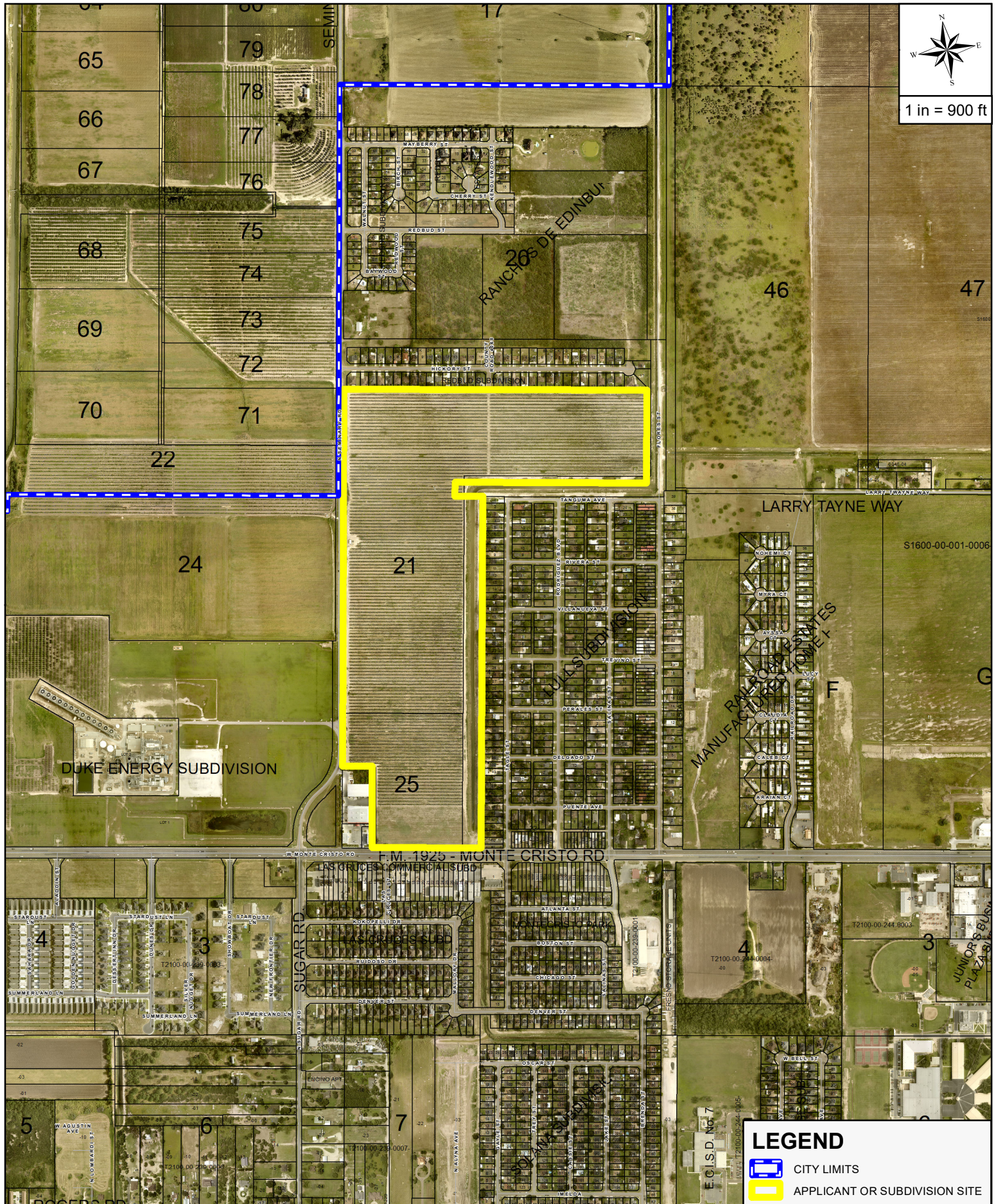


ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.200, Subdivision Design Standards

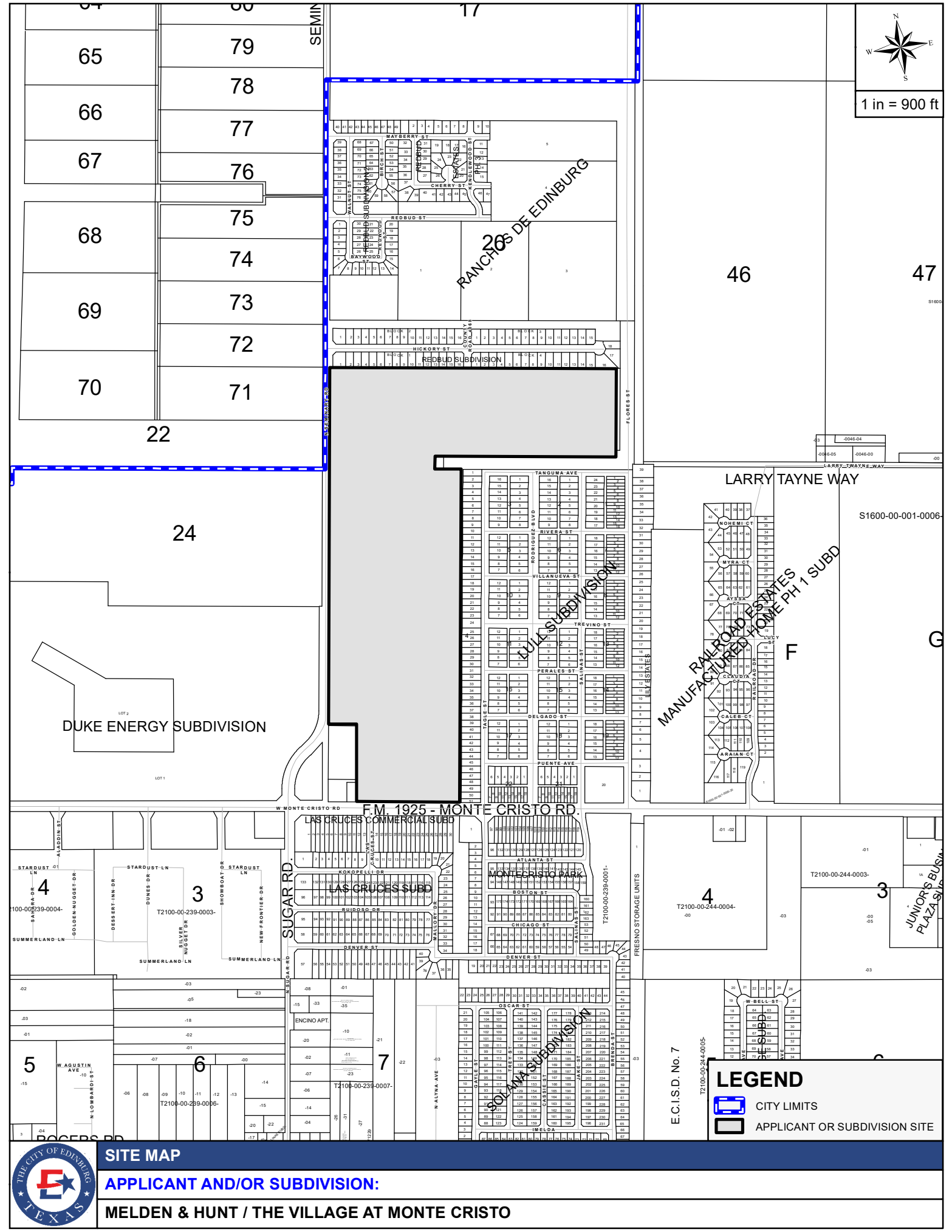
Sec. 5.209, Sidewalks

- A. Sidewalk Plan Required.** A sidewalk plan shall be submitted with the subdivision's construction plans and with the Building Permit application for unplatted property.
- B. Location of Sidewalks.**
 - 1. Sidewalks shall be provided in the area between the parkway and the edge of the right-of-way, as shown in the City's [Engineering Standards Manual](#), latest edition, and as depicted generally in Figure 5.209-1, *Sample Right-of-Way Cross-Section*.
 - 2. The outer boundaries of sidewalks shall be located in the platted street right-of-way, generally one foot from the property line. This one-foot width shall be subtracted from the required parkway width. Sidewalks may meander into the parkway to protect the root system of a mature tree, provided that no sidewalk be located closer than three feet to the back of curb or edge of pavement if no curb is present. This arrangement shall not reduce the right-of-way width requirement.
 - 3. Walks shall also be installed in any pedestrian easements as may be required by the Planning Department.



LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE



SITE MAP

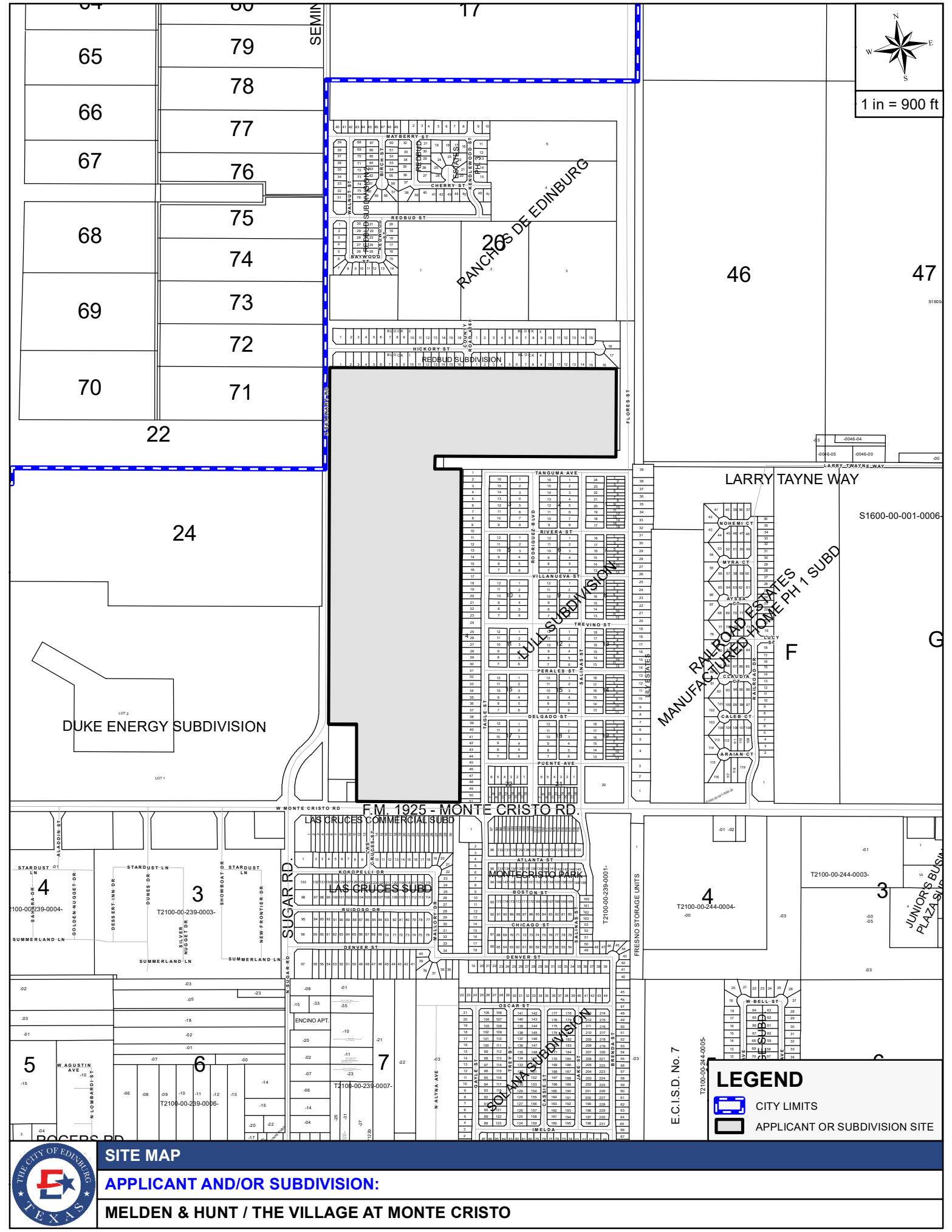
APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / THE VILLAGE AT MONTE CRISTO

SITE MAP

APPLICANT AND/OR SUBDIVISION:

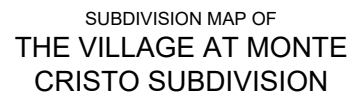
MELDEN & HUNT / THE VILLAGE AT MONTE CRISTO

