

#### PLANNING AND ZONING COMMISSION REGULAR MEETING DECEMBER 13, 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 feel to be appropriate.

#### 5. **PUBLIC COMMENTS**

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

#### 6. **MINUTES**

A. Consider Approval of the Minutes for November 8, 2022

#### 7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District, being 10.00 acres out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc. on behalf of Herminia Rosa Mendiola
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.03 acres of land, more or less, out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 711 East Rogers Road, as requested by Alma Tijerina on behalf of Miguel Farias
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, located at 1211 North Hoehn Road, as requested by Alex Maheshwari on behalf of Dolores L. Vega
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being a 0.397 of an acre tract of land out of Lot 15, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 2506 North Closner Boulevard, as requested by Mini Kidspace Daycare and Learning Academy, Inc.
- E. Consider the Rezoning Request from Residential, Multifamily and Urban (RM) District to Commercial, General (CG) District, 1.24 acres being all of Lots 1-7 and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Albert Garza on behalf of Erickson Construction, LLC.

#### 8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code, Section 5.203(A), Right-of-Way and Pavement Widths for Border Town Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering
- B. Consider Variance Requests to the City's Unified Development Code, 1) Section 5.212, Open Space and Park Dedication, Proposed Subdivisions, and 2) Section 5.202, Subdivision Design Standards for Street Network and Design and all encompassing Subdivision Design Standards For Cesar Chavez Heights Subdivision, being a 17.94-acre tract out of land out of Lot 4, Block 55, Alamo Land & Sugar Company Subdivision located at 3101 North Cesar Chavez Road, as requested by Trevino Engineering

#### 9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat of Bordertown Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering
- B. Consider the Final Plat of The Heights on Trenton Phase II Subdivision, being a 33.58-acre tract out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3501 East Trenton Road, as requested by Quintanilla, Headley & Associates, Inc.
- C. Consider the Final Plat of Victoria Manor Subdivision, being a 1.47 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by Robles Engineering, LLC.
- D. Consider the Final Plat Approval of Caledonia West Subdivision, being a 20.0 gross acre tract of land, more or less, consisting of all of Lots 2 & 3, Caledonian Estates Subdivision, located at 3601 East Curry Road, as requested by Salinas Engineering & Associates
- E. Consider the Final Plat approval of The Heights on Wisconsin, Phase III Subdivision, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES Engineering
- F. Consider the Final Plat approval of Silos at La Sienna Subdivision Phase II, being an 11.366-acre tract of land out of Lot 4, amended plat of La Sienna Development, located at 1400 La Sienna Parkway, as requested by Melden & Hunt, Inc.

#### 10. **OTHER BUSINESS**

#### 11. **INFORMATION ONLY**

A. Attendance Roster

#### 12. **ADJOURNMENT**

I hereby certify that this notice of the 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, December 9, 2022.

Claudia Mariscal, Administrative Assistant

Vanda Marina

#### **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 NOVEMBER 8, 2022 - 5:30 P.M. CITY HALL-COUNCIL CHAMBERS 415 WEST UNIVERSITY DR. EDINBURG, TEXAS 78539

#### **PRESENT:**

CHAIRPERSON- JOE OCHOA
VICE CHAIRPERSON- JORGE SOTELO
COMMISSION MEMBERS:
JORGE GONZALEZ
RENE OLIVARES
VICTOR DANIEC
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 JAIME AYALA- 11/04/2022- 4:00 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. **PUBLIC COMMENTS**

#### 6. **MINUTES**

A. Consider approval of the Minutes for the October 11, 2022 Regular Meeting

MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE. MOTION WAS CARRIED WITH A VOTE OF 6-1, ONE MEMBER ABSTAINED.

#### 7. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily and Urban (RM) District, Lots 12-19, Ebony Hills Subdivision, 1510 South 7th Avenue, as requested by Servando Cavazos on behalf of Ronnie Cavazos

MR. RONNIE CAVAZOS WAS PRESENT. CHAIRPERSON JOE OCHOA SPOKE ABOUT HIS CONCERN REGARDING TRAFFIC IN THAT LOCATION. DIRECTOR OF PLANNING AND ZONING, JAIME ACEVEDO ADDRESSED THE BOARD ABOUT THE POSSIBILITIES OF CURRENT ZONE AS WELL AS THE PROPOSED ZONE. SERVANDO CERVANTES ADDRESSED THE BOARD A EXPLAINED ABOUT THE ALLEY NEAR BY ALLEVIATING TRAFFIC.

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

AFTER THE DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary, (RP) District, being the north 6.00 acres out of the south 12.00 acres of the east ½ of Lot 9, Section 278, Texas-Mexican Railway Company's Survey, located at 1801 South Mon Mack Road, as requested by Mario A. Salinas on behalf of Cohab, LLC.

MR. CONSTINE OHABOR, OWNER OF THE PROPERTY WAS PRESENT AND ADDRESSED THE BOARD AND EXPLAINED WHY HE REQUESTED A REZONE.

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

AFTER THE DISCUSSION A MOTION WAS MADE BY BOARD MEMBER ELIAS LONGORIA, JR. AND SECONDED BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C. Consider the Rezoning Request from Residential, Multifamily and Urban (RM) and Residential, Primary (RP) Districts to Commercial, Neighborhood (CN) District, being Lots 1 and 2, Bar Subdivision Unit No. 2, and the south 142.50 feet of Lot 1, Hilda Subdivision No. 1, located at 4009 and 4117 North Doolittle Road, as requested by Edith Campos on behalf of Genesis Linette Garza et al.

THIS ITEM WAS WITHDRAWN, NO ACTION WAS TAKEN. CHAIRPERSON JOE OCHOA MOVED TO ITEM 7D.

D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily and Urban (RM) District, Lots 1, 2, and 3, Block 242, Edinburg Original Townsite, located at 1102, 1106, and 1110 East McIntyre Street, as requested by Sheriff Muse-Ariyoh & OMEGA on behalf of Juan A. and Diana S. Hernandez

MR. JUAN LOPEZ WAS PRESENT AND ADDRESSED THE BOARD.

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

AFTER THE BRIEF DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO TO APPROVE AND SECONDED BY COMMISSION MEMBER RENE OLIVAREZ TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

E. Consider the Rezoning Request from Urban University (UU) District to Residential, Multifamily and Urban (RM) District, a 4.50 acre tract of land out of the east 155 feet of the west 10 acres of the east 30 acres of Lot 5, Section 273, Texas-Mexican Railway Company's Survey, located at 2021 West University Drive, as requested by Rene Barrera, P.E., on behalf of Aaron Herrera A et al.

MR. RENE BARRERA WAS PRESENT AND ADDRESSED THE BOARD. MR. BARRERA EXPLAINED THE REASON FOR THE REZONE AND THAT THEY WOULD BE BUILDING INDIVIDUAL TOWNHOMES. BOARD MEMBER ELIAS LONGORIA, JR. SPOKE ABOUT HIS CONCERNS REGARDING TRAFFIC AND THE SIZE OF THE STREET. MR. BARRERA EXPLAINED

THAT THEY WOULD COMPLY SO THAT EMERGENCY VEHICLES AND CITY SERVICE TRUCKS WOULD FIT. DIRECTOR OF PLANNING AND ZONING, MR. JAIME ACEVEDO ADDRESSED THE BOARD AND EXPLAINED THAT THE UPDATED UNIFIED DEVELOPMENT CODE DID NOT HAVE A DESIGNATION FOR TOWNHOMES, THEREFORE THE DEPARTMENT IS WORKING ON UPDATING A TOWNHOME ZONE BECAUSE IT FALLS UNDER MULTIFAMILY ZONING.

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

AFTER THE DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

#### 8. <u>SUBDIVISION (VARIANCES)</u>

A. Consider Variance Request to the City's Unified Development Code Section 5.211 Water Rights and Cost Participation for Monte Sinai Subdivision, having a 5.11 acre tract of land out of Lot 5, Whittenburg & Looney Subdivision, located at 6822 Barb Mar Lane, as requested by Yazmin V. Limon De Hoyos.

MR. RAY ROBLES WAS PRESENT ON BEHALF OF THE APPLICANT, AND ADDRESSED THE BOARD. HE EXPLAINED THE COST OF THE WATER METER AND WHY THEY WERE REQUESTING A VARIANCE FOR THAT. DIRECTOR OF UTILITIES GERARDO CARMONA WAS PRESENT AND ADDRESSED THE BOARD.

AFTER THE DISCUSSION MOTION WAS MADE BY VICE CHAIRPERSON JORGE SOTELO AND SECONDED BY COMMISSION MEMBER ELIAS LONGORIA, JR. TO TABLE. MOTION WAS CARRIED WITH A VOTE OF 6-1.

B. Consider Variance Request to the City's Unified Development Code Section 5.203-1 Right-of-Way Widths & Paving Width for Las Magnolias Subdivision, being a 9.11 acre tract of land out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 4001 South Veterans Road, as requested by CLH Engineering, Inc.

THIS ITEM WAS WORKED OUT AND DID NOT NEED A VARIANCE. NO ACTION WAS TAKEN AND CHAIRPERSON JOE OCHOA MOVED TO ITEM 9A.

#### 9. **CONSENT AGENDA**

A. Consider the Preliminary Plat of Tesoro De Santa Cruz Subdivision, being a 24.58 acre tract of land out of Lots 5, 6, 7, and the east 5.63 acres of Lot 8, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, located at 3000 East Davis Road, as requested

MR. ADAM ELIZONDO PLANNER WITH THE PLANNING AND ZONING DEPARTMENT ADVISED CHAIRPERSON JOE OCHOA TO VOTE ON ITEM 9A, 9B AND 9C TOGETHER AND ITEMS 9D AND 9E NEEDED TO BE DISCUSSED,

ITEMS 9A, 9B, AND 9C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/OCHOA 7-0

B. Consider the Preliminary Plat of The Villas on Canton Subdivision, being a 10.00 acre tract of land out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc.

ITEMS 9A, 9B, AND 9C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/OCHOA 7-0

C. Consider the Preliminary Plat of Curve Crossing Subdivision, being 5.60 acres tract of land out of Lot 15, Block 65, Alamo Land and Sugar Company Subdivision, located at 6500 East Curve Road, as requested by NAIN Engineering LLC.

ITEMS 9A, 9B, AND 9C WERE VOTED ON ALTOGHER AND THERE WAS NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION- LONGORIA/OCHOA 7-0

D. Consider the Final Plat approval of Roger Coves Subdivision Phase A, being a 19.71acre tract of land out of Lots 9, Section 239, Texas-Mexican Railway Company Subdivision, located at 920 West Rogers Road, as requested by Rio Delta Engineering.

MR. ROBERTO HERNANDEZ FROM ENGINEERING DEPARTMENT WAS PRESENT AND EXPLAINED WHY HE RECOMMENDED TO TABLE. PROJECT ENGINEER IVAN GARCIA WAS PRESENT AND EXPLAINED THAT THEY WILL PROVIDE THE LETTER OF CREDIT THAT WAS PENDING.

APPROVED BASED ON STAFF'S RECOMMENDATION- DANIEC/SOTELO 7-0

E. Consider the Final Plat approval of The Heights on Wisconsin, Phase III Subdivision, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES Engineering.

MR. ROBERTO HERNANDEZ FROM THE ENGINEERING DEPARTMENT WAS PRESENT AND EXPLAINED WHY HE RECOMMENDED TO TABLE THE ITEM. MR. JULIO CARRANZA WAS PRESENT AND ADDRESSED THE BOARD AND STATED THAT HE HAD SUBMITTED THE LETTER OF CREDIT.