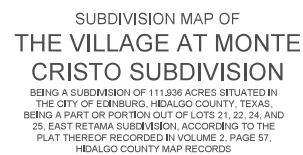
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SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / THE VILLAGE AT MONTE CRISTO







Case #

Edinburg THE CITY OF

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

Subdivision Appeals / Variance Application

Submittal Date: _____

Legal Description:

111.936 ACRES OUT OF LOTS 21,22,24 AND 25 EAST RETAMA SUBDIVISION, VOLUME 2, PAGE 57,
H.C.M.R CITY OF EDINBURG , HIDALGO COUNTY ,TEXAS

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

5.203 STREET CROSS SECTION , ROW AND PAVEMENT WIDTH

Reason for Request:

TO DEDICATE ROW BUT NOT TO EXPAND SEMINARY ROAD
380 AGREEMENT WITH CITY

TEXAS CITRUS EXCHANGE

Property Owner (Print legibly or type)

P O BOX 428

Address

EDINBURG , TEXAS 78540

City, State, Zip

(956) 381-0981

Telephone

C/O MARIO@MELDENANDHUNT.COM

Email address

Signature

MELDEN & HUNT ,INC

Applicant / Agent (Print legibly or type)

115 W. MCTYRE ST.

Address

EDINBURG , TEXAS 78540

City, State, Zip

(956) 381-0981

Telephone

MARIO@MELDENANDHUNT.COM

Email address

Signature

RECEIVED

OCT 05 2022

Name: _____

\$450 Application Fee: _____

Received By: _____

Adrian E. K'2016
[Signature]



Case #

Edinburg
THE CITY OF

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

Subdivision Appeals / Variance Application

Submittal Date: _____

Legal Description:

**111.936 ACRES OUT OF LOTS 21,22,24 AND 25 EAST RETAMA SUBDIVISION, VOLUME 2, PAGE 57,
H.C.M.R CITY OF EDINBURG , HIDALGO COUNTY ,TEXAS**

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

5.210 E2 - UTILITY AND SANITARY SEWER

Sidewalk

Reason for Request:

**TO NOT INSTALL SW ALONG SEMINARY ROAD
380 AGREEMENT WITH CITY**

TEXAS CITRUS EXCHANGE

Property Owner (Print legibly or type)

P O BOX 428

Address

EDINBURG , TEXAS 78540

City, State, Zip

(956) 381-0981

Telephone

C/O MARIO@MELDENANDHUNT.COM

Email address

Signature

MELDEN & HUNT ,INC

Applicant / Agent (Print legibly or type)

115 W. MCTYRE ST.

Address

EDINBURG , TEXAS 78540

City, State, Zip

(956) 381-0981

Telephone

MARIO@MELDENANDHUNT.COM

Email address

Signature

\$450 Application Fee: _____

Received By: _____

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
PRELIMINARY STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION PROCESS

 Date : **October 7, 2022**

Date Filed: October 4, 2021	P&Z Preliminary: November 9, 2021	P&Z Final: _____	City Council: _____
Reviewed By: Abel Beltran, Subd. Coord. abeltran@cityofedinburg.com	Staff Review : October 21, 2021 Staff / Engineer : October 28, 2021	Time Line : 365 Days 1st Extension : 0 Days 2nd Extension : 0 Days	Expires : _____ Expires 1: _____ Expires 2: _____

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

Owner:	Earl Neuhaus, President	P.O. Box 428, Edinburg, TX. 78540			Mario Reyna, P.E. Project Engineer
THE VILLAGE ON MONTE CRISTO SUBDIVISION				Consultant : MELDEN & HUNT, INC., Engineering	
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - Commercial General	✓				
Flood Zone	✓				Zone "AH" (BFE 88) Panel # 480338-0015 E (JUNE 6, 2000)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout		✓			City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:		✓			City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
MPO Collector / Arterial Right-of-way Dedication	✓				Proposed Private Streets
Minor / Major Collector Street Pavement Section	✓				In Accordance to Standard Street Policy
Variances Appeals Request: (Date)	✓				Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements			✓		
Street 5-ft Sidewalk Improvements			✓		
Drainage Improvements	✓				

Construction Plans Review Submittals:

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

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

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		✓			Dated:
Roadway Open-Cut or Bore Permit Application		✓			Dated:
TX-Dot Water UIR Permit			✓		
TX-Dot Sewer UIR Permit			✓		
N.O.I. Submittal		✓			Dated:
SWPP Booklet Submittal		✓			Dated:
RFI #1 Request		✓			Dated:
Change Orders		✓			Dated:
Final Walk Though		✓			Dated:
Punch List		✓			Dated:
Punch List (Completed and Approved)		✓			Dated:
Letter of Acceptance		✓			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		✓			Dated:
Backfill Testing Results		✓			Dated:
As-Builts (Revised Original Submittal)		✓			Dated:
Recording Process:					
Public Improvements with (Letter of Credit)		✓			Dated: Expires:
Recording Fees \$ 106.00		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		✓			Required to be paid prior to Final Stages
Street Light Escrow \$ -		✓			Required: 0 EA. @ \$ -
Street Escrow (Seminary Road) \$ 336,527.11		✓			Required: 2651.49 EA. @ \$ 126.92
Sidewalk Escrow (Seminary Road) \$ 66,287.25		✓			Required: 2651.49 LF @ \$ 25.00
TOTAL OF ESCROWS: \$ 402,814.36					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 3% \$ -		✓			\$ - Estimated Construction Cost
Inspection Fee: 2% \$ -		✓			\$ - Final Construction Cost
Park Land Fees: Park Zone # 2 \$ -			✓		0 Lots @ \$ - Full rate within the ETJ
57 Residential \$ 300.00 \$ 17,100.00		✓			50% Development 50% Building Stage
109 Multi-Family \$ 300.00 \$ 32,700.00		✓			50% Development 50% Building Stage
Water Rights: COE - CCN \$ 384,596.36		✓			111.639 Acres \$ 3,445.00
Water 30-year Letter (Residential) \$ 35,425.00		✓			109 Lots @ \$ 325.00 COE WATER-CCN
Water 30-year Letter (Multi-Family) \$ 18,525.00		✓			57 Lots @ \$ 325.00 COE WATER-CCN
Sewer 30-year Letter COE - CCN \$ 10,855.00		✓			167 Lots @ \$ 65.00 COE SEWER-CCN
TOTAL OF FEES: \$ 480,676.36					
Reimbursements:					
Developer Sewer Improvements \$ -			✓		Off-Site System: 0.000 AC \$ -
Developer Water Improvements \$ -			✓		Off-Site System 0.00 AC \$ -
TOTAL OF REINBURSEMENTS: \$ -					
Buyouts:					
North Alamo Water Supply Corporation \$ -	✓				Required Buyout 0.00 AC. \$ -
Sharyland Water Supply Corporation			✓		Not Applicable
Tax Certificates					
County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 1
Total of Escrows, Fees, Reimbursements and Buyouts:					
Escrows \$ 402,814.36					Street & Sidewalk Improvements for Trenton Road (Not Required)
Inspections other Fees \$ 480,676.36					Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements \$ -					Reimbursement to the Developer of Subdivision
City of Edinburg \$ -					15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record \$ -					85% Payable to the Developer of Record Owner / Developer
Buyouts \$ -					Based on Subdivision (Need Request and Approval rate from ? Broad)
TOTAL : \$ 883,490.72					Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

STAFF REPORT: THE WOODLAND at JACKSON SUBDIVISION

Date Prepared: September 21, 2022
Planning and Zoning Meeting: October 11, 2022
Preliminary Plat

Subject: Consider the Preliminary Plat of **THE WOODLANDS at JACKSON SUBDIVISION**, being a 4.00 acre tract of land out of a part or portion of Lot 4, Section 242, Texas-Mexican Railway Company's Subdivision, located at 1800 North Jackson Road, as requested by MAS Engineering, LLC.

Location: The property is located on the east side of North Jackson Road and north of Chapin Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Residential/Multi-Family & Urban Districts.

Setbacks: Setbacks for Residential/Multi-Family & Urban District (MU) are as follows; Front 10 ft./18 ft., 20 ft., Side 5-ft., and Rear 15 ft.

Analysis: The Preliminary Plat is proposing 11 lots averaging approximately (10,867.14) square feet each, for a multi-family residential development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation and a City of Edinburg Sanitary Sewer Collection system is available to serve development. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

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

City of Edinburg Engineering / Utilities Department:

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

City of Edinburg Fire Department:

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

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

City of Edinburg Storm Water:

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

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

City of Edinburg Solid Waste:

The Multi-Family Residential Development can be served by the City of Edinburg.



ENGINEERING DEPARTMENT

Preliminary Staff Review

October 6, 2022

Mario Salinas, P.E.

MAS Engineering
3911 N. 10th Street, Suite H
McAllen, TX 785501
(956) 537-1311

RE: THE WOODLANDS AT JACKSON – PRELIMINARY REVIEW

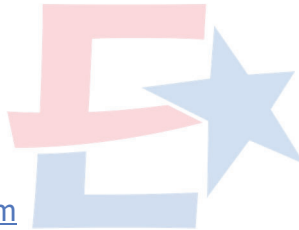
Mr. Salinas

Attached are the Preliminary Phase Submittal comments for The Woodlands at Jackson Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter
Hermida
Date: 2022.10.06
15:45:14 -05'00'



Peter Hermida, P.E.