APPROVED BASED ON STAFF'S RECOMMENDATION WITH CONDITION TO COME TO AN AGREEMENT ON THE PRICE OF THE LIFT STATION AND PROVIDING THE LETTER OF CREDIT- LONGORIA/SOTELO 7-0

#### 11. **OTHER BUSINESS**

#### 12. **INFORMATION ONLY**

A. Attendance Roster

#### 13. **ADJOURNMENT**

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

Claudía Maríscal

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: December 13, 2022

#### **REZONING REQUEST**

#### **AGENDA ITEM:**

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District, being 10.00 acres out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc. on behalf of Herminia Rosa Mendiola

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

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

The property is located on the south side of East Canton Road, approximately 670 ft. east of Montegue Street and directly south of Links Drive. The property has 330.00 ft. of frontage on East Canton Road and a total lot area of approximately 10.00 gross 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 duplex apartments at this location.

The property is currently zoned Agriculture and Open Space (AO) District. Adjacent zoning is Agriculture and Open Space (AO) District to the south, east, and west, and Residential, Primary (RP) District to the north. The property is the location of a single-family residential house. Surrounding land uses are mostly low-density single-family residential, with higher-density residential uses to the north. The Los Lagos Golf Course is located approximately 975 northwest of this location. The future land use designation is for Suburban Uses.

Staff received a Zone Change Application for the subject property on October 11, 2022. The applicant indicated that the reason for zone change is "for development purposes." The agent for the owner has confirmed that a high-density subdivision of duplexes is proposed. A Subdivision Application for The Villas on Canton Subdivision was also submitted on October 11, 2022, and proposes 30 multifamily lots at this location. Rezoning would be required to accommodate the proposed multifamily use.

Staff mailed a notice of the public hearing to 35 neighboring property owners on Friday, December 2, 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 December 14, 2022.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on January 3, 2023. 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 denial of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District based on adjacent land uses, adjacent densities, and future land use designation for this location.

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

#### **JUSTIFICATION:**

Land uses surrounding the property are all single-family residential. The requested zoning is multifamily. The requested zoning is out of character with the adjacent land uses.

The adjacent land uses to east and west the subject property are low-density residential. The proposed use is high-density residential. The proposed density is incongruous with the adjacent densities.

The Future Land Use Map anticipated Suburban Uses at this location. The proposed zoning is for Urban Uses. The proposed zoning is not in keeping with the Future Land Use Plan.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 12/13/2022 CITY COUNCIL – 1/03/2023 DATE PREPARED – 12/05/2022

## STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Agriculture and Open Space (AO) District to

Residential, Multifamily, and Urban (RM) District

**APPLICANT:** Herminia Rosa Mendiola

**AGENT:** Melden & Hunt, Inc.

**LEGAL:** 10.00 acres out of Lot 2, Block 55, Alamo Land and Sugar Company

Subdivision

**LOCATION:** 3500 East Canton Road

**LOT/TRACT SIZE:** 10.00 acres

**CURRENT USE:** Single-family Residential

**PROPOSED USE:** Multifamily Residential

**EXISTING ZONING:** Agriculture and Open Space (AO) District

**ADJACENT ZONING:** North – Residential, Primary (RP) District

South – Agriculture and Open Space (AO) District East – Agriculture and Open Space (AO) District West – Agriculture and Open Space (AO) District

**LAND USE PLAN:** Suburban

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

**RECOMMENDATION:** Staff recommends denial of the Rezoning Request from Agriculture

and Open Space (AO) District to Residential, Multifamily, and

Urban (RM) District.

#### REZONING REQUEST HERMINIA ROSA MENDIOLA

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of low-density single-family residential uses with higher-density single-family uses to the north across Canton Road.
- 2. The proposed land uses is inconsistent with all nearby adjacent uses. The closest adjacent multifamily land uses are approximately 0.4 miles (2,090 ft.) to the west.
- 3. The proposed high-density zoning is out of character with the existing low-density zoning in the surrounding area. The requested zoning would result in a "spot zoning" at this location.
- 4. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on adjacent land uses, adjacent densities, and the Future Land Use Plan. The requested zoning and proposed development are not appropriate for this location.

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

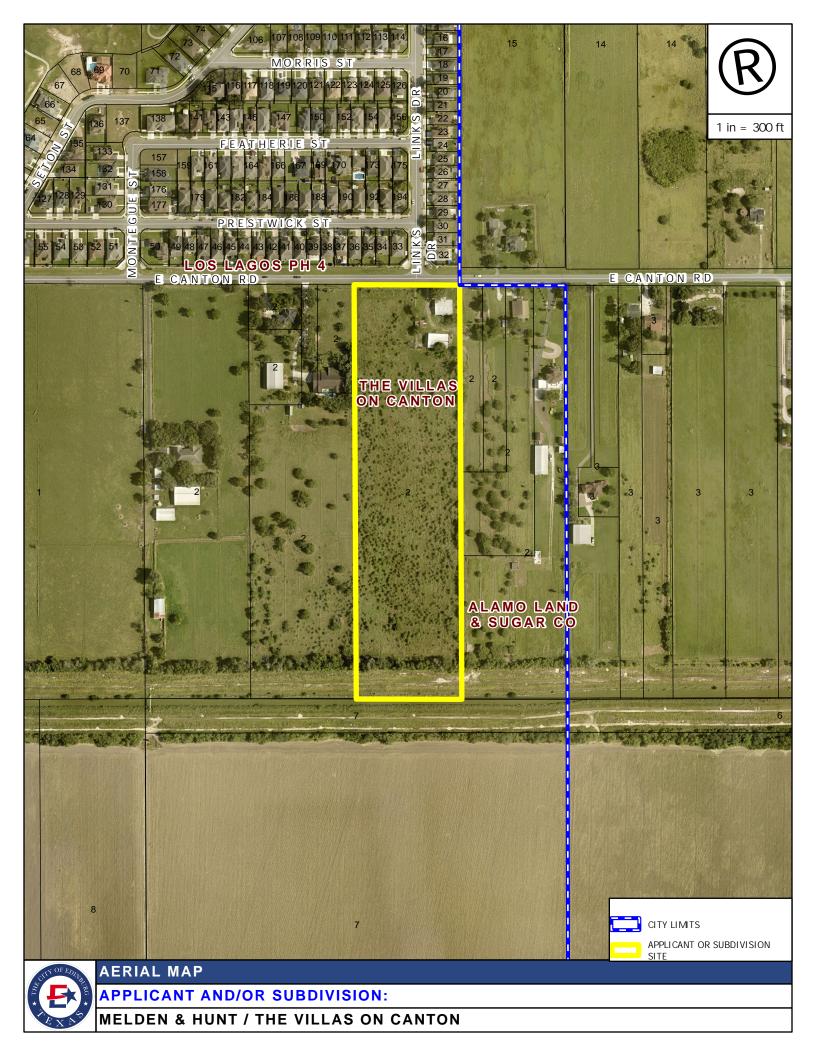
Staff mailed a notice of the public hearing to 35 neighboring property owners on Friday, December 2, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 14, 2022.