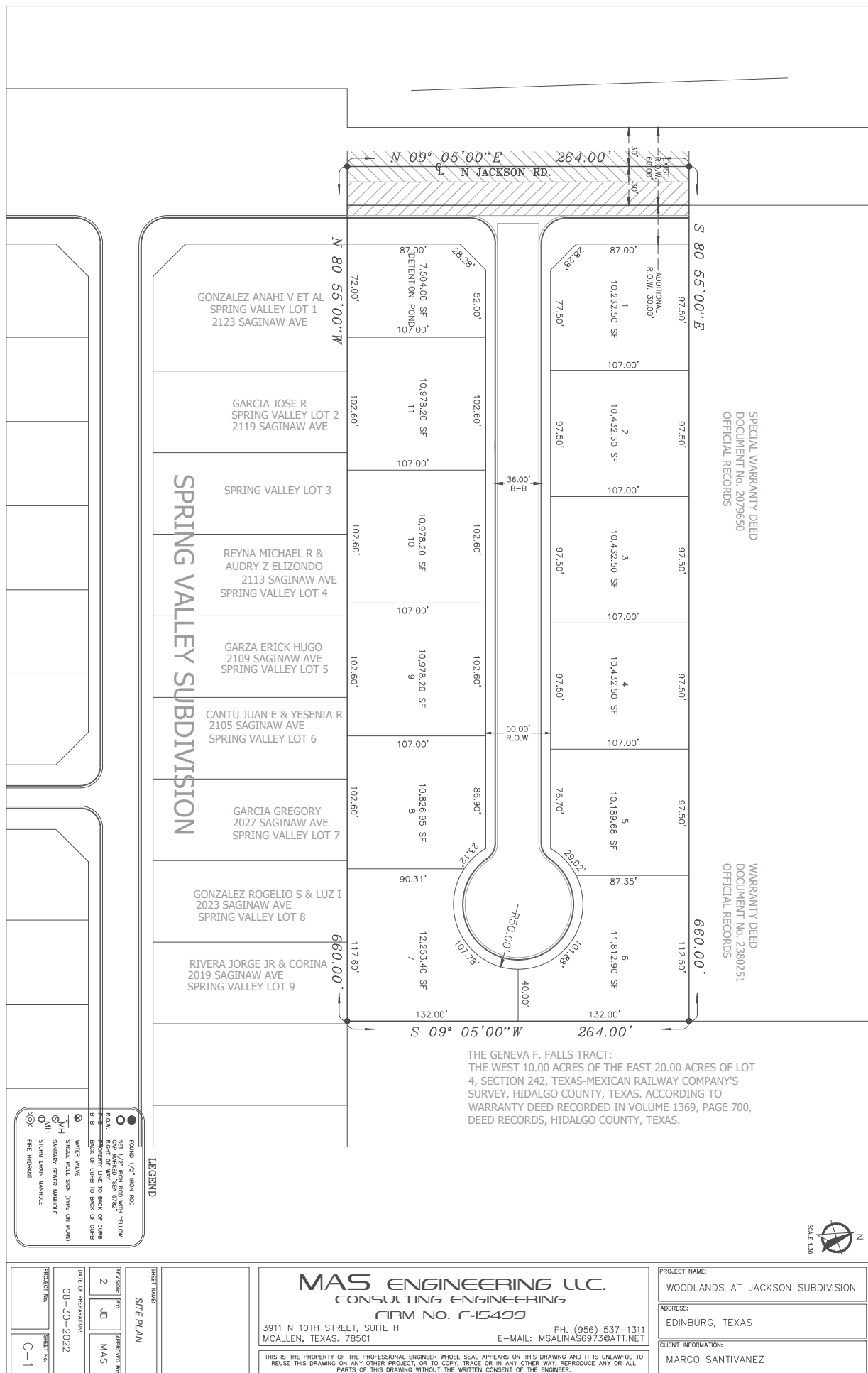
Email: phermida@cityofedinburg.com

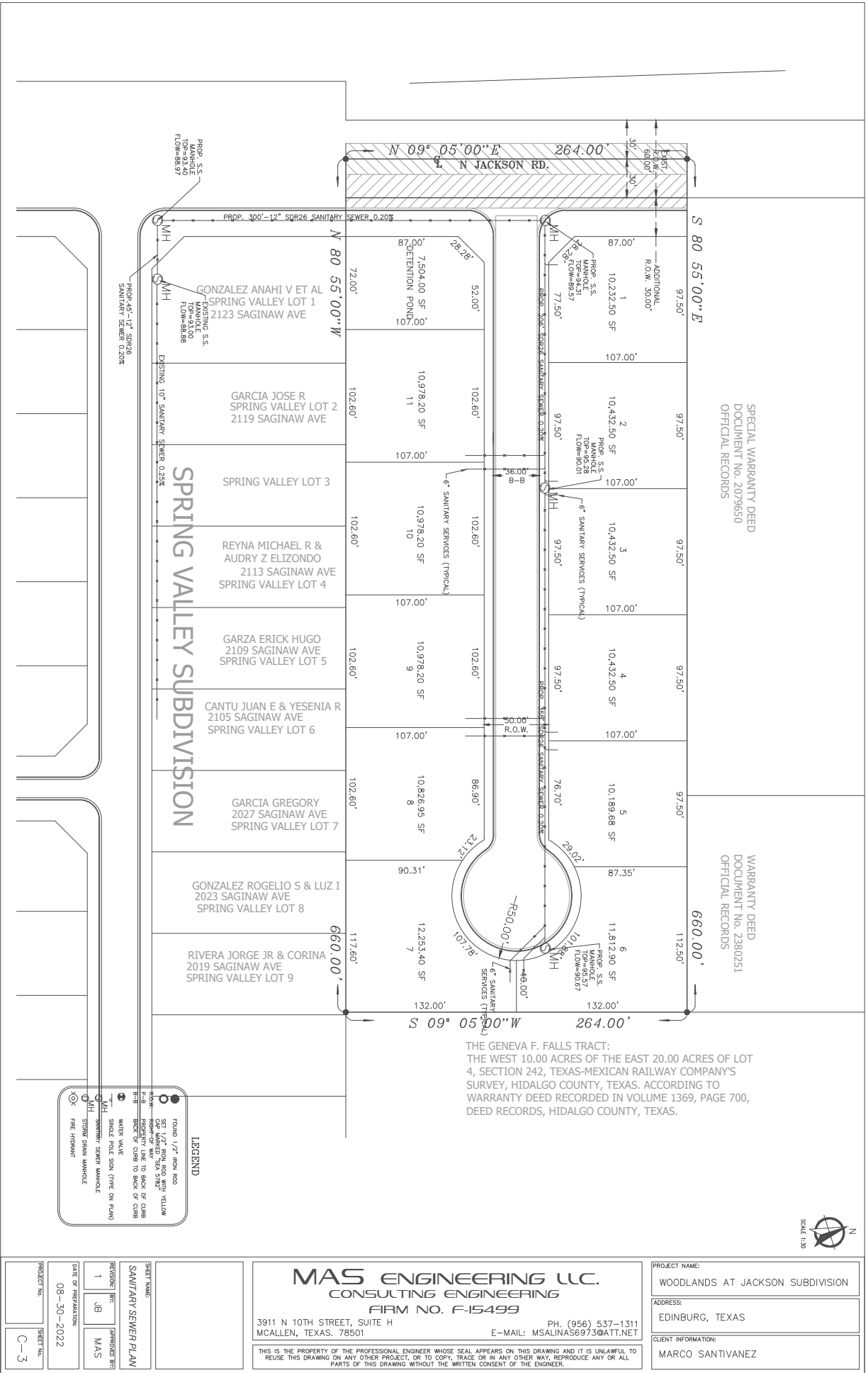
415 W. University Drive
Edinburg, Texas 78539

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

REFERENCES:

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





SPECIAL WARRANTY DEED
DOCUMENT NO. 2079650
OFFICIAL RECORDS

WARRANTY DEED
DOCUMENT NO. 2380251
OFFICIAL RECORDS

THE GENEVA F. FALLS TRACT:
THE WEST 10.00 ACRES OF THE EAST 20.00 ACRES OF LOT
4, SECTION 242, TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY, HIDALGO COUNTY, TEXAS. ACCORDING TO
WARRANTY DEED RECORDED IN VOLUME 1369, PAGE 700,
DEED RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1:30

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H PH. (956) 537-1311
MCALLEN, TEXAS. 78501 E-MAIL: MSALINAS6973@ATT.NET

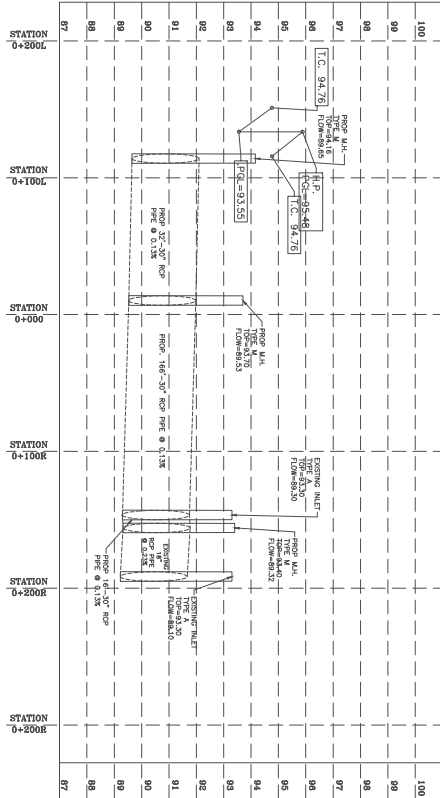
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PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME:
WOODLANDS AT JACKSON SUBDIVISION

ADDRESS:
EDINBURG, TEXAS

CLIENT INFORMATION:
MARCO SANTIVANEZ

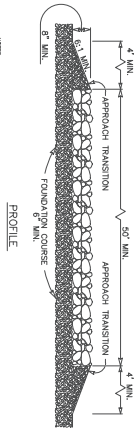
PROJECT NO.
SHEET NO. C-3
DATE OF PREPARATION: 08-30-2022
REVISIONS: 1 JIS MAS
SANTARY SEWER PLAN
LEGEND
ROUND 1/2" IRON ROD
SET 1/2" IRON ROD WITH YELLOW
CAP MARKER SEA 5782"
B-B PROPERTY LINE TO BACK OF CURB
B-B SINGLE POLE SIGN (TYPE ON PLAN)
MH STORM DRAIN MANHOLE
XO- FIRE HYDRANT



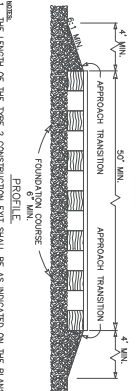
PROJECT NO.	2	JOB	DATE OF PREPARATION: 08-30-2022	SHEET NO.	C-5-1	<p>MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499</p> <p>3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS. 78501</p> <p>PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET</p> <p>THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p>	<p>SHEET NAME:</p> <p>PROFILE PLAN</p>	<p>PROJECT NAME:</p> <p>MARITERRY ESTATES SUBDIVISION</p>
							<p>ADDRESS:</p> <p>MON MACK RD. EDINBURG TX.</p>	<p>CLIENT INFORMATION:</p> <p>COHAB LLC.</p>



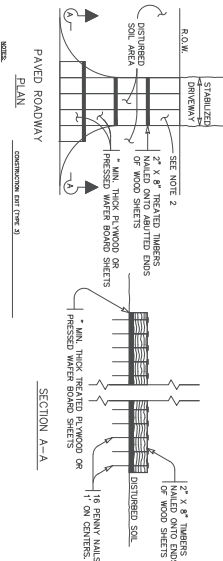
PROJECT NO.		SHEET NO.	
	C-6		
DATE OF PREPARATION: 08-30-2022			
PREPARED BY: J.B.	DRAWN BY: MAS		
TITLE: SWGP			
<p style="text-align: center;">MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499</p> <p>3911 N 10TH STREET, SUITE H PH. (956) 537-1311 MCALLEN, TEXAS. 78501 E-MAIL: MSALINA@G973@ATT.NET</p> <p>THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING OR IN ANY OTHER PROJECT WITHOUT HIS WRITTEN CONSENT. IF YOU DO, WE WILL PROSECUTE YOU TO THE FULL EXTENT OF THE LAW. PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p>			
PROJECT NAME:		WOODLANDS AT JACKSON SUBDIVISION	
ADDRESS:		EDINBURG, TEXAS	
CLIENT INFORMATION:		MARCO SANTIVANEZ	



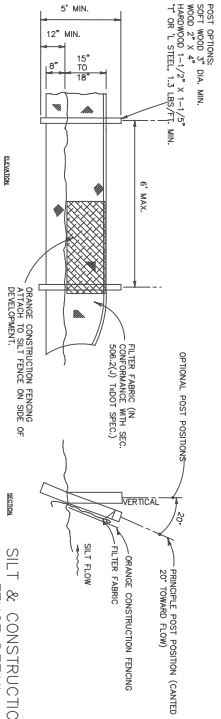
- THE LENGTH OF THE TYPE 1 CONSTRUCTION DET SHALL BE AS INDICATED ON THE PLAN. THE TYPE 1 CONSTRUCTION DET SHALL BE LESS THAN 40'.
2. THE COURSE ADJACENT SHALL BE GRASS GRATED WITH A SIZE OF 6" TO 8".
3. THE COURSE ADJACENT SHALL BE GRASS GRATED WITH A SIZE OF 6" TO 8" AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION DET FOUNDATION COURSE SHALL BE LEVELLE BASE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL, AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION DET SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAP.
6. THE GRASSES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
7. INTERESS/EGRESS
SEDIMENT CONTROL



1. BUT NOT LESS THAN 5% OF CONSTRUCTION COST SHALL BE INCURRED ON THE FOLLOWING:
 2. THE PROPOSED TENDER PLANS SHALL BE ATTACHED TO THE RFP/RFQ TYPE WITH 6" X 8" LAMINATED PAPER.
 3. FLASHINGS MAY BE USED AS APPROVED BY THE ENGINEER.
 4. ALL JOINTS SHALL BE MADE WITH 1/2" GALVANIZED STEEL AND SHALL BE REEF FROM LARGE AND LOOSE JOINTS.
 5. JOINTS SHALL BE NO DEEPER THAN 6" AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 6. CONCRETE JOINTING AND ANCHORAGE CHAIRS SHALL BE FLEXIBLE BARS, BIRMINGHAM CONCRETE ON OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 7. ALL JOINTS SHALL BE MADE TO A SENSITIVE TOLERANCE.
 8. ENGINEERS' COMMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
- INCREASED/REDUCED
SEGMENT/CONCRETE
TYPE 2
SEGMENT CONTROL



1. THE LENGTH OF THE TYPE 3 CONSTRUCTION DET SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION DET MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF TWO TO FOUR INCHES SPEED A MIN. OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE DETECTED WATER PIPES SHALL BE 3" GRADE INCH. AND SHOULD BE FREE FROM JAMS AND CLOSURES.
4. THE CIRCUMFERENCE SHOWN HEREON ARE SUGGESTIONS ONLY, AND MAY BE MODIFIED BY THE ENGINEER.



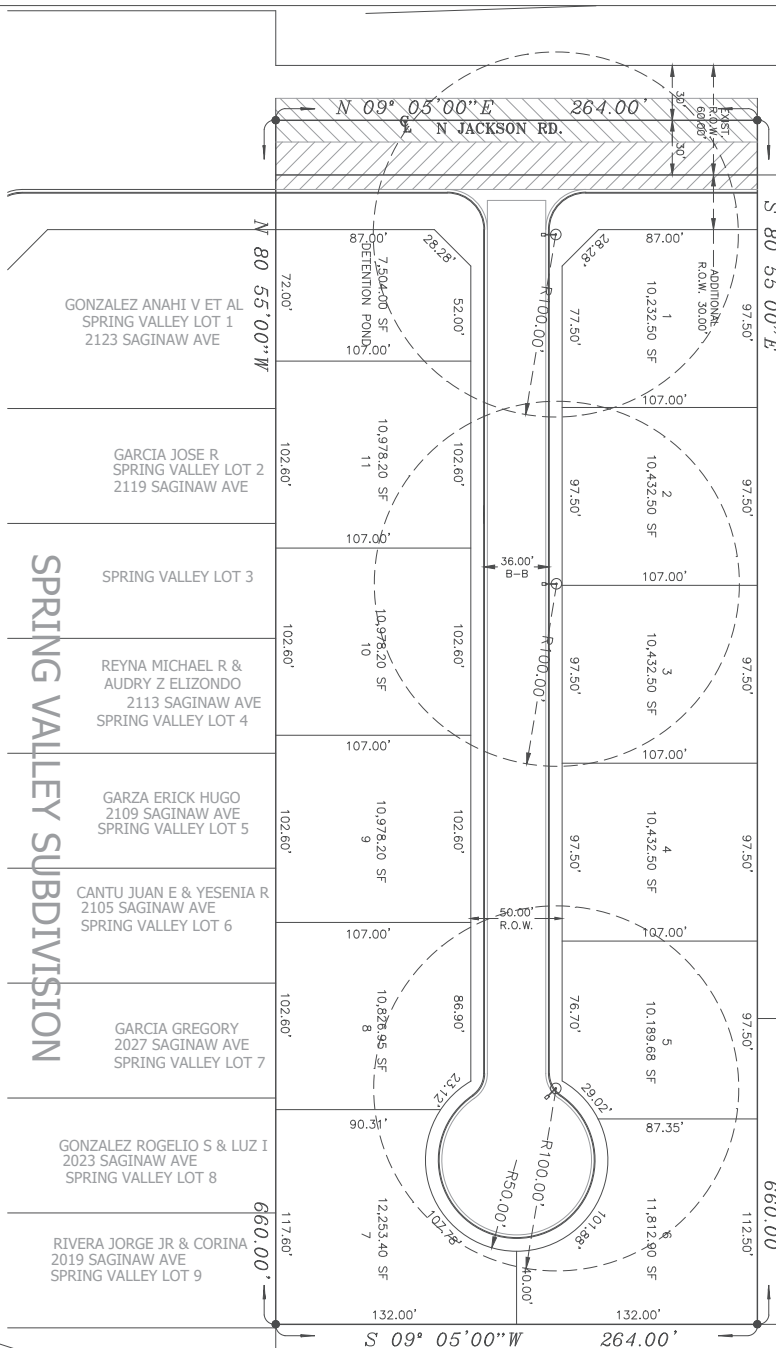
- ## SILT & CONSTRUCTION FENCE DETAIL

CONSTRUCTION
INGRESS/EGRESS
EDIMENT CONTROL
TYPE 3

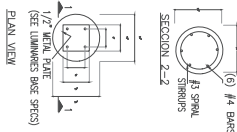
PROJECT NO.		SHEET NO.		DATE OF PREPARATION: 08-16-2022	PREPARED BY: MAS	REVISIONS: <table><tr><td>2</td><td>BY:</td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>JB</td><td></td><td></td><td></td><td></td></tr></table>	2	BY:					1	JB					SHEET NAME: DETAIL SWAP	<div>MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499</div> <div>3911 N 10TH STREET, SUITE H MCALLEN, TEXAS. 78501</div> <div>PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET</div> <div>THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</div>	PROJECT NAME: WOODLANDS AT JACKSON SUBDIVISION
2	BY:																				
1	JB																				
				ADDRESS: EDINBURG, TEXAS																	
				CLIENT INFORMATION: MARCO SANTIVANEZ																	

SPECIAL WARRANTY DEED
DOCUMENT NO. 2079650
OFFICIAL RECORDS

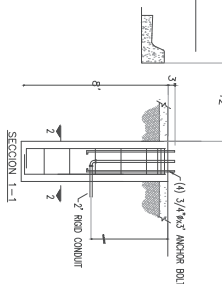
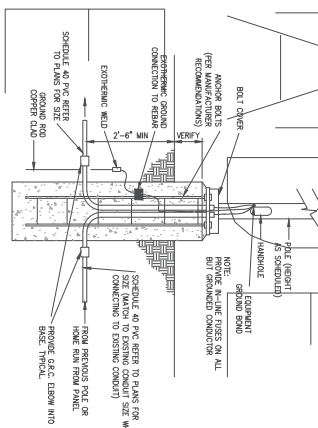
WARRANTY DEED
DOCUMENT NO. 2380251
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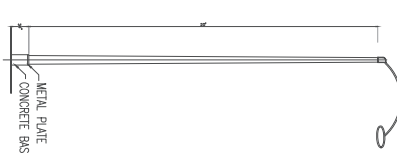
THE GENEVA F. FALLS TRACT:
THE WEST 10.00 ACRES OF THE EAST 20.00 ACRES OF LOT
4, SECTION 242, TEXAS-MEXICAN RAILWAY COMPANY'S
SURVEY, HIDALGO COUNTY, TEXAS. ACCORDING TO
WARRANTY DEED RECORDED IN VOLUME 1369, PAGE 700,
DEED RECORDS, HIDALGO COUNTY, TEXAS.



TYPICAL LIGHT POLE FOUNDATION DETAIL



STREET LIGHT



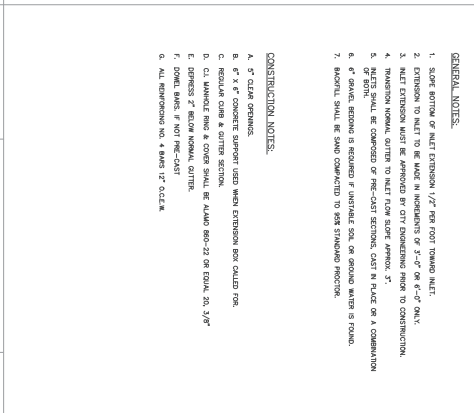
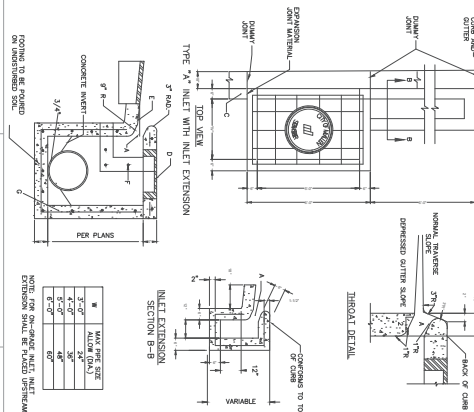
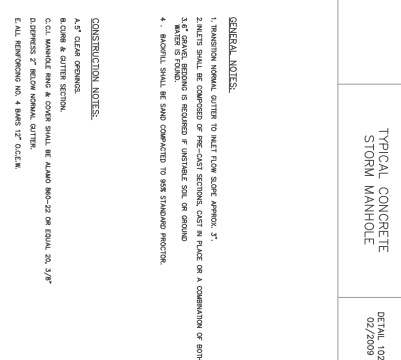
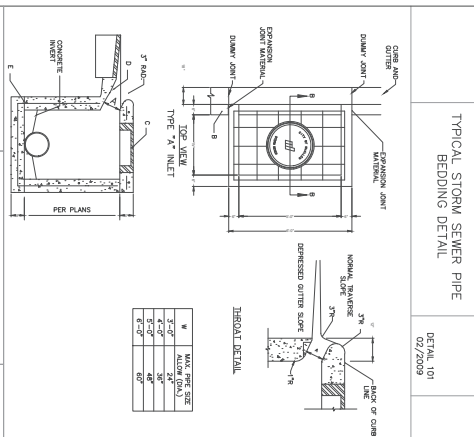
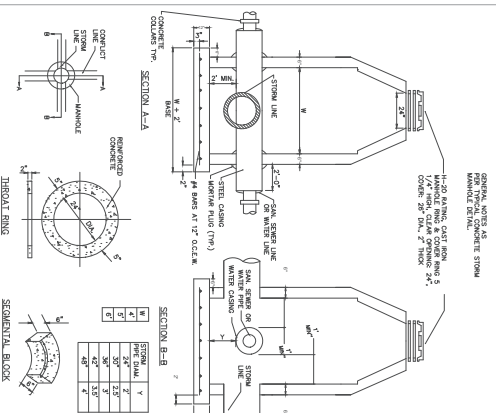
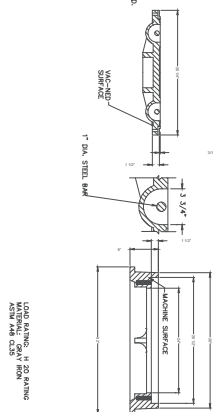
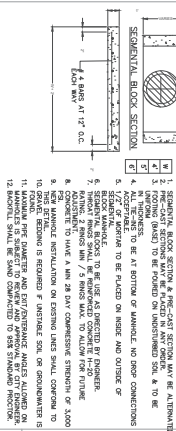
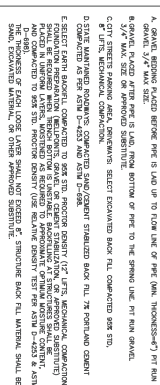
MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H PH. (956) 537-1311
MCALLEN, TEXAS. 78501 E-MAIL: MSALINAS6973@ATT.NET

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PROJECT NAME:
WOODLANDS AT JACKSON SUBDIVISION
ADDRESS:
EDINBURG, TEXAS
CLIENT INFORMATION:
MARCO SANTIVANEZ

SHEET NAME:
STREET LIGHTING
REVISIONS:
2 JIB MAS
DATE OF PREPARATION:
08-30-2022
PROJECT NO.:
C-6.2





To: Jaime Xavier Ayala, Planning and Zoning Department

CC: Able Beltran, Planning and Zoning Department

From: Robert Valenzuela, Stormwater Manager
Larry Ayala, Assistant Public Work Director

Date: October 27, 2021

Subject: Citrus Gardens Subdivision

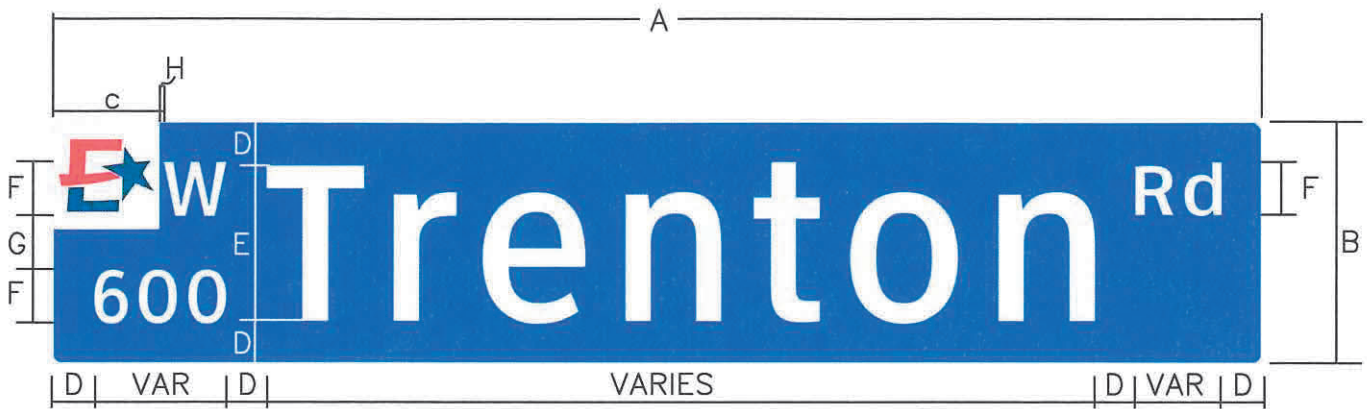
Public Works

Required Information

1. Traffic Stop Signs
 - Size 30" (Aluminum)
 - Film HIP
 - Metal Pole 2 3/8" Minimum of 7' from Ground
 - Socket & Wedge (Wedge Facing oncoming Traffic)
 - Pole Installation Minimum of 24" deep (back fill with Concert)
2. Street Name Signs
 - Please refer to the attached street name sign spec's
3. Curb Painting
 - Fire lane 15' in width shall be painted in front of all fire hydrants
 - Provide double face blue fire hydrant street marker on center of the street in front of fire hydrant
 - Stop bar, minimum of 24" from curb to center of street