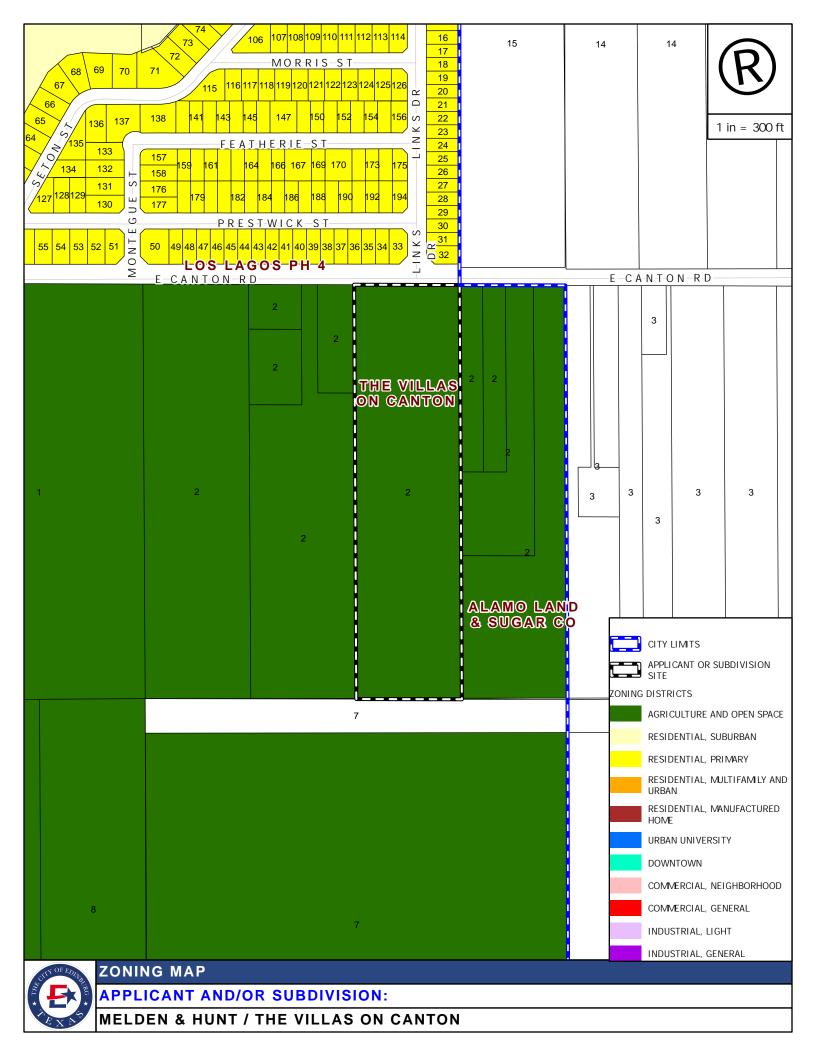
**ATTACHMENTS:** Aerial Photo

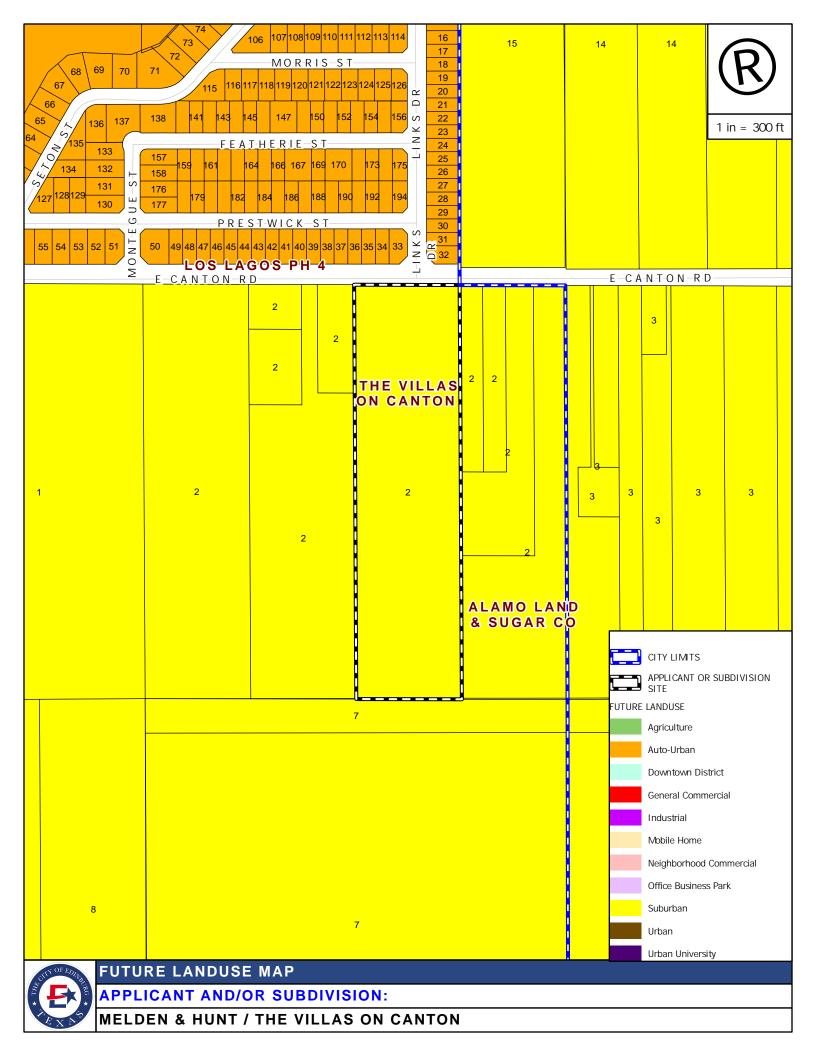
Site Map Zoning Map

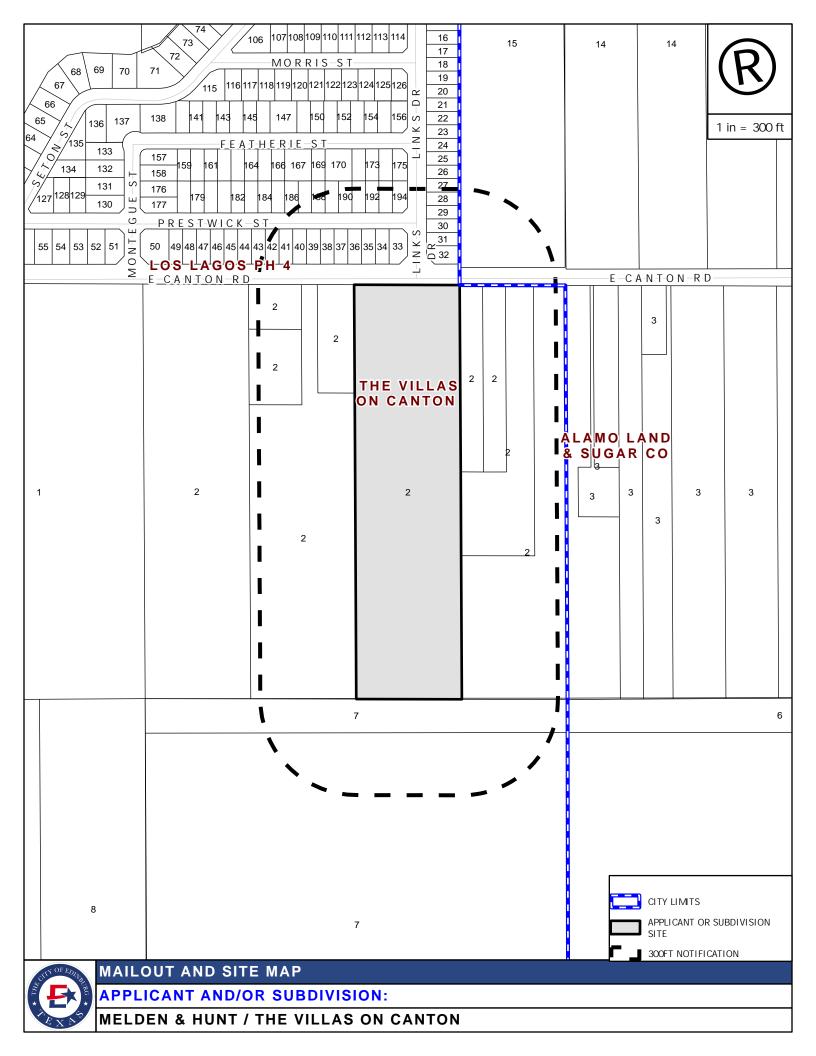
Future Land Use Map

Photo of Site Exhibits









## ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 113309 MENDIOLA HERMINIA ROSA 6110 DIEGO LANE

SAN ANTONIO, TX 78253

PROPERTY ID: 113301

ORTEGA RENE JR & ELIZABETH M

3418 E CANTON RD EDINBURG, TX 78542

PROPERTY ID: 113302 FLORES JUAN & LUDIVINA

3412 E CANTON RD EDINBURG, TX 78542

PROPERTY ID: 113306 SALINAS ERIKA L DE LEON

3710 E CANTON RD EDINBURG, TX 78541

PROPERTY ID: 113573 REYES CARLOS M

CARLOS R & AMALIA A REYES

PO BOX 26

EDINBURG, TX 78540

PROPERTY ID: 113312 MENDIOLA HERMINIA ROSA 3642 E CANTON ROAD

EDINBURG, TX 78542

PROPERTY ID: 113311

ABREGO ELISEO JR & MARIA E

3810 E SCHUNIOR ST EDINBURG, TX 78541

PROPERTY ID: 699931 LOSOYA ARTURO JR 11412 SE 171ST ST RENTON, WA 98055

PROPERTY ID: 699770 DE LEON JOE D & MARITZA Y LARA PO BOX 243

PHARR, TX 78577

PROPERTY ID: 699930

KUDRNA ELIZABETH MARIE

3619 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699781

DORADO ROBERTO & LUZ O

3524 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699780 ZVINGIT PROSPERITY LLC

4315 LABURNAM RD RICHMOND, TX 77407

PROPERTY ID: 699779

KARAM MARY

3536 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699925

VILLANUEVA JACQUELINE G

& EDGAR I

3529 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699778 FUENTES MARITZA C 3602 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699932 RAMIREZ ESMERALDA 3631 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699929 MORALES ALVARO 3613 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699777
DEES CLINTON THOMAS &

CYRINA RAE DEES 3608 PRESTWICK ST EDINBURG. TX 78542

## ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 699766 GARZA URBANO III & REINA MINERVA LEMUS 2710 LINKS DR

EDINBURG, TX 78542

PROPERTY ID: 699782 GONZALEZ MARIA INEZ 3518 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699775 MALAZARTE JINKY HONRADO 3620 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699768 IBARRA RAUL & EVA LOZANO 2722 LINKS DR EDINBURG, TX 78542

PROPERTY ID: 699773 LOPEZ JOSE & YAZMIN GARZA 3632 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699772 SANCHEZ ROSIE V 3638 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 113336 HIDALGO CO DRAIN DIST #1 902 N DOOLITTLE RD EDINBURG, TX 78542

PROPERTY ID: 113574
REYES CARLOS M
CARLOS R & AMALIA A REYES
PO BOX 26
EDINBURG, TX 78540

PROPERTY ID: 699771
TIJERINA JOSE M JR & JUANIRA S
2736 LINKS DR
EDINBURG. TX 78542

PROPERTY ID: 699926 MORALES CLAUDIA & JOSE ABELINO JR 3535 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699769 CASADOS ANDRES & MARLENE 2728 LINKS DR EDINBURG, TX 78542

PROPERTY ID: 699927 GARCIA DANIEL 3601 PRESTWICK EDINBURG, TX 78542

PROPERTY ID: 699776 SKINNER SIDNEY & ERNEST 106 AMANDASWAY BUDA, TX 78610

PROPERTY ID: 699774 BORJON JUAN 3626 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 699767 GARZA DORA V & SILVESTRE G PO BOX 915 PHARR, TX 78577

PROPERTY ID: 699933 WILSON MATTHEW T 3637 PRESTWICK ST EDINBURG, TX 78542

PROPERTY ID: 113334 LUNA RAFAEL M &MARIA P ET AL CO-TRST RAFAEL & MARIA LVNG TRT 3325 S CESAR CHAVEZ RD EDINBURG, TX 78542

PROPERTY ID: 699928 NGUYEN HIEU BAO 3607 PRESTWICK ST EDINBURG, TX 78542

### **Planning & Zoning**

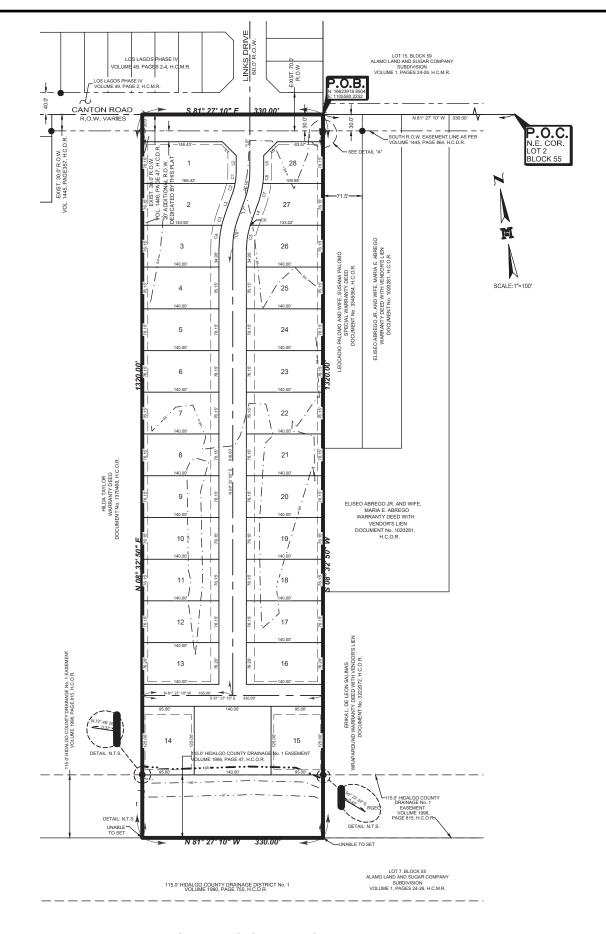
415 West University Drive Edinburg, Texas 78539 (956) 388-8202