Comments

- Please Submit plans with for review
- City of Edinburg follows the TMUTCD (Manual on Uniform Traffic Control Devices.
- <https://ftp.txdot.gov/pub/txdot-info/trf/tmutcd/2011-rev-2/revision-2.pdf>
- If there are any questions or concerns please reach out to Mr. Larry Ayala, Assistant Public Works Director or Mr. Valentin Sanchez, Traffic Manager, 956-388-8210



ITEM	ITEM DESCRIPTION	ITEM SIZE BY SIGN HEIGHT (INCHES)			
A	Sign Length	VAR	VAR	VAR	VAR
B	Sign Height	8	12	18	24
C	Logo Size	3"x3"	5"x5"	6"x6"	8"x8"
D	Spacing between edge of plate and elements	1	2	4	6
E	Street name initial letter height	6CV-3W	8CV-3W	10CV-3W	12CV-3W
F	Pre-directional, block range and street type height	2CV-3W	3CV-3W	4CV-3W	5CV-3W
G	Spacing between pre-directional and block range	2	2	2	2
H	Spacing between logo and pre-directional	VAR	VAR	VAR	VAR
NOTE: PLATE BACKGROUND COLOR IS BLUE (RGB: 0,0,255)					

P-24

STREET SIGN DETAIL

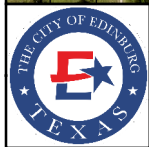
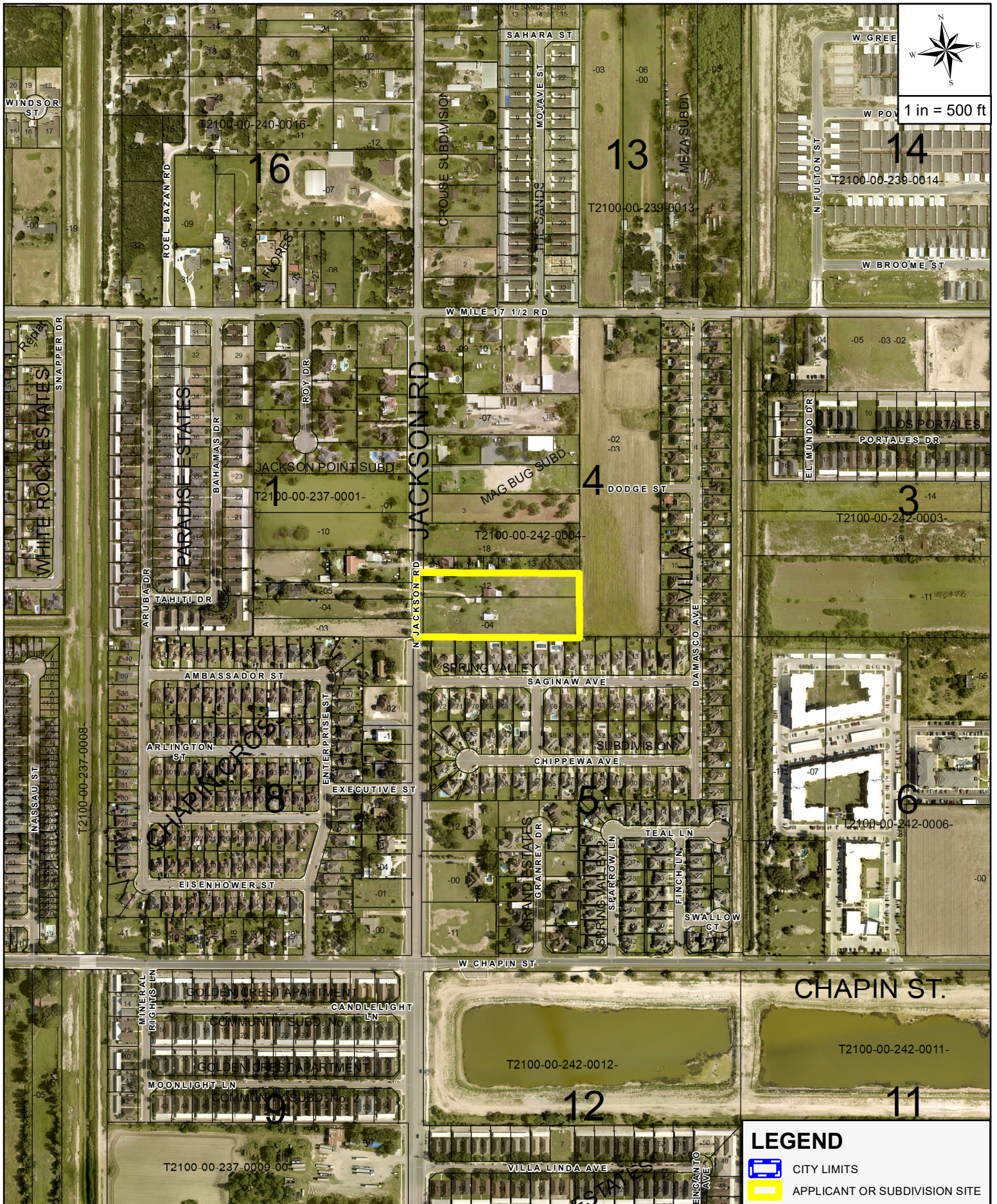
SCALE: N.T.S.

DATE: 04/2021

REVISED: SCASTRO

DRAWN BY: AVALDEZ

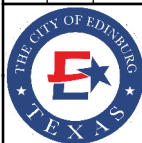


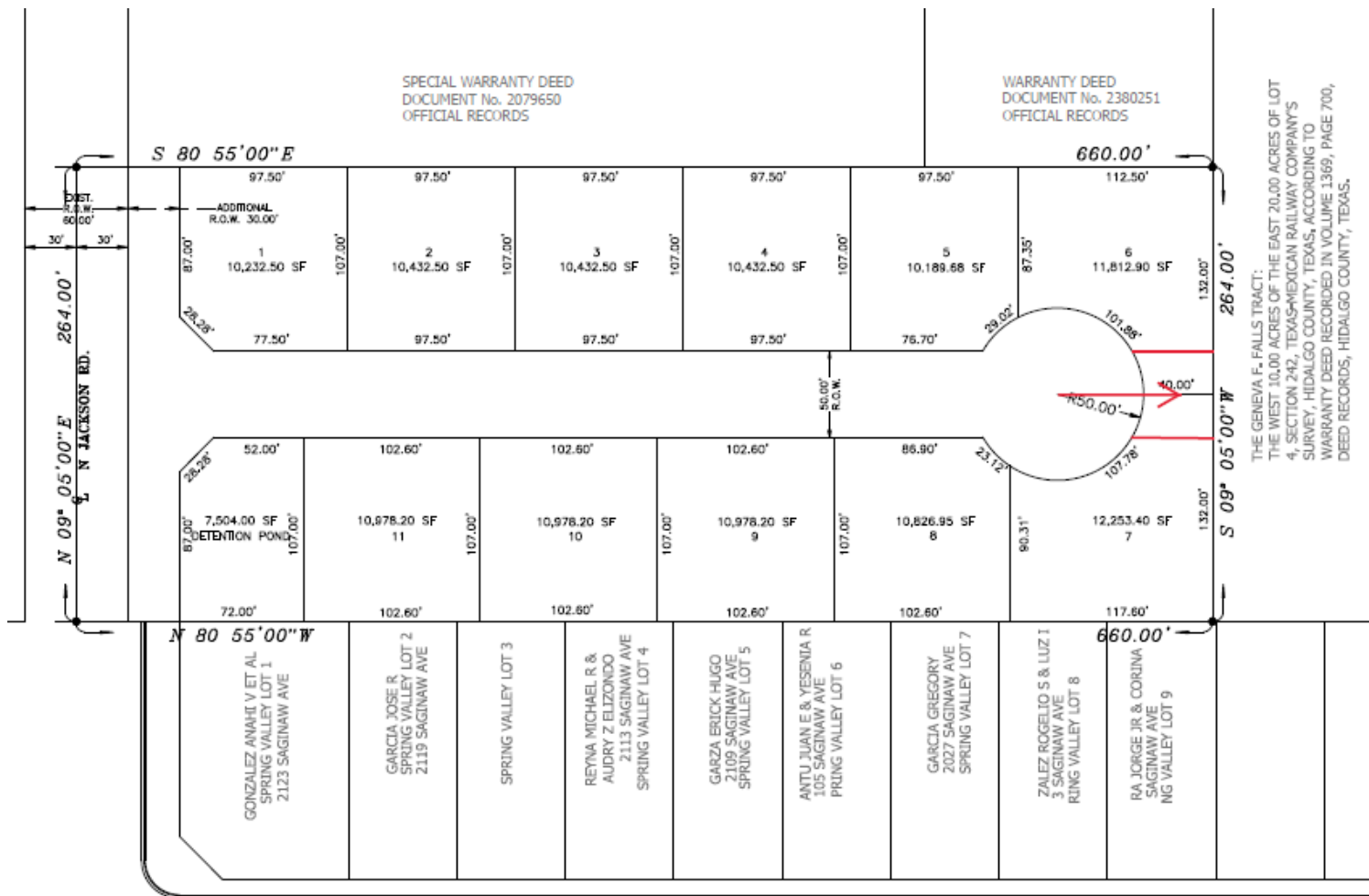


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

THE WOODLANDS AT JACKSON





MAP OF THE WOODLAND AT JACKSON SUBDIVISION

A 4.00 ACRE TRACT OF LAND OUT OF LOT 4, SECTION TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO, TEXAS.

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

Case # **PLAT-2022-0124****Edinburg**Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539

(956) 388-8202

Subdivision ApplicationDate: 8/17/22 Request Type: Preliminary Plat Review1. Developer: Marco Santivañez 2. Owner/Contact Name: Marco Santivañez

3. Owner/Contact Phone: _____ 4. Owner/Contact Email: _____

5. Owner Address: 2413 Victoria Avenue, Edinburg, Texas, 785396. Exact Name of Subdivision: The Woodlands at Jackson 7. Property ID: 2956048. Current Zoning: Auto-Urban Residential Required Zoning: Auto-Urban Residential10. Legal Description: A 9.00 Acre tract of land out of lot 4, section 243, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as per Map Recorded in Volume 1, page 12, map records of Hidalgo County, Texas11. Inside City Limits? yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area12. Primary Consulting Firm: MAS Engineering, LLC 13. Phone: (956) 537-131114. Consulting Firm Address: 3911 N 10th St Suite H, McAllen, TX, 7850115. Consulting Firm Email(s): msalina56973@att.net16. Desired Land Use Option: Multi-Family17. Number of Lots: Single Family _____ Multi-Family 12 Commercial _____ Industrial _____18. Proposed Wastewater Treatment: X Sanitary Sewer _____ OSSF (On-Site Sewage Facility)19. Electric Power and Light Company to Serve the Proposed Subdivision: MVEC20. Irrigation District: #1 Potable-water Retailer: _____

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

Owner Name(s) (Print or Type) <u>Marco Santivañez</u>	Owner Mailing Address & Zip Code <u>2413 Victoria Ave, Edinburg, TX, 78539</u>
Owner Phone Number	Owner Email

RECEIVED

SEP 02 2022

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

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

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

Signature: Marco Santivañez Date: 8-31-22

DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS			
Pre-Construction Meeting:									
Notice To Proceed			✓			Dated:			
Roadway Open-Cut or Bore Permit Application			✓			Dated:			
TX-Dot Water UIR Permit			✓						
TX-Dot Sewer UIR Permit			✓						
N.O.I. Submittal			✓			Dated:			
SWPP Booklet Submittal			✓			Dated:			
RFI #1 Request			✓			Dated:			
Change Orders			✓			Dated:			
Final Walk Though			✓			Dated:			
Punch List			✓			Dated:			
Punch List (Completed and Approved)			✓			Dated:			
Letter of Acceptance			✓			Dated:			
1-year Warranty (Water/Sewer/Paving/Drainage)			✓			Dated:			
Backfill Testing Results			✓			Dated:			
As-Builts (Revised Original Submittal)			✓			Dated:			
Recording Process:									
Public Improvements with (Letter of Credit)			✓			Dated:		Expires:	
Recording Fees	\$ 106.00		✓			As required by County Clerks office			
Copy of H.C.D.D. #1 of invoice	\$ 250.00		✓			Required to be paid prior to Final Stages			
Street Light Escrow	\$ -		✓			Required:	0	EA. @	\$ -
Fire Hydrant Escrow	\$ -		✓			Required:	0	EA. @	\$ -
Street/Sidewalk Escrow (Jackson Road)	\$ 26,525.33		✓			Required:	264	LF @	\$ 100.47
TOTAL OF ESCROWS:		\$ 26,525.33							
Total Developer's Construction Cost: (Letter of Credit)						Date :		Lender :	
Laboratory Testing Fee:	3%	\$ -		✓		\$ -	Estimated Construction Cost		
Inspection Fee:	2%	\$ -		✓		\$ -	Final Construction Cost		
Park Land Fees: ETJ	\$ -	Per Unit	0		✓				
0 Residential Lot	\$ 300.00	\$ -		✓		50% Development	50%	Building Stage	
11 Multi-Family (11)	\$ 300.00	\$ 3,300.00		✓		50% Development	50%	Building Stage	
Water Rights:	COE - CCN	\$ 11,933.81		✓		3.46	Acres	\$ 3,445.00	
Water 30-year Letter (Residential)		\$ -		✓		0	Lots @	\$ -	COE WATER-CCN
Water 30-year Letter (Multi-Family)		\$ 3,575.00		✓		11	Lots @	\$ 325.00	COE WATER-CCN
Sewer 30-year Letter	COE - CCN	\$ 715.00		✓		11	Lots @	\$ 65.00	COE SEWER-CCN
TOTAL OF FEES:		\$ 15,948.81							
Reimbursements:									
Developer Sewer Improvements	\$ -			✓		Off-Site System:	0.00	AC	\$ -
Developer Water Improvements	\$ -			✓		Off-Site System	0.00	AC	\$ -
TOTAL OF REINBURSEMENTS:		\$ -							
Buyouts:									
North Alamo Water Supply Corporation	\$ -		✓			Required Buyout	0.00	AC.	\$ -
Sharyland Water Supply Corporation				✓		Not Applicable			
Tax Certificates									
County of Hidalgo / School District			✓						
Water District			✓			Hidalgo County Irrigation District # 2			
Total of Escrows, Fees, Reimbursements and Buyouts:									
Escrows	\$ 26,525.33	Street & Sidewalk Improvements for ? Road							
Inspections other Fees	\$ 15,948.81	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights							
Reimbursements	\$ -	Reimbursement to the Developer of Subdivision (No Reimbursement on Record)							
City of Edinburg	\$ -	15% Payable to the City of Edinburg for Administrative Fee							
To the Developer of Record	\$ -	85% Payable to the Developer of Record Owner / Developer							
Buyouts	\$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)							
TOTAL :		\$ 42,474.14	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts						

STAFF REPORT: LA MARQUESA ESTATES SUBDIVISION

Prepared on: October 6, 2022
Planning and Zoning Meeting: October 11, 2022
Final Plat

Subject: Consider Final Plat for **LA MARQUESA ESTATES SUBDIVISION**, being a 20.00 acre tract of land out of Lots 15, Block 52, Alamo Land and Sugar Company Subdivision, located at 4701 East Owassa Road , as requested by Melden & Hunt, Inc.

Location: The property is located on the north side of Owassa Road, west of Alamo Road (FM 907), and east of Ceasar Chavez Road.

Zoning: This property is within the City's Extra-Territorial Jurisdiction (ETJ), with Residential Suburban (RS) District Setbacks as follow: 20 ft Front, 15 ft Side, & 30 ft Rear.

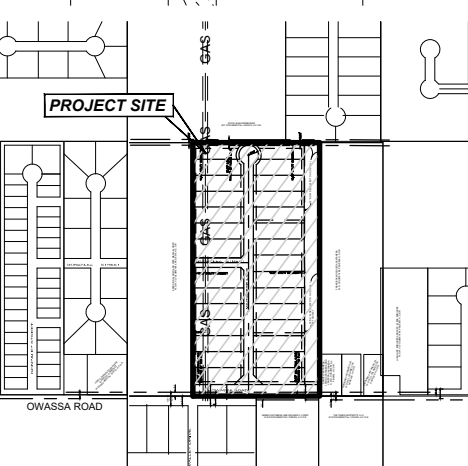
Analysis: The Preliminary Plat was approved by the Planning and Zoning Commission on May 20, 2020 for a Single Family residential development with thirty (30) lots averaging approximatley 22,000 sq. ft. per lot.

Utilities: Water Distribution System is served by North Alamo Water Supply Corporation and will be on a Sanitary Sewer Septic Faciality System managed by County of Hidago Health Department. All utility improvements within the proposed subdivision that are not limited to North Alamo Standard Specifications, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved 2014 Standards Manual.

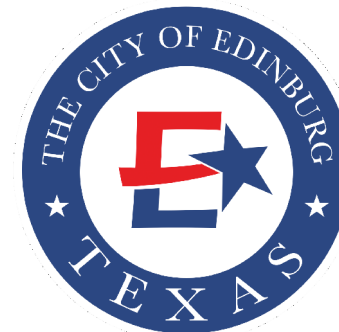
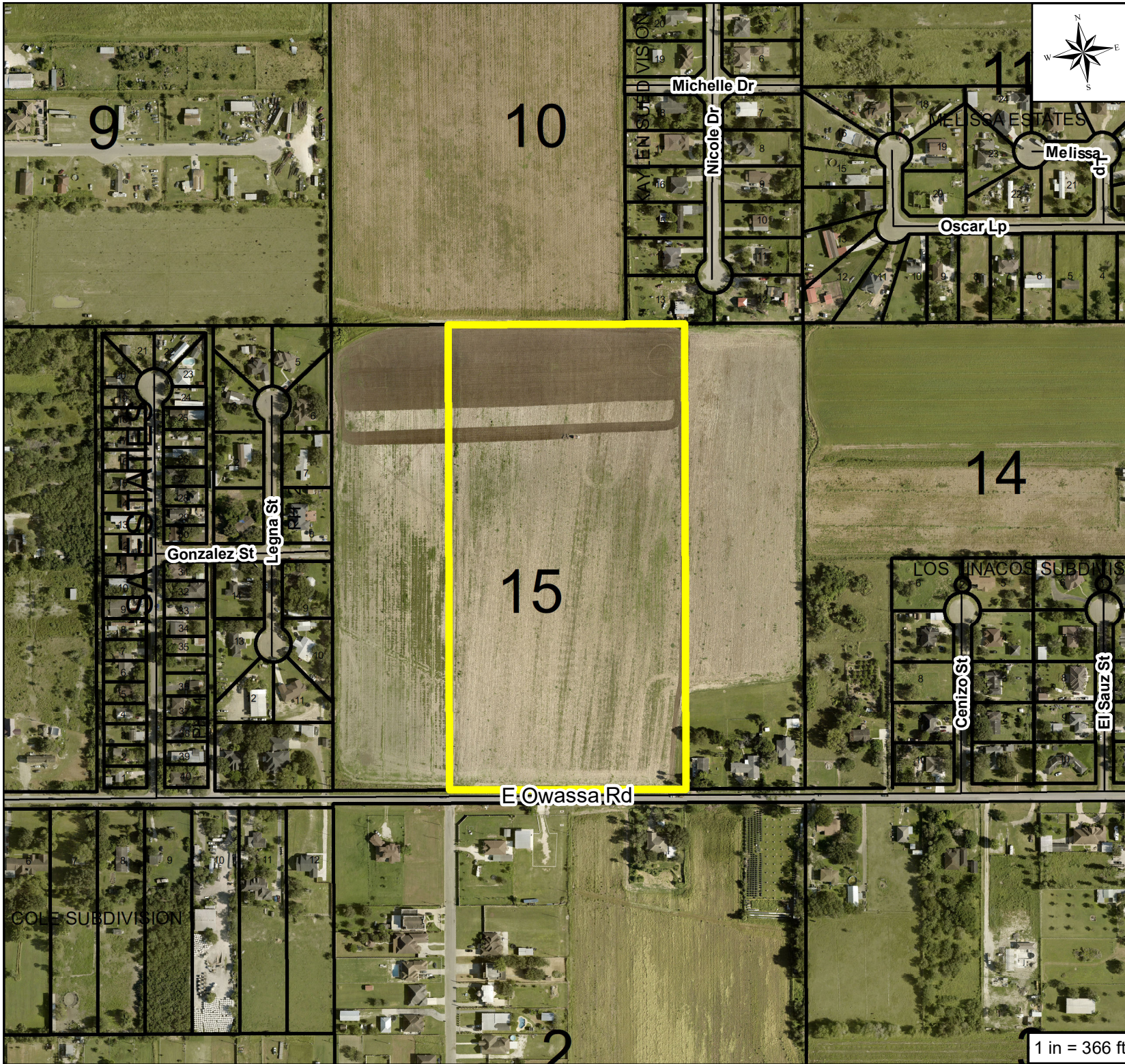
Recommendations:

City of Edinburg

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



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





AERIAL MAP

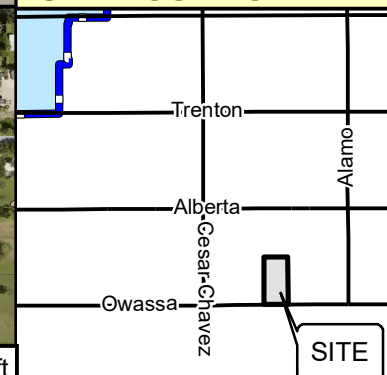
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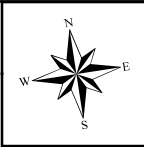
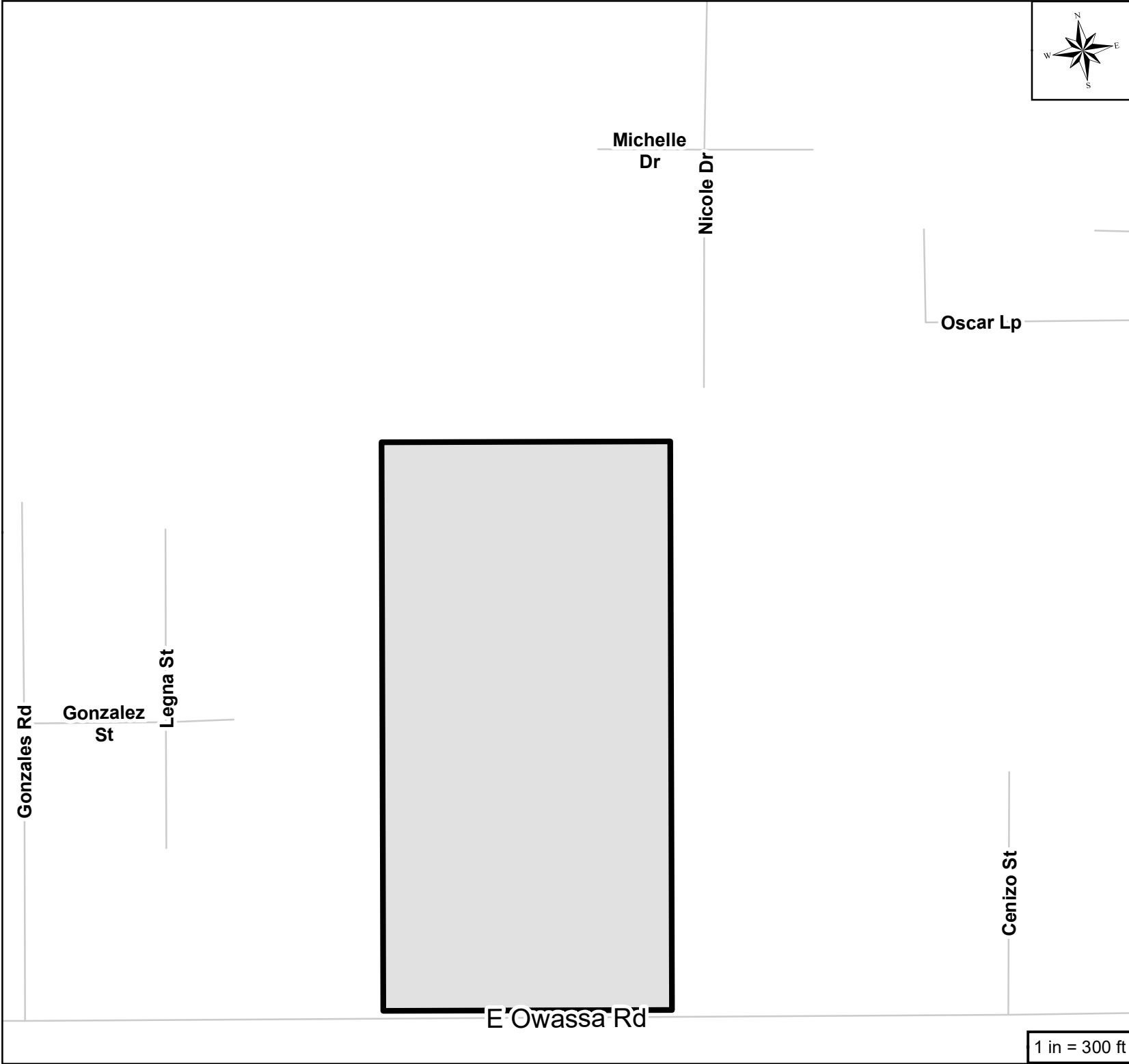
SUBDIVISION NAME:
LA MARQUESE ESTATES
SUBDIVISION