### **Zone Change Application**

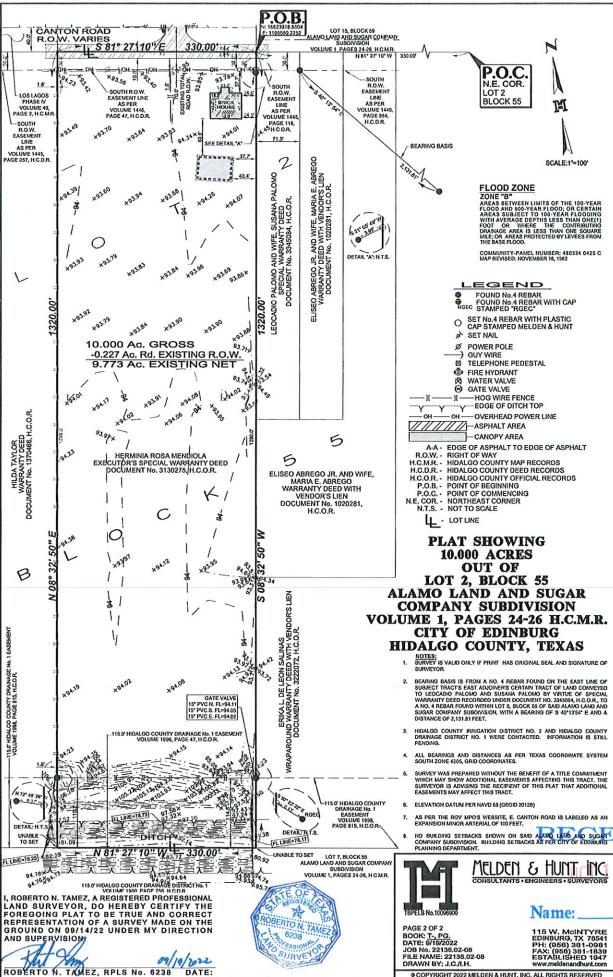
ENERGOV CASE # RZNE-2022-0092

Date: October 10, 2022			
Property Owner (required): Herminia Rosa	Mendiola 2. Phone	(956) 381-0981	
3. Mailing Address: 6110 Diego Lane			
4. City: San Antonio	State: TX	Zip: <b>78253</b>	
5. Owner's Email: Mario@meldenandhunt	.com 6. Cell No.	(956) 381-0981	
7. Agent (not owner): Melden & Hunt Inc.	8. Agent's Phone	: (956) 381-0981	
9. Agent's Mailing Address: 115 W. MvIntyre Street			
10. City: Edinburg St	ate: TX	Zip: <b>78542</b>	
11. Agent's Email: mario@meldenandhunt.com / valeria@meldenandhunt.com			
12. Address/Location being Rezoned: 3648 E Canton Rd			
13. Legal Description of Property: 14. Property ID(s): 113309			
10.000 +/- Acres out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision Volume 1, Pages 24-26 H.C.M.R , City of Edinburg, Hidalgo County, Texas			
15. Zone Change: From: AO - Agriculture/Open Spa	To: RM - Reside	ential, Multifamily & Urban	
16. Existing Land Use: SINGLE-F	AMILY RESIDE	ENTIAL	
17. Reason for Zone Change: For development purposes			
	Mul		
(Please Print Name)	Signature		
Application Fee \$400 RECEIPT NUMBER:	_ REVIEWED BY:	10-11-22	
PUBLIC HEARING DATE (PLANNING & ZONING CO	OMMISSION) – 5:30 PM: N	W. 7th 2022.	
PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 PM	1:		
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINE	BURG CITY COUNCIL CHAMBE	RS)	



### SUBDIVISION MAP OF THE VILLAS ON CANTON SUBDIVISION

BEING A SUBDIVISION OF 10.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 2, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



VEI

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

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## **Rezoning Request Site Photo**

MELDEN & HUNT, INC. / HERMINIA MENDIOLA





# City of Edinburg PLANNING & ZONING COMMISSION

Regular Meeting: December 13, 2022

#### **REZONING REQUEST**

#### **AGENDA ITEM:**

Consider the Rezoning Request from Residential, Suburban (RS) district to Residential, Multifamily and Urban (RM) District, being 3.03 acres of land, more or less, out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 711 East Rogers Road, as requested by Alma Tijerina on behalf of Miguel Farias

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

The applicant is requesting the change of zone to establish a single-family townhome development at this location.

The property is located on the north side of East Rogers Road, approximately 390 ft. west of North Roegiers Road. The property has 200.00 ft. of frontage on East Rogers Road and a total lot area of approximately 3.03 gross 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 high-density residential development of 34 townhomes at this location.

The property is currently zoned Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) District in all directions. The property is currently vacant. Surrounding land uses are low-density, single-family residential with institutional uses to the south including the Edinburg Boys and Girls Club and IDEA Edinburg Academy. The future land use designation is for Auto-Urban Uses at this location.

Staff received a Zone Change Application for the subject property on October 12, 2022. This case was removed from the agenda of the Planning and Zoning Commission meeting of November 2022 at the request of the applicant who reconsidered plans for this development. The applicant now proposing a residential development of townhomes. Rezoning would be required to accommodate the proposed use.

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, December 2, 2022. One comment in favor, and one phone call against, this request had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 14, 2022.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on January 3, 2023. 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 denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on adjacent zoning, adjacent land uses, adjacent densities, and future land use designation for this location.

If approved, the applicant will need to comply with all requirements during the permitting process

including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

#### **JUSTIFICATION:**

Zoning adjacent to the subject property is Residential, Suburban (RS) District, the lowest density residential district. The requested zoning is Residential, Multifamily and Urban (RM) District, the highest density residential district. The requested zoning is out of character with the adjacent zoning. This constitutes "spot zoning" and should be avoided.

Adjacent land uses to the subject property are single-family detached housing. The proposed use is single-family <u>attached</u> housing. While both are single-family residential uses, the proposed type of housing is appropriate for urban areas and inconsistent with the surrounding land uses.

The adjacent land uses to the subject property are low-density residential. The proposed use is high-density residential. The proposed density is incongruous with the existing densities.

The Future Land Use Map anticipated Auto-Urban Uses at this location. The proposed zoning us for Urban Uses. The proposed zoning is not in keeping with the Future Land Use Plan.

Prepared by: **D. Austin Colina** 

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 12/13/2022 CITY COUNCIL – 1/03/2023 DATE PREPARED – 12/02/2022

## STAFF REPORT GENERAL INFORMATION

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

Residential, Multifamily, and Urban (RM) District

**APPLICANT:** Miguel Farias

**AGENT:** Alma Tijerina

**LEGAL:** 3.03 acres of land, more or less, out of Lot 8, Section 244, Texas-

Mexican Railway Company's Survey Subdivision

**LOCATION:** 711 East Rogers Road

**LOT/TRACT SIZE:** 3.03 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, Suburban (RS) District West – Residential, Suburban (RS) District

**LAND USE PLAN:** Auto-Urban

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

**RECOMMENDATION:** Staff recommends denial of the Rezoning Request from Residential,

Suburban (RS) District to Residential, Multifamily, and Urban (RM)

District.

#### REZONING REQUEST MIGUEL FARIAS

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of low-density single-family residential uses with some institutional uses and vacant land.
- 2. There are no other high-density residential land uses in this area. The proposed land uses is inconsistent with existing land uses.
- 3. The proposed high-density zoning is out of character with the existing low-density zoning in the surrounding area. The requested zoning would result in a "spot zoning" at this location.
- 4. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily, and Urban (RM) District based on adjacent zoning, adjacent land uses, adjacent densities, and the Future Land Use Plan. The requested zoning and proposed development are not appropriate for this location.

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

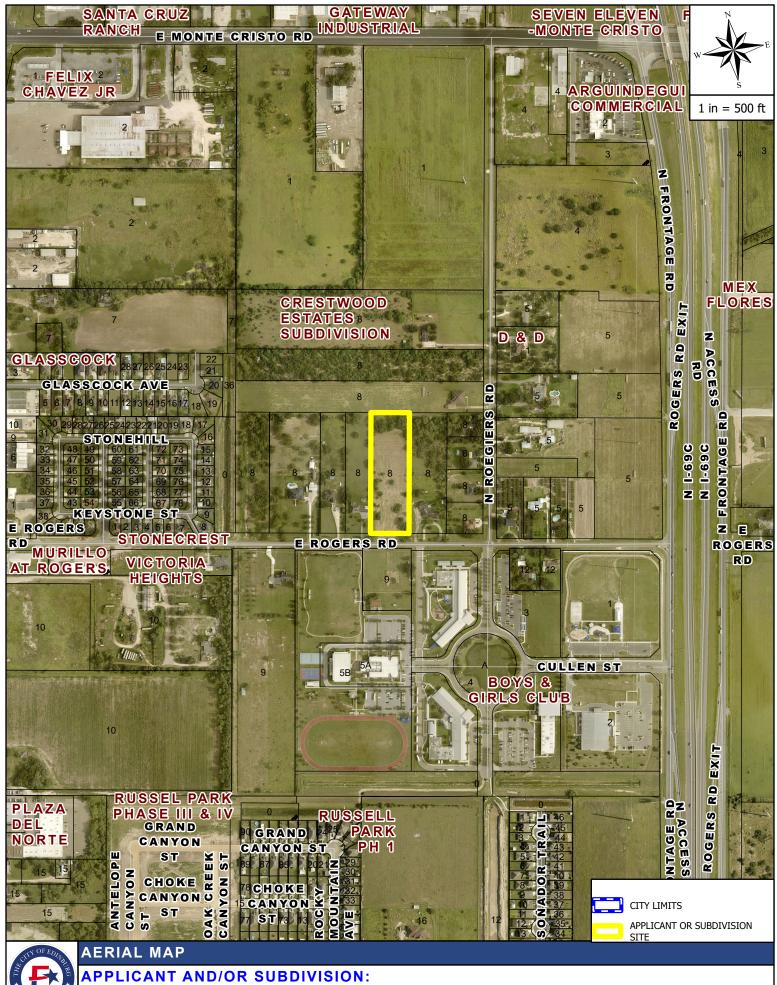
Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, December 2, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 14, 2022.