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP







SITE MAP

CASE CAPTION:

SUBDIVISION NAME:
LA MARQUESE ESTATES
SUBDIVISION

Legend

-  CITY LIMITS
-  SUBDIVISION SITE

SITE LOCATION MAP



1 in = 300 ft

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

PLANNING & ZONING DEPARTMENT (956) 388-8202

 Date : **October 6, 2022**

Date Filed: May 5, 2021	P&Z Preliminary: July 8, 2021	P&Z Final: October 11, 2022	City Council: November 1, 2022
Reviewed : By: Abel Beltran, Subd. Coord. abeltran@cityofedinburg.com	Staff Review : May 20, 2021 Staff / Engineer : May 27, 2021	Time Line : 365 Days 1st Extension : 180 Days 2nd Extension : 0 Days	Expires : May 5, 2022 Expires 1: November 1, 2022 Expires 2:

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

Owner:		Edwin Obst, Owner		901 Owassa Road, Alamo Road, TX. 78516		Mario A. Reyna, PE, Project Engineer	
LA MARQUESE ESTATES SUBDIVISION						Consultant : MELDEN & HUNT, INC., EDINBURG, TX.	
DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS	

Subdivision Process:

Subdivision Plat Submittal			✓		
Warranty Deed			✓		
Topography Survey			✓		
Drainage Report Submittal (As Per City Drainage Policy)			✓		Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ			✓		
Flood Zone			✓		Zone "B" (Shaded) Panel # 480334-0425 E (NOVEMBER 16, 1982)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout			✓		North Alamo Water Supply Corporation - Water Distribution System
Water Distribution System Provider:			✓		North Alamo Water Supply Corporation - Water Distribution System
Existing & Proposed Sewer Collection Layout			✓		County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Collection System Provider:			✓		County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Existing and Proposed Drainage Layout System:			✓		Proposed Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (120-ft ROW)			✓		Street Section (Existing Original Plat Street Section - 81-ft B-B)
Principal Arterial Street pavement Section (81-ft)			✓		In Accordance to Standard Street Policy
Variances Appeals Request: 2022			✓		Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements (Schunior Road)	✓				
Street 5-ft Sidewalk Improvements (Schunior Road)	✓				
Drainage Improvements	✓				

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

Cover Sheet			✓		
Topography Sheet (Utilities, Bench Marks)			✓		
Sanitary Sewer Improvements: On-Site & Off-Site			✓		County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Detail Sheets			✓		See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site			✓		North Alamo Water Distribution Supply System - CCN
Water Distribution Detail Sheet (Fire Hydrant Assembly)			✓		See Section 3 Utility Policy, 2014 Standard Policy Manual
Drainage Improvements:			✓		
Drainage Detail Sheets			✓		See Section 1 Drainage Policy, 2014 Standard Policy Manual
Principal/Major Arterial Streets Improvements:			✓		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:			✓		
Street Detail Sheets			✓		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:			✓		
Traffic Control Plan:			✓		
Erosion Control Plan			✓		
Erosion Control Plan Detail Sheet			✓		See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed	✓				Dated:
Roadway Open-Cut or Bore Permit Application	✓				Dated:
TX-Dot Water UIR Permit			✓		Dated:
TX-Dot Sewer UIR Permit			✓		Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
RFI #1 Request	✓				Dated:
Change Orders	✓				Dated:
Final Walk Though	✓				Dated:
Punch List - 1st Draft	✓				Dated:
Punch List - Final	✓				Dated:
Letter of Acceptance	✓				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	✓				Dated:
Backfill Testing Results	✓				Dated:
As-Built (Revised Original Submittal)	✓				Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			✓		Dated: Expires:
Recording Fees	\$ 106.00	✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice	\$ 250.00	✓			Required to be paid prior to Final Stages
Street Light Escrow	\$ -	✓			Required: 0 EA. @ \$ -
Street Escrow: (Owassa Road)	\$ -	✓			Required: EA. @ \$ -
Sidewalk Escrow: (Owassa Road)	\$ -	✓			Required: LF @ \$ -
TOTAL OF ESCROWS:	\$ -				
Total Developer's Construction Cost: (Letter of Credit)		✓			Date : Lender :
Laboratory Testing Fee: 3%	\$ -		✓		\$ - FINAL Construction Cost
Inspection Fee: 2%	\$ -	✓			\$ - FINAL Construction Cost
Park Land Fees: Park Zone # 6	\$ 18,000.00	✓			30 Lots @ \$ 600.00 Full rate within the ETJ
0 Residential \$ 300.00	\$ -		✓		50% Development 50% Building Stage
0 Multi-Family \$ -	\$ -		✓		50% Development 50% Building Stage
Water Rights: NAWSC - CCN	\$ -		✓		16.77 Acres \$ -
Water 30-year Letter (Commercial)	\$ -		✓		0 Lots @ \$ - SWSC WATER - CCN
Water 30-year Letter (Single-Family) (3/4")	\$ -		✓		0 Lots @ \$ - SWSC WATER - CCN
Sewer Septic System (County of Hidalgo)	\$ -		✓		0 Lots @ \$ - HIDALGO SEPTIC SYSTEM
TOTAL OF FEES:	\$ 18,000.00				
Reimbursements:					
Developer Sewer Improvements	\$ -		✓		Off-Site System: 0.00 AC \$ -
Developer Water Improvements	\$ -		✓		Off-Site System 0.00 AC \$ -
TOTAL OF REINBURSEMENTS:	\$ -				
Buyouts:					
North Alamo Water Supply Corporation	\$ -		✓		Required Buyout 0.00 AC. \$ -
Sharyland Water Supply Corporation			✓		Not Applicable
Tax Certificates					
County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 1
Total of Escrows, Fees, Reimbursements and Buyouts:					
Escrows	\$ -				Street & Sidewalk Improvements for (Hoehn Road & Schunior Road)
Material Testing Fee Inspection Fees, Other F	\$ 18,000.00				Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements - 2022	\$ -				Reimbursement to the Developer N/A
2022 City of Edinburg		0%			Payable to the City of Edinburg for Administrative Fee
2022 To the Developer of Record	\$ -	0%			Payable to the Developer of Record Owner / Developer
Buyouts	\$ -				Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL :	\$ 18,000.00				Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

STAFF REPORT: ATWOOD VILLAGE SUBDIVISION

Date Prepared: October 6, 2022
Planning and Zoning Meeting: October 11, 2022
Final Plat

Subject: Consider Final Plat for **ATWOOD VILLAGE SUBDIVISION**, being a 34.99 acre tract of land out of Lots 13 & 14, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 4701 West Schunior Road as requested by Melden & Hunt, Inc.

Location: The property is located at the northeast corner of Schunior Road and Hoehn Road.

Zoning: This property is within the City Limits and is currently zoned Auto-Urban Residential (AR) District with Setbacks as follow: 20 ft Front, 6 ft Side, & 20 ft Rear.

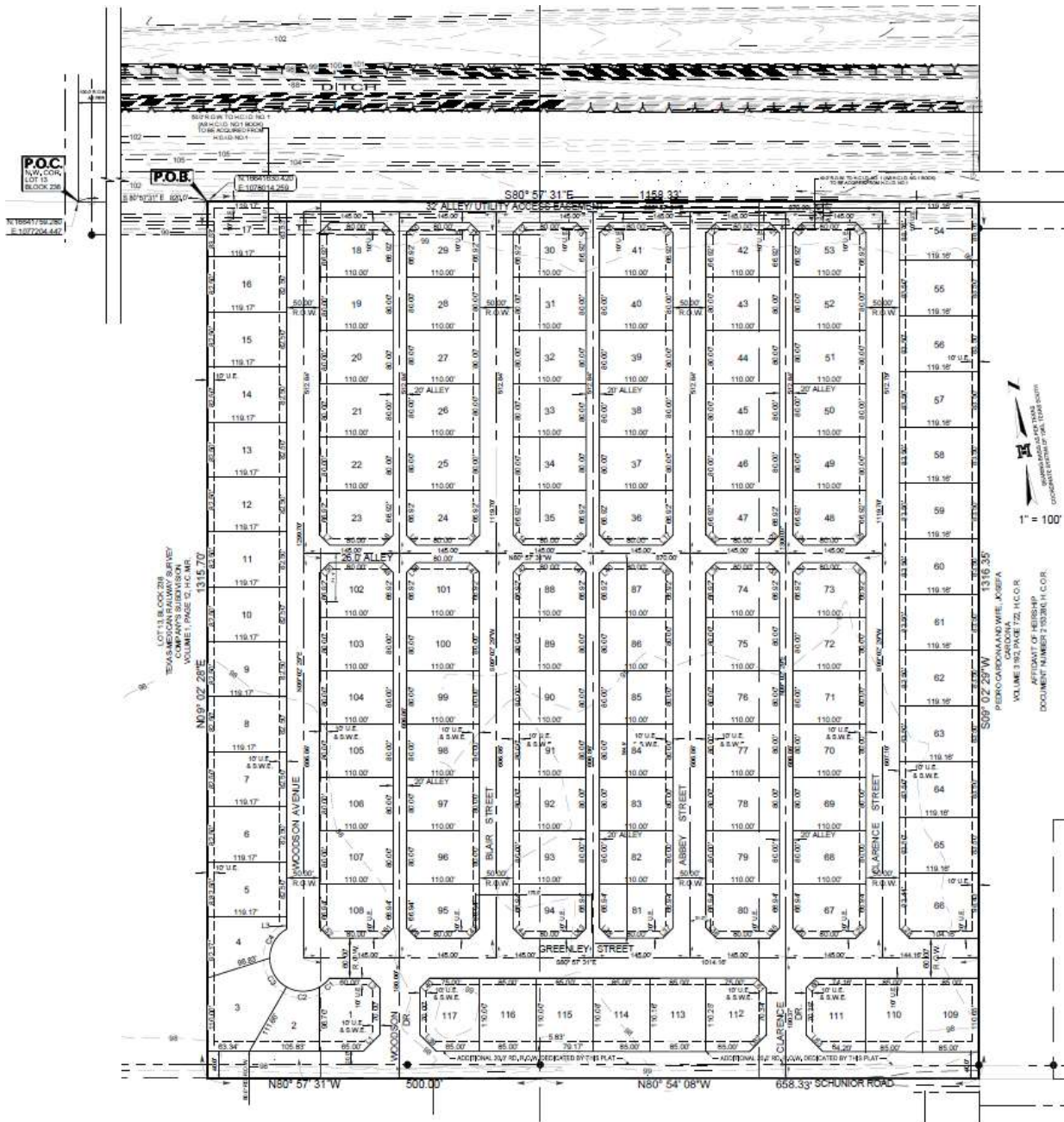
Analysis: The Preliminary Plat was approved by the Planning and Zoning Commission on August 11, 2020 for a Multi Family residential development with one-hundred seventeen (117) lots averaging approximately 9,200 sq. ft. per lot.

Utilities: Water Distribution System served by Sharyland Water Supply Corporation and Sanitary Sewer Collection System is served by the City of Edinburg. All utility improvements within the proposed subdivision will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved 2014 Standards Manual.