**ATTACHMENTS:** Aerial Photo

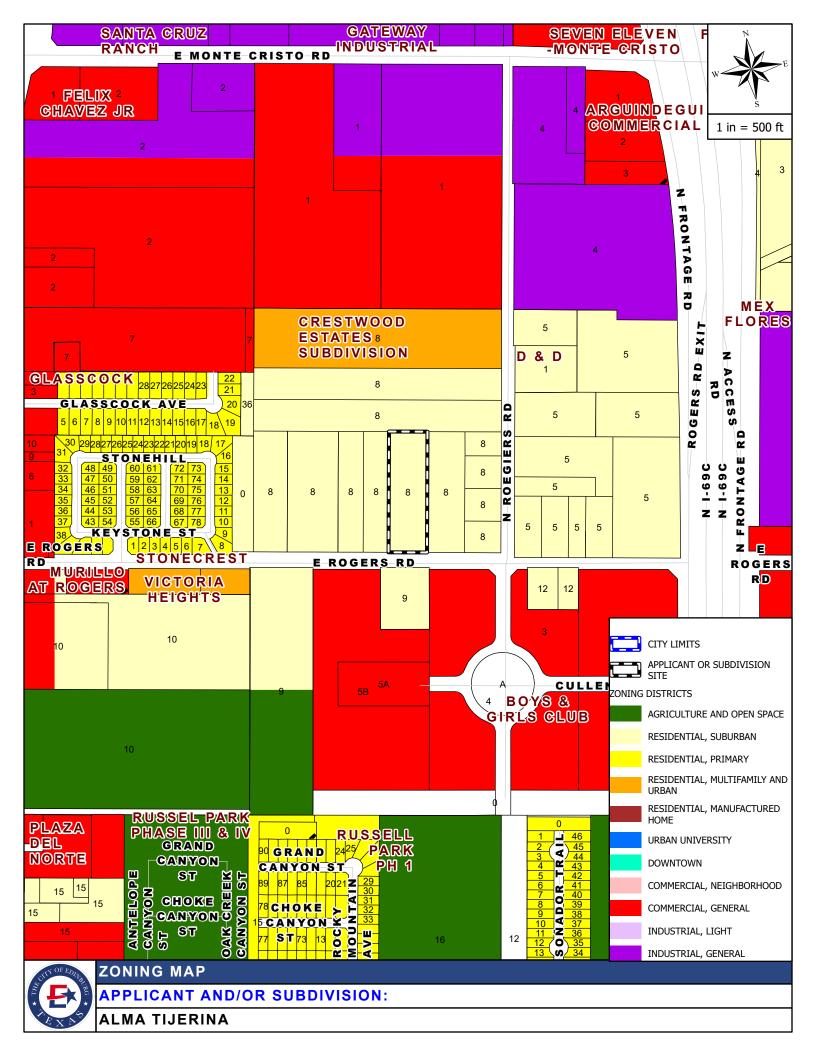
Site Map Zoning Map

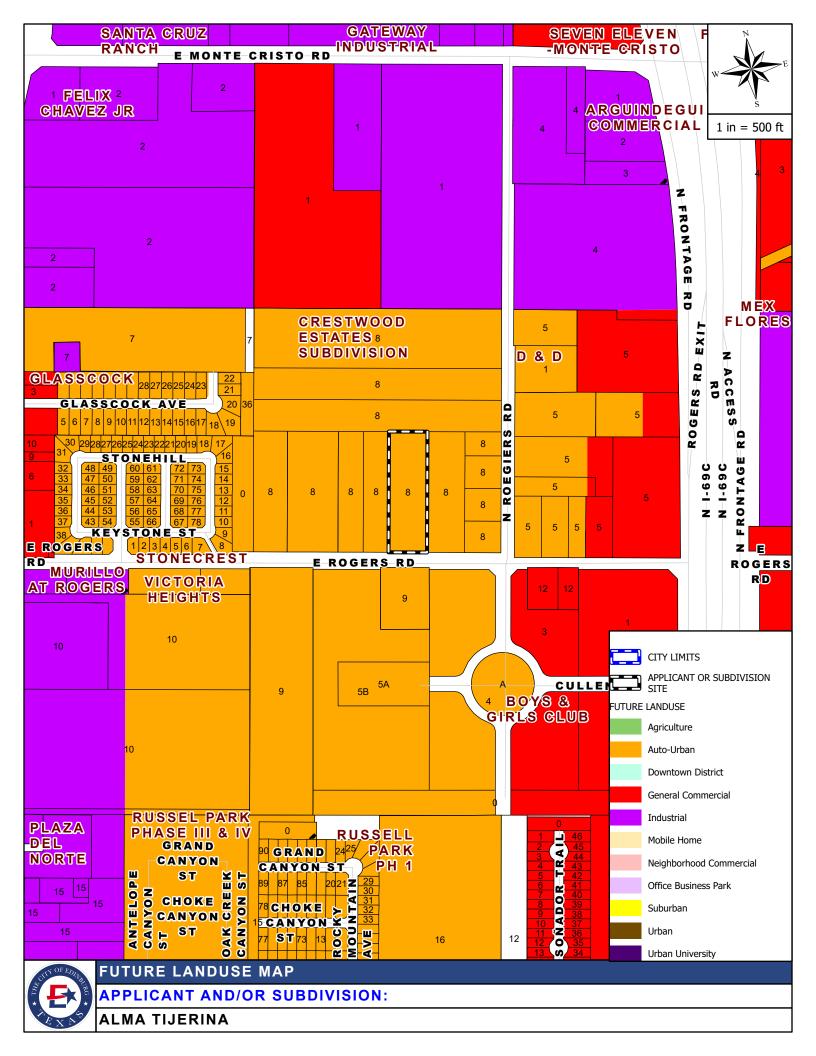
Future Land Use Map

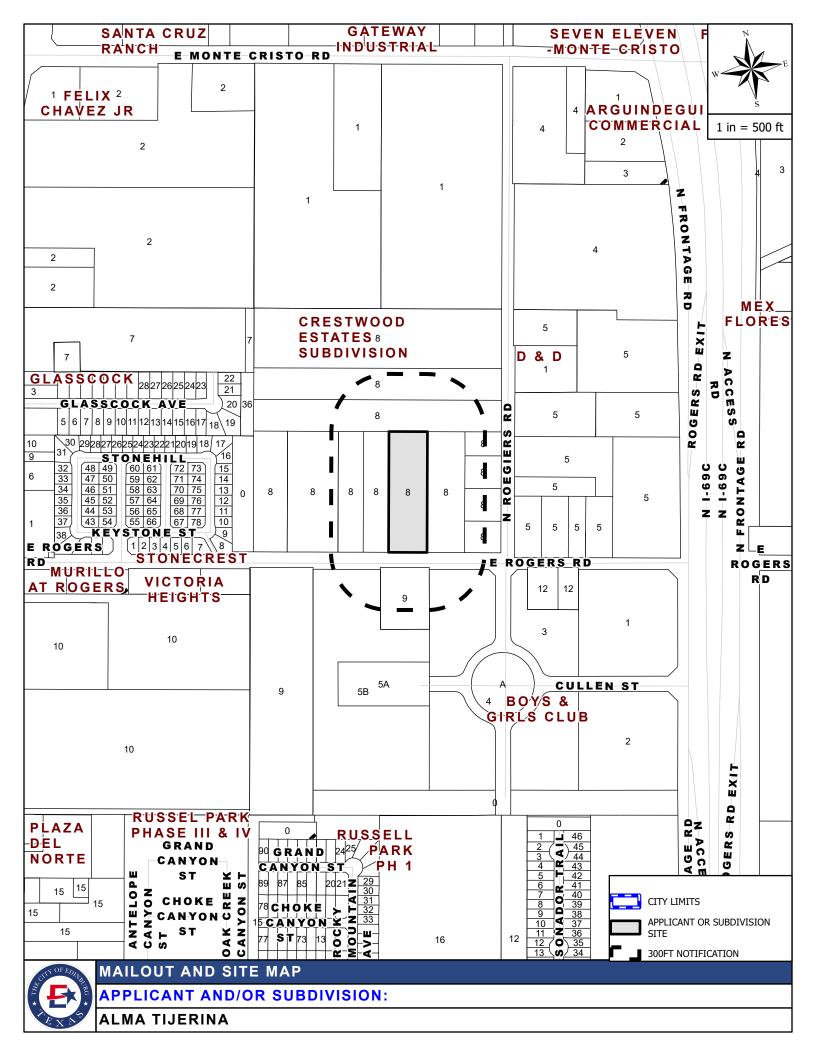
Photo of Site Exhibits



**ALMA TIJERINA** 







## ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 604720
BOYS & GIRLS CLUBS OF EDINBURG
RIO GRANDE VALLEY INC
PO BOX 1079
EDINBURG, TX 78540

PROPERTY ID: 295818 STEWART CHARLES W & MARIA DEL LOURDES PO BOX 3598 MCALLEN, TX 78502

PROPERTY ID: 295814 MATA CIRIACO & MARIA S 2901 N ROEGIERS RD EDINBURG, TX 78541

PROPERTY ID: 561689 PENA MAYRA Y 719 ROYAL ST EDINBURG, TX 78539

PROPERTY ID: 295809 FARIAS MIGUEL A 1006 SUSAN DR EDINBURG, TX 78539

PROPERTY ID: 295819 LOPEZ JUAN M & DAITTRA M 615 E ROGERS RD EDINBURG, TX 78541

PROPERTY ID: 563445 GAYTAN JOHNNY & YVETTE 3011 N ROEGIERS RD EDINBURG, TX 78541 PROPERTY ID: 295811 PANOLA GABRIEL MARSHA I BARRIER 3001 N ROEGIERS RD EDINBURG, TX 78541

PROPERTY ID: 295812 CORTEZ PABLO & MARISELA RODRIGUEZ 2907 N ROEGIERS RD EDINBURG, TX 78541

PROPERTY ID: 295810 PEREZ FEDERICO III 1130 E ROGERS RD EDINBURG, TX 78539

PROPERTY ID: 295808 DE LA ROSA GRACIELA 707 E ROGERS RD EDINBURG, TX 78541

PROPERTY ID: 295813 HERRERA ALFREDO 2805 N ROEGIERS RD EDINBURG, TX 78541

PROPERTY ID: 20407564 IDEA PUBLIC SCHOOLS 505 ANGELITA DR WESLACO, TX 78599



Dear Property Owner:

A public hearing will be held on Wednesday, November 23, 2022 at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, MULTIFAMILY AND URBAN (RM) DISTRICT, BEING A 3.03 ACRES OF LAND, MORE OR LESS OUT OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, LOCATED AT 300 EAST ROGERS ROAD, AS REQUESTED BY ALMA TIJERINA ON BEHALF OF MIGUEL FARIAS

The Zoning District requested is the highest intensity residential district. It is intended to permit a wide range of residential uses and encourages a variety of housing types. The Applicant is proposing a multifamily (fourplex) residential development.

This request is scheduled to be heard by the City Council on Tuesday, December 6, 2022 at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL:

P. O. Box 1079 Edinburg, Texas 78540

FAX:

(956) 292-2080 by Tuesday, November 22, 2022

EMAIL:

planning@cityofedinburg.com by Tuesday, November 22, 2022

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request. ☐ No Comments/No Comentario ☐ Against/En Contra M In Favor/A Favor Comments:

Phone No.

#### NOTIFICACIÓN

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

Planning and Zoning Department

City of Edinburg PO BOX 1079 Edinburg, TX 78540-1079



University Dr. (S.H.107)

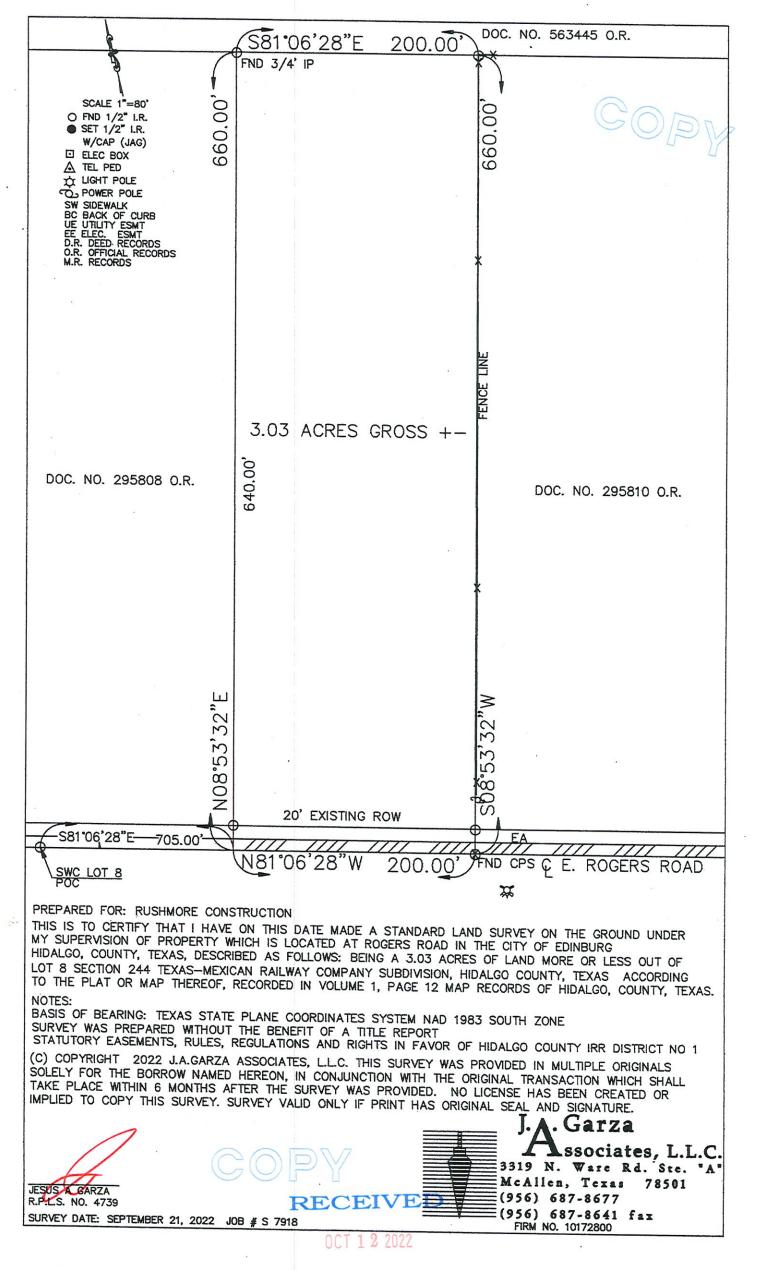
### **Planning & Zoning**

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

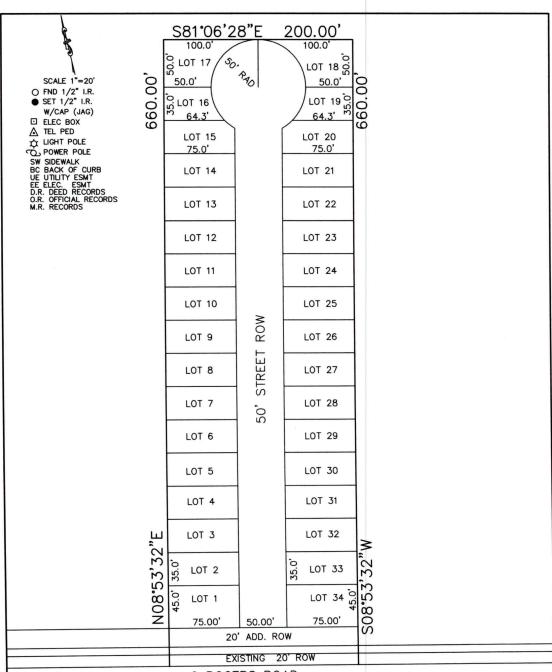


Zone Change Application	ENERGOV CASE # RZNE-2022-0093
-------------------------	-------------------------------

Date: 10/12/2022		
1. Property Owner (required): Miguel A. Farias 2. Phone:		
3. Mailing Address: 1006 Susan Dr.		
4. City: <u>Jainburg</u> State: <u>Texas</u> Zip: <u>78539</u>		
5. Owner's Email: 6. Cell No. 361-726-1064		
7. Agent (not owner): Alma Tijerina 8. Agent's Phone: 954 382-1144		
9. Agent's Mailing Address: 810 Stan ford ct.		
10. City: <u>Edinburg</u> State: <u>Texas</u> Zip: <u>7884/</u>		
11. Agent's Email: rushmore construction dychod. com.		
12. Address/Location being Rezoned: $\approx 751 E$ . Rogers RD.		
13. Legal Description of Property: 14. Property ID(s): 295809		
3.03 AC OUTOF LOTB, SEC 744 TX-MEX		
RAILWAY CO.		
15. Zone Change: From: residential R5 To: multi-family RM		
16. Existing Land Use: YG CQn+		
17. Reason for Zone Change: Construction Four Plex RECEIVED		
Alma Tijeving alme Tyeni. OCT 12 2022		
(Please Print Name) Signature Name:		
AMOUNT PAID \$ RECEIPT NUMBER		
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM: NOV. 8		
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:		
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)		



Name: \_\_\_\_\_



€ ROGERS ROAD

PREPARED FOR: RUSHMORE CONSTRUCTION

PROPOSE SITE PLAN



J.A. Garza
ssociates, L.L.C.
3319 N. Ware Rd. Ste. "A"
McAllen, Texas 78501
(956) 687-8677
(956) 687-8641 fax
FIRM NO. 10172800

JESUS A GARZA R.P.L.S. NO. 4739 SURVEY DATE: DECEMBER 1, 2022 JOB # S 7918







### **City of Edinburg**

#### PLANNING & ZONING COMMISSION

Regular Meeting: December 13, 2022

#### **REZONING REQUEST**

#### **AGENDA ITEM:**

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, located at 1211 North Hoehn Road, as requested by Alex Maheshwari on behalf of Dolores L. Vega

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

The applicant is requesting the change of zone to establish a single-family residential development of at this location.

The property is located on the west side of North Hoehn Road, approximately 645 ft. south of West Chapin Street. The property has 165.00 ft. of frontage on North Hoehn Road and a depth of 1,320 ft. for a total lot area of 5.00 gross acres. The requested zoning designation is the primary single-family residential district, intended to intended to create residential neighborhoods. The applicant is proposing a single-family residential development at this location.

The property is currently zoned Agriculture and Open Space (AO) District. Adjacent zoning is Agriculture and Open Space (AO) District to the north, south, and west. Land to the east of the subject property is outside the City Limits. The property is currently used for agriculture. Surrounding land uses are low-density single-family residential, agriculture, and vacant land. The future land use designation is for Suburban Uses.

Staff received a Zone Change Application for the subject property on November 7, 2022. The applicant indicated that the reason for zone change is "Single Family." A preliminary plan for the property showed a 25-lot subdivision. Rezoning would be required to accommodate the proposed use.

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, December 2, 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 December 14, 2022.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on January 3, 2023. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

#### **STAFF RECOMMENDATION:**

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

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

#### **JUSTIFICATION:**

Land uses surrounding the property are all single-family residential. The requested zoning is single-family residential. The requested zoning is compatible with the adjacent land uses. However, the preliminary site plan shows residential densities that are notably higher than existing adjacent land uses.

A similar single-family subdivision, Atwood Estates, is entering the construction phase and is located just 500 ft. south of the subject property on the east side of North Hoehn Road.

The Future Land Use Map anticipated Suburban Uses at this location. The proposed zoning us for Urban Uses. The proposed zoning is not in keeping with the Future Land Use Plan.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 12/13/2022 CITY COUNCIL – 1/03/2023 DATE PREPARED – 12/05/2022

### STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Agriculture and Open Space (AO) District to

Residential, Multifamily, and Urban (RM) District

**APPLICANT:** Dolores L. Vega

**AGENT:** Alex Maheshwari

**LEGAL:** 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican

Railway Company's Survey Subdivision

**LOCATION:** 1211 North Hoehn Road

**LOT/TRACT SIZE:** 5.00 acres

**CURRENT USE:** Agriculture

**PROPOSED USE:** Single-family Residential

**EXISTING ZONING:** Agriculture and Open Space (AO) District

**ADJACENT ZONING:** North – Agriculture and Open Space (AO) District

South – Agriculture and Open Space (AO) District

East – ETJ

West – Agriculture and Open Space (AO) District

**LAND USE PLAN:** Suburban

**PUBLIC SERVICES:** Sharyland Water and City of Edinburg Sewer

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

Agriculture and Open Space (AO) District to Residential, Primary

(RP) District.

#### REZONING REQUEST DOLORES L. VEGA

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of low-density single-family residential uses with higher-density single-family subdivision on the opposite side of North Hoehn Road approximately 500 ft. south.
- 2. A proposed subdivision with suburban densities is under development immediately south of the subject property.
- 3. The proposed land uses is compatible with nearby and adjacent uses.
- 4. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on adjacent land uses and recent developments in the area. The proposed densities shown on the preliminary plat are notably higher than those found immediately adjacent, but subdivisions, both existing and under development, further south along Hoehn Road are very similar to the type and character of this development. The requested zoning is not, however, 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.

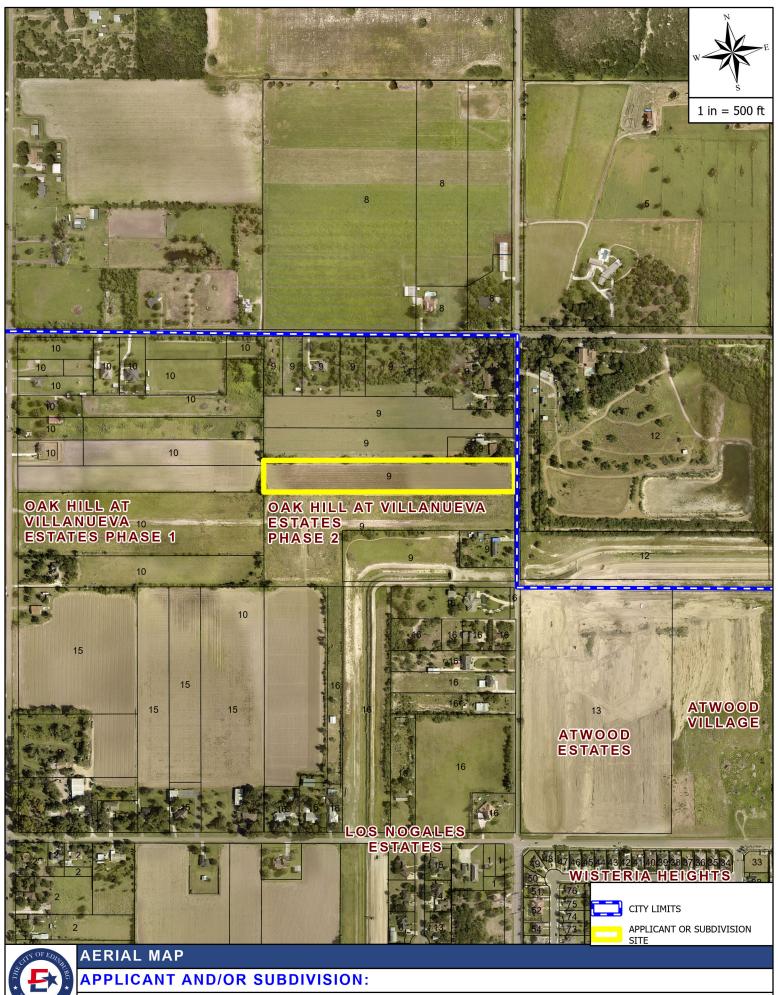
Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, December 2, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 14, 2022.