Recommendations:

City of Edinburg

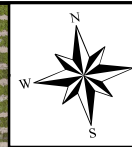
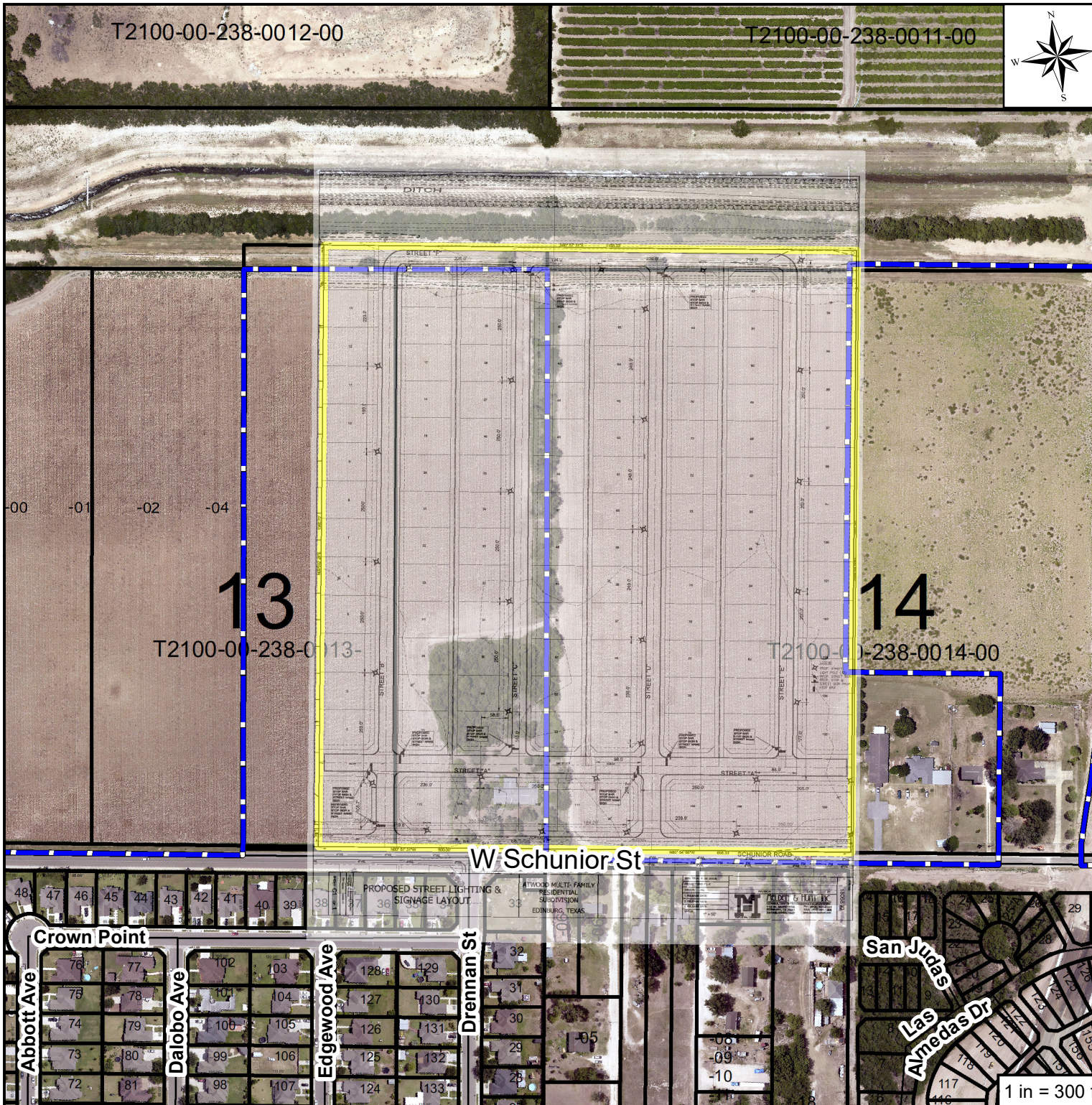
Saff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, accepted cost estimates by City of Edinburg, and acceptance of the financial guarantee for the completion of the subdivision improvements prior to recording the subdivision plat. Financial Guarantee will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



MELTON & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE • EDINBURG, TX 76541
PH: (956) 381-0961 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meltonandhunt.com

**SUBDIVISION MAP OF
ATWOOD VILLAGE**
BEING 34,992 ACRES
OUT OF LOTS 13 & 14, SECTION 238
XAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS



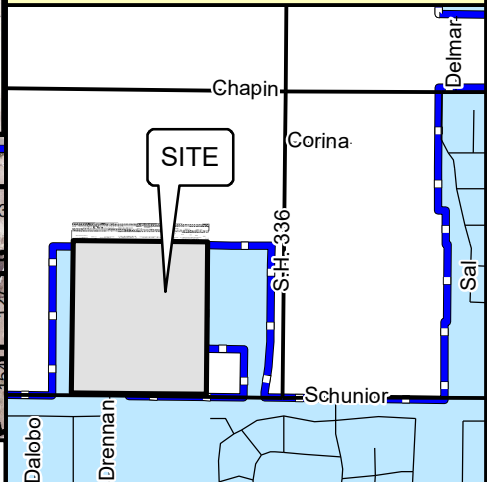
AERIAL MAP

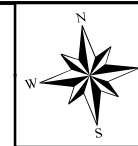
SUBDIVISION NAME:
MULTI-FAMILY AT ATWOOD

Legend

- CITY LIMITS
- STREETS
- SUBDIVISION SITE

SITE LOCATION MAP





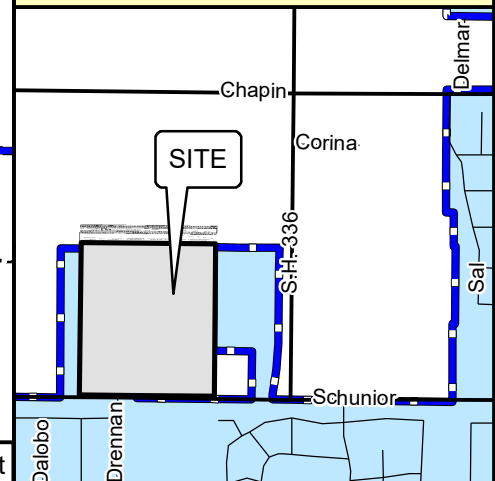
SITE MAP

SUBDIVISION NAME:
MULTI-FAMILY AT ATWOOD

Legend

- CITY LIMITS
- STREETS
- SUBDIVISION SITE

SITE LOCATION MAP



W Schunior St

Crown Point

Drennan St

San Judas

Las Almedas Dr

San Lucas C

1 in = 300 ft

Abbott Ave

Dalobo Ave

Edgewood Ave

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
FINAL - RECORDING STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION PROCESS

 Date : July 5, 2022

 Date Filed: July 6, 2020

 P&Z Preliminary: August 11, 2020

 P&Z Final: July 12, 2022

City Council: _____

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

 Staff Review : July 23, 2020
Staff / Engineer : July 30, 2020

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

 Expires : _____
Expires 1: _____
Expires 2: _____

Director of Planning & Zoning :

Jesus A. Saenz, Assist. Manager

 Email : jsaenz@cityofedinburg.com

City Office #: (956) 388-8202

Director of Utilities

Gerardo Carmona, P.E.

 Email : gcarmona@cityofedinburg.com

City Office #: (956) 388-8212

Director of Public Works

Vincent Romero

 Email : vromero@cityofedinburg.com

City Office #: (956) 388-8210

Director of Engineering

Mardoqueo Hinojosa, P.E., CPM

 Email : mhinojosa@cityofedinburg.com

City Office #: (956) 388-8211

Owner:	Domain Development Corporation	100 E. Nolana Ave. Ste. 130, McAllen, TX	Mario A. Reyna, PE, Project Engineer		
MULTI-FAMILY @ ATTWOOD VILLAGE SUBDIVISION		Consultant : MELDEN & HUNT, INC., EDINBURG, TX.			
DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS

Subdivision Process:

Subdivision Plat Submittal	✓				
Warranty Deed	✓				
Topography Survey	✓				
Drainage Report Submittal (As Per City Drainage Policy)	✓				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	✓				
Flood Zone	✓				Zone "X" (Un-Shaded) Panel # 480334-0325 E (JUNE 6, 2000)

Preliminary Submittals:

Existing & Proposed Water Distribution Layout	✓				City of Edinburg Water Supply Corporation - Water Distribution
Water Distribution System Provider:	✓				City of Edinburg Water Supply Corporation - Water Distribution
Existing & Proposed Sewer Collection Layout	✓				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	✓				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	✓				Private Drainage System onto H.C.D.D. # 1
Collector Street Right-of-way Dedication (80-ft ROW)		✓			Street Section (Existing Original Plat Street Section - 32-ft BC-E)
Minor / Major Collector Street pavement Section (57-ft)		✓			In Accordance to Standard Street Policy
Variances Appeals Request: 2022		✓			Planning & Zoning Meeting Results City Council Meeting
Street Widening Improvements (Schunior Road)		✓			
Street 5-ft Sidewalk Improvements (On Schunior Road)		✓			
Drainage Improvements	✓				

Construction Plans Review Submittals:

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

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

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed	✓				Dated:
Roadway Open-Cut or Bore Permit Application	✓				Dated:
TX-Dot Water UIR Permit			✓		Dated:
TX-Dot Sewer UIR Permit			✓		Dated:
N.O.I. Submittal	✓				Dated:
SWPP Booklet Submittal	✓				Dated:
RFI #1 Request	✓				Dated:
Change Orders	✓				Dated:
Final Walk Though	✓				Dated:
Punch List - 1st Draft	✓				Dated:
Punch List - Final	✓				Dated:
Letter of Acceptance	✓				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	✓				Dated:
Backfill Testing Results	✓				Dated:
As-Built (Revised Original Submittal)	✓				Dated:
Recording Process:					
Public Improvements with (Letter of Credit)			✓		Dated: Expires:
Recording Fees \$ 106.00		✓			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice \$ 250.00		✓			Required to be paid prior to Final Stages
Street Light Escrow \$ -		✓			Required: 0 EA. @ \$ -
Street Escrow: (Schunior Road) \$ 143,490.33		✓			Required: 1158 EA. @ \$ 123.91
Sidewalk Escrow: (Schunior Road) \$ 28,950.00		✓			Required: 1158 LF @ \$ 25.00
TOTAL OF ESCROWS: \$ 172,440.33					
Total Developer's Construction Cost: (Letter of Credit)		✓			Date : Lender :
Laboratory Testing Fee: 3% \$ 5,173.21		✓			\$ 172,440.33 FINAL Construction Cost
Inspection Fee: 2% \$ 3,448.81		✓			\$ 172,440.33 FINAL Construction Cost
Park Land Fees: Park Zone # 2 \$ -		✓			0 Lots @ \$ - Full rate within the ETJ
117 Residential \$ 300.00 \$ 35,100.00		✓			50% Development 50% Building Stage
0 Multi-Family \$ - \$ -		✓			50% Development 50% Building Stage
Water Rights: COE - CCN \$ 116,884.16		✓			33.93 Acres \$ 3,445.00
Water 30-year Letter (Commercial) \$ -		✓			0 Lots @ \$ -
Water 30-year Letter (Single-Family) (3/4") \$ 38,025.00		✓			117 Lots @ \$ 325.00 COE WATER - CCN
Sewer 30-year Letter (4") COE - CCN \$ 7,605.00		✓			117 Lots @ \$ 65.00 COE SEWER - CCN
TOTAL OF FEES: \$ 201,062.97					
Reimbursements:					
Developer Sewer Improvements \$ -			✓		Off-Site System: 0.00 AC \$ -
Developer Water Improvements \$ -			✓		Off-Site System 0.00 AC \$ -
TOTAL OF REINBURSEMENTS: \$ -					
Buyouts:					
North Alamo Water Supply Corporation \$ -			✓		Required Buyout 0.00 AC. \$ -
Sharyland Water Supply Corporation			✓		Not Applicable
Tax Certificates					
County of Hidalgo / School District		✓			
Water District		✓			Hidalgo County Irrigation District # 1
Total of Escrows, Fees, Reimbursements and Buyouts:					
Escrows \$ 172,440.33					Street & Sidewalk Improvements for (Chapin Road)
Material Testing Fee Inspection Fees, Other F \$ 201,062.97					Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements \$ -					Reimbursement to the Developer of Subdivision
City of Edinburg \$ -			15%		Payable to the City of Edinburg for Administrative Fee
To the Developer of Record \$ -			85%		Payable to the Developer of Record Owner / Developer
Buyouts \$ -					Based on Subdivision (Need Request and Approval rate from SWSC/NAWSC Broads)
TOTAL : \$ 373,503.30					Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

Planning and Zoning Commission

Attendance - 2022

2022

First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December
Joe	Ochoa	Chairperson	P	P	P	A	P	P	P	P	A			
Hiren	Govind		P	P	P	P	A	A						
Jorge	Sotelo	Vice-Chair	P	P	P	P	P	P	P	P	P			
Ruby	Casas	Commissioner	P	P	P	P	P	P	P	P	A			
Jorge	Gonzalez	Commissioner	P	P	P	P	P	P	P	A	P			
Victor	Daniec	Commissioner	P	P	P	P	P	P	P	P	P			
Rene	Olivarez	Commissioner	P	P	P	P	P	P	P	P	P			
Elias	Longoria, Jr.	Commissioner							P	P	A			