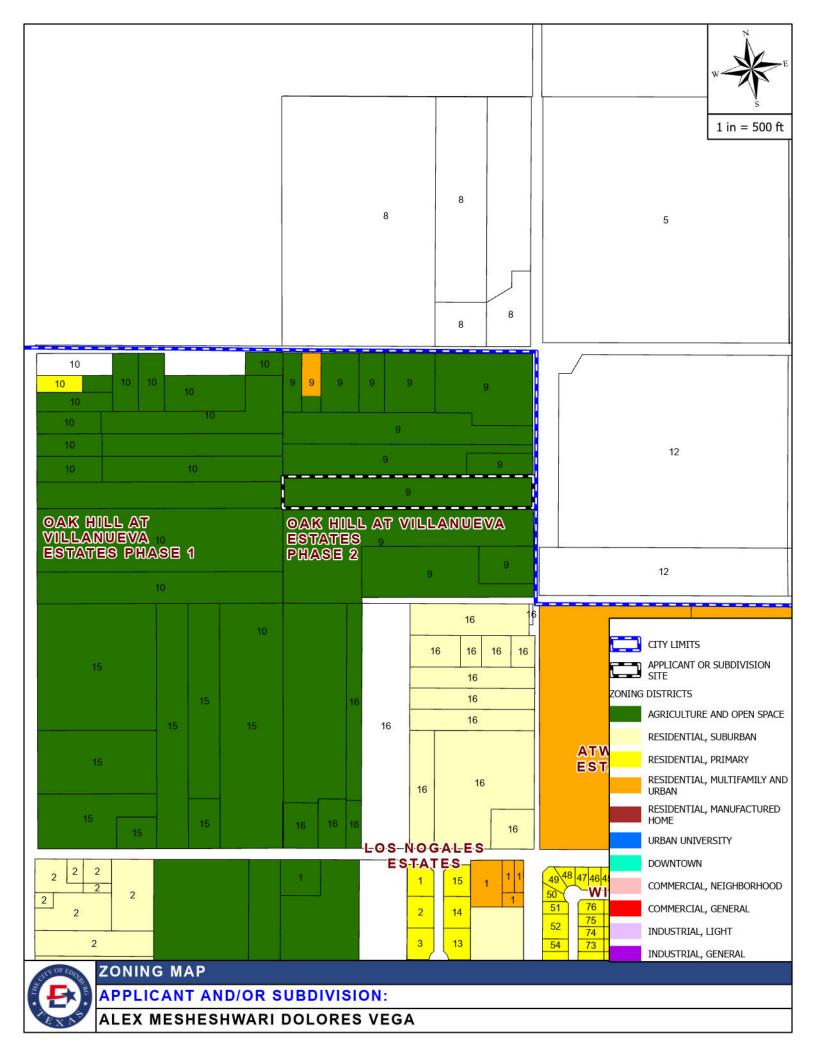
**ATTACHMENTS:** Aerial Photo

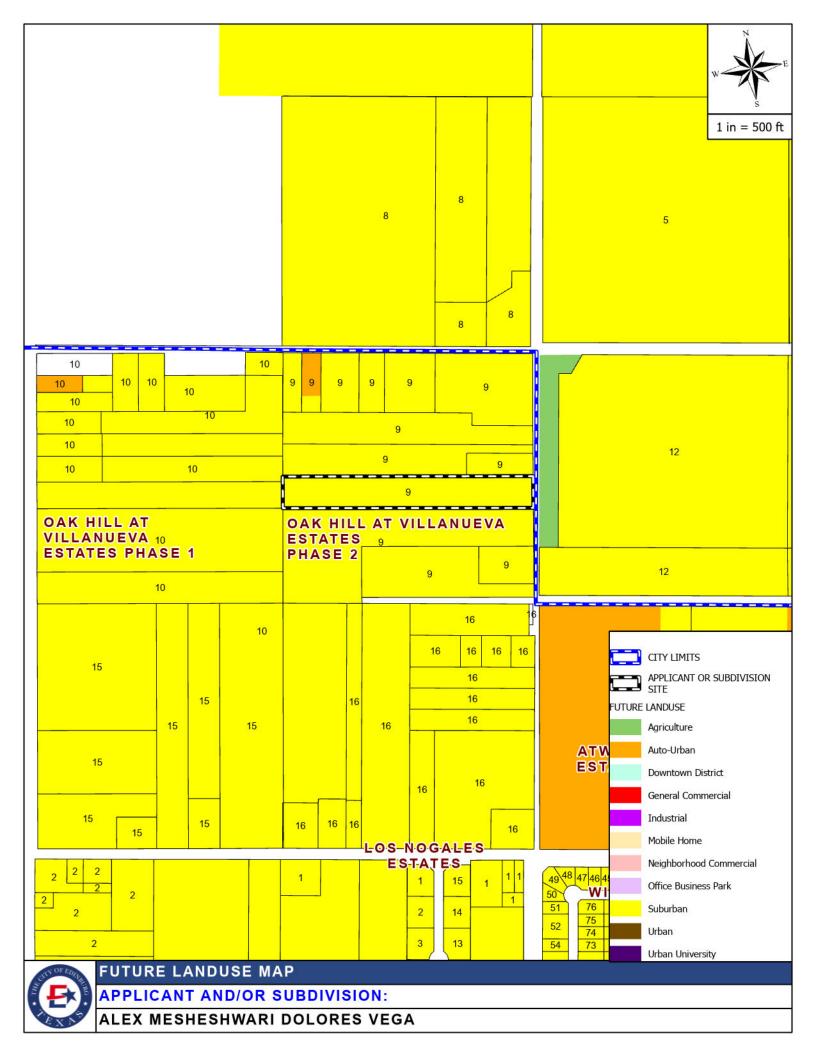
Site Map Zoning Map

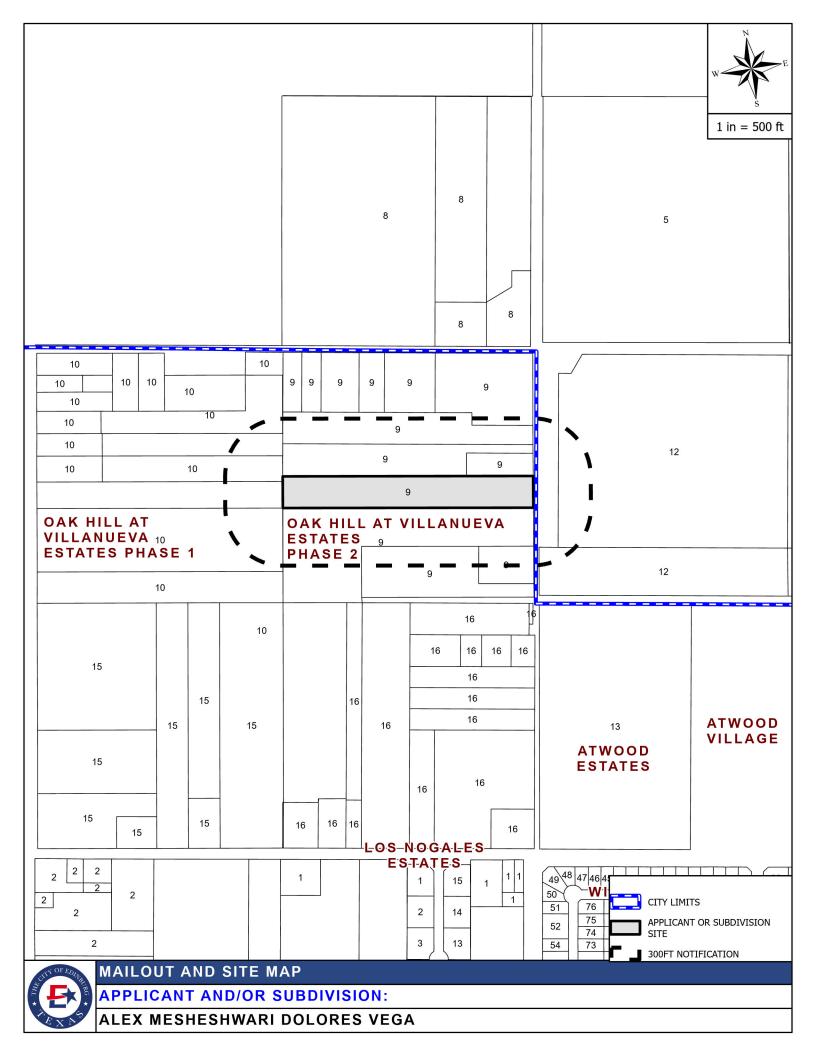
Future Land Use Map

Photo of Site Exhibits









## ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 294741 LUNA RODOLFO 5409 W SCHUNIOR ST EDINBURG, TX 78541

PROPERTY ID: 295189 EL POLAKO INVESTMENTS LLC PO BOX 2604 EDINBURG, TX 78540

PROPERTY ID: 295190 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 902 N DOOLITTLE RD EDINBURG, TX 78542

PROPERTY ID: 294734 VEGA DOLORES L 1104 N DEPOT RD EDINBURG, TX 78541

PROPERTY ID: 294739 LUNA EDUARDO 1303 N HOENN DR EDINBURG, TX 78541

PROPERTY ID: 958487 MONTEMAYOR ESTHER L 730 OREGANO ST EDINBURG, TX 78541

PROPERTY ID: 294735 LUNA RALPH 1311 N HOEHN RD EDINBURG, TX 78541

PROPERTY ID: 294738
VILLANUEVA PROPERTIES
& INVESTMENTS LLC
3528 BUDDY OWENS BLVD
MCALLEN, TX 78504

PROPERTY ID: 510208 LUNA MICHAEL RAYMOND 1312 N DEPOT RD EDINBURG, TX 78541 PROPERTY ID: 1232750 VALADEZ JOSHUA & SANDY YVETTE 1300 N DEPOT RD EDINBURG, TX 78541

PROPERTY ID: 294737 RAMIREZ MARCOS JR & SUE D 1127 N HOEHN DR EDINBURG, TX 78541

### Planning & Zoning

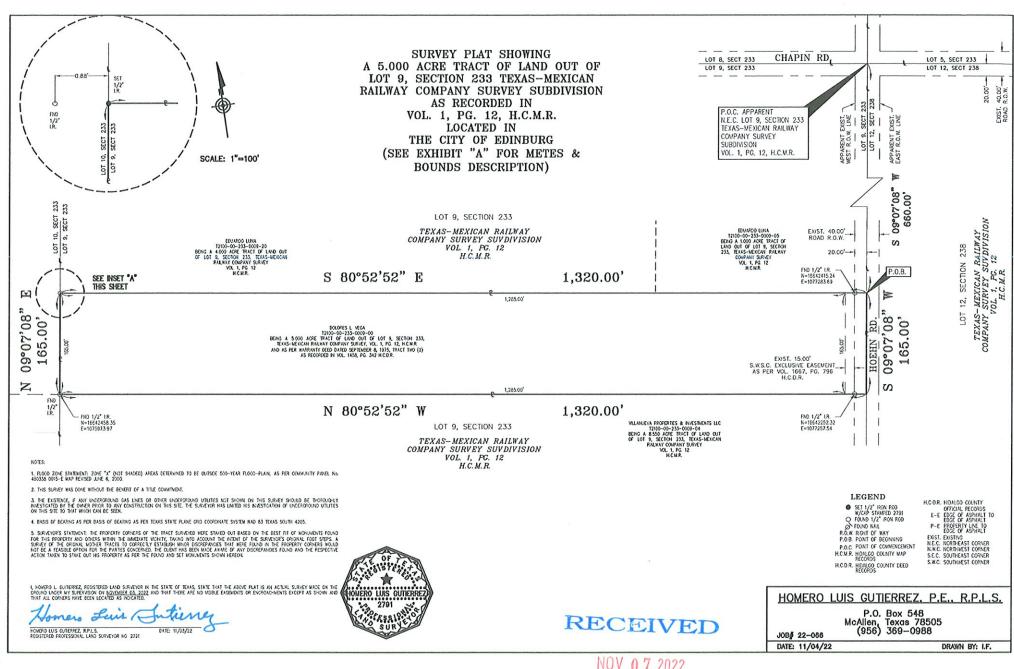
415 West University Drive Edinburg, Texas 78539 (956) 388-8202



## Zone Change Application

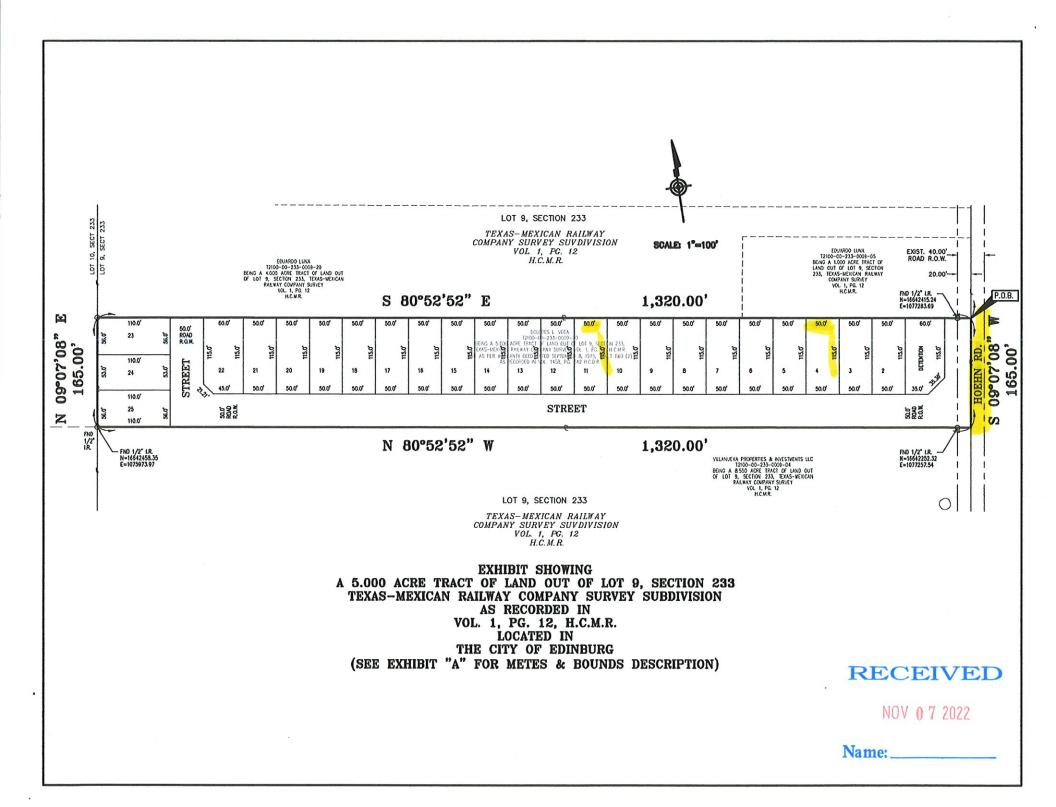
ENERGOV CASE # RZNE-2022-0095

Date: November 7, 2022							
1. Property Owner (required): DOLORES L. VEGA 2. Phone: 956-212-293							
3. Mailing Address: 1104 N. DEPOT RD							
4. City: EDINBURG  State: TEXAS  Zip: 78541  5. Owner's Email: DOLORESL VEGA EGMAIL 6. Cell No.							
7. Agent (not owner): <b>ALEX MAHESHWARI</b> 8. Agent's Phone: <b>(956) 227-7399</b>							
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: No Address: Vacant Land							
13. Legal Description of Property:  14. Property ID(s):  T2100-00-233-0009-00 294734  A 5.000 Acre Tract of Land out of Lot 9, Section 233, Texas-Mexican Railway  Company Survey, As Recorded in Vol. 1, Page 12, Hidalgo County Map Records							
15. Zone Change: From: AO - Agriculture/Open Space To: RP - Residential, Primary							
16. Existing Land Use: Agricultural							
17. Reason for Zone Change: Single Family							
ALEX MAH ESH WARI (Please Print Name)  A Mahos Signature							
Application Fee \$400 RECEIPT NUMBER: LO1886874 REVIEWED BY: A.C.							
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM: DCC 13th							
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:							
NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS) Name							



NOV 07 2022

Name:









### City of Edinburg

### PLANNING & ZONING COMMISSION

Regular Meeting: December 13, 2022

#### **REZONING REQUEST**

#### **AGENDA ITEM:**

Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being a 0.397 of an acre tract of land out of Lot 15, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 2506 North Closner Boulevard, as requested by Mini Kidspace Daycare and Learning Academy, Inc.

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

The applicant is proposing to expand an existing commercial child daycare at this location.

The property is located on the east side of North Closner Boulevard, approximately 835 ft. north of East Russell Road. The property has 58.00 ft. of frontage on North Closner Boulevard and an irregular "L" shape with a total area of 0.397 gross acres. The requested zoning is the primary commercial district. It accommodates a wide range of commercial uses. The applicant currently operates a commercial daycare north of the subject property and proposes to expand the operation to this location.

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

Staff received a Zone Change Application for the subject property on November 2, 2022. The applicant stated that, "We want to add to the existing Daycare," on the application. Rezoning would be required to accommodate the proposed commercial use.

Staff mailed a notice of the public hearing to 12 neighboring property owners on Friday, December 2, 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 December 14, 2022.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on January 3, 2023. 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 adjacent land uses.

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

#### **JUSTIFICATION:**

Zoning adjacent to the north, south, and west subject property is Commercial, General (CG) District. The requested zoning is Commercial, General (CG) District. The requested zoning is in keeping with adjacent zoning.

Location on North Closner Boulevard, a principal arterial street, is preferable for commercial uses.

Existing adjacent residential uses are already bordering commercial uses. The rezoning is for the expansion of an existing business. The proposed zone change and subsequent development will not substantially change the class and character of the area.

The Future Land Use Map anticipated Industrial Uses at this location. The proposed zoning is for Commercial Uses. Although not in keeping with the Future Land Use Plan, the proposed zoning is a lighter commercial use.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 12/13/2022 CITY COUNCIL – 1/03/2023 DATE PREPARED – 12/07/2022

# STAFF REPORT GENERAL INFORMATION

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

Commercial, General (CG) District

**APPLICANT:** Mini Kidspace Daycare and Learning Academy, Inc.

 $\underline{\mathbf{AGENT}}: \qquad \qquad \mathsf{N/A}$ 

**LEGAL:** 0.397 of an acre tract of land out of Lot 15, Section 244, Texas-

Mexican Railway Company's Survey

**LOCATION:** 2506 North Closner Boulevard

**LOT/TRACT SIZE:** 0.397 of an acre

**CURRENT USE:** Vacant

**PROPOSED USE:** Commercial

**EXISTING ZONING:** Residential, Suburban (RS) District

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

South – Commercial, General (CG) District and Residential,

Suburban (RS) District

East – Residential, Suburban (RS) District West – Commercial, General (CG) District

**LAND USE PLAN:** Industrial

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

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

Residential, Suburban (RS) District to Commercial, General (CG)

District.

#### REZONING REQUEST MINI KIDSPACE DAYCARE AND LEARNING ACADEMY, INC.

#### **EVALUATION**

The following is staff's evaluation of the request.

- 1. The land use pattern for this area of the community consists of commercial uses along North Closner Boulevard with some low-density, single-family residential uses adjacent.
- 2. North Closner Boulevard is classified as a principal arterial street. This type of location is preferable for commercial uses.
- 3. The proposed rezoning will expand an existing business, not create a new use.
- 4. Existing residential uses are currently adjacent to commercial uses and should be acclimated to this type of character.
- 5. The proposed zoning is not in keeping with the Future Land Use Plan, but proposes a lighter use.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning and adjacent land uses. The proposed zone change and subsequent development will not substantially change the class and character of this location.

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

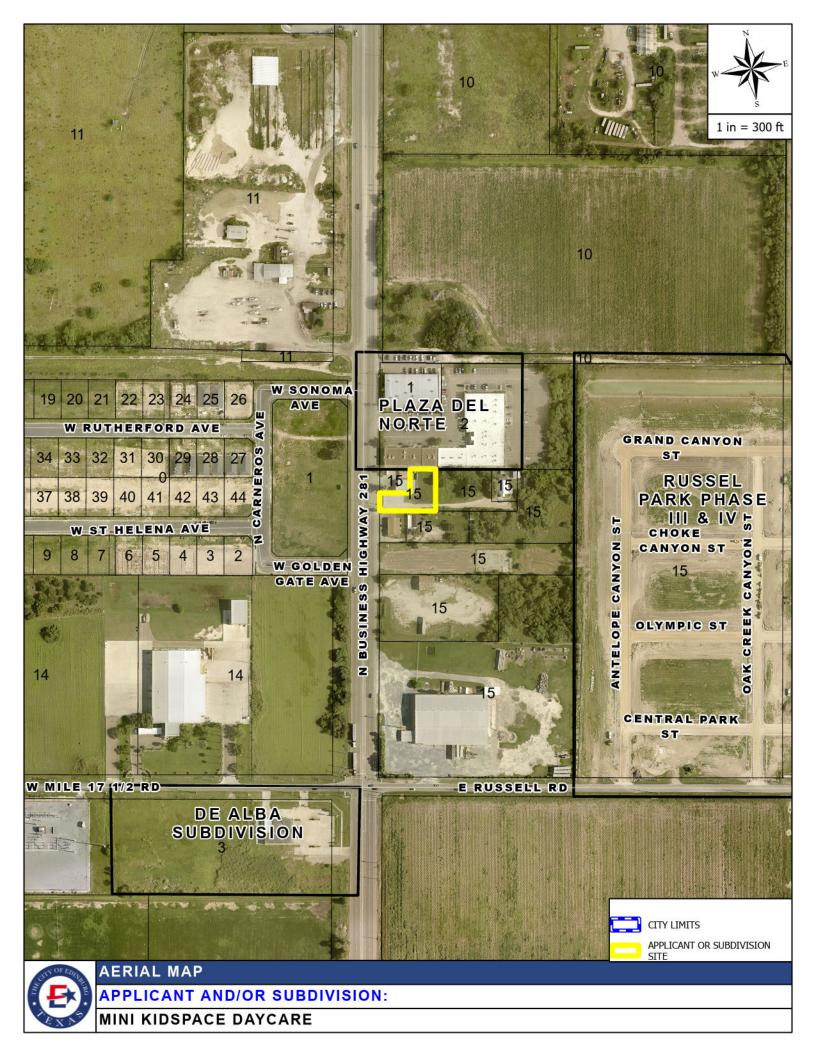
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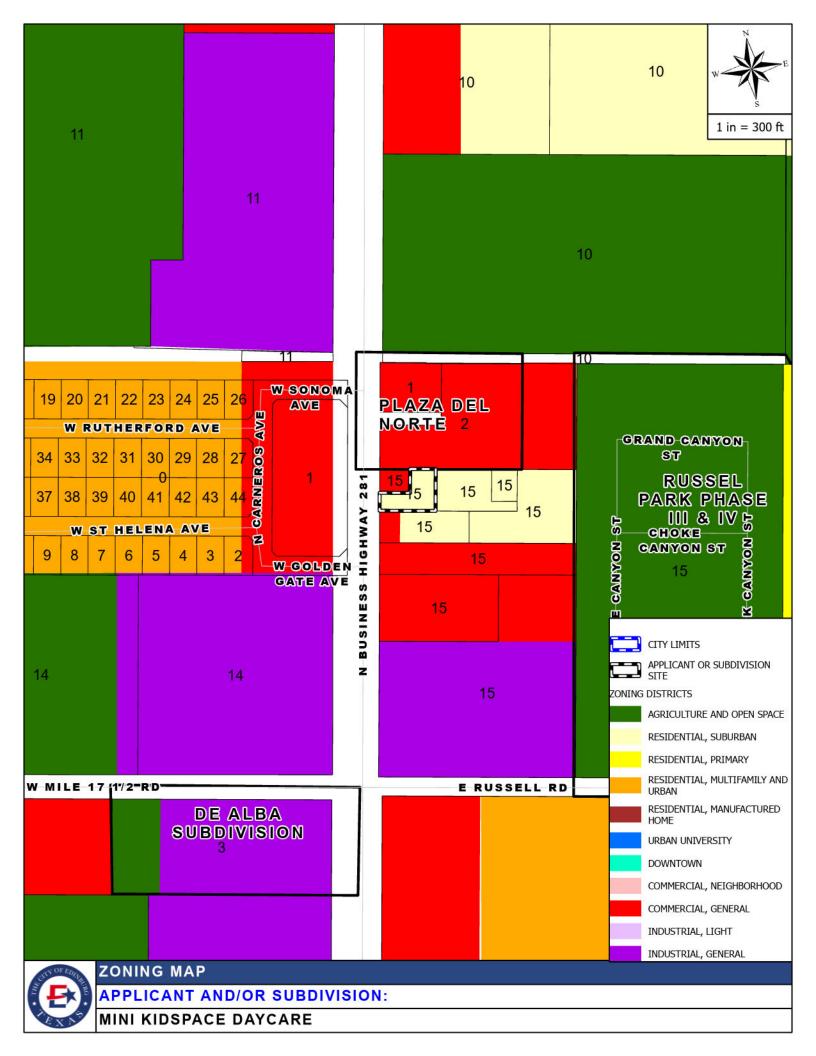
**ATTACHMENTS:** Aerial Photo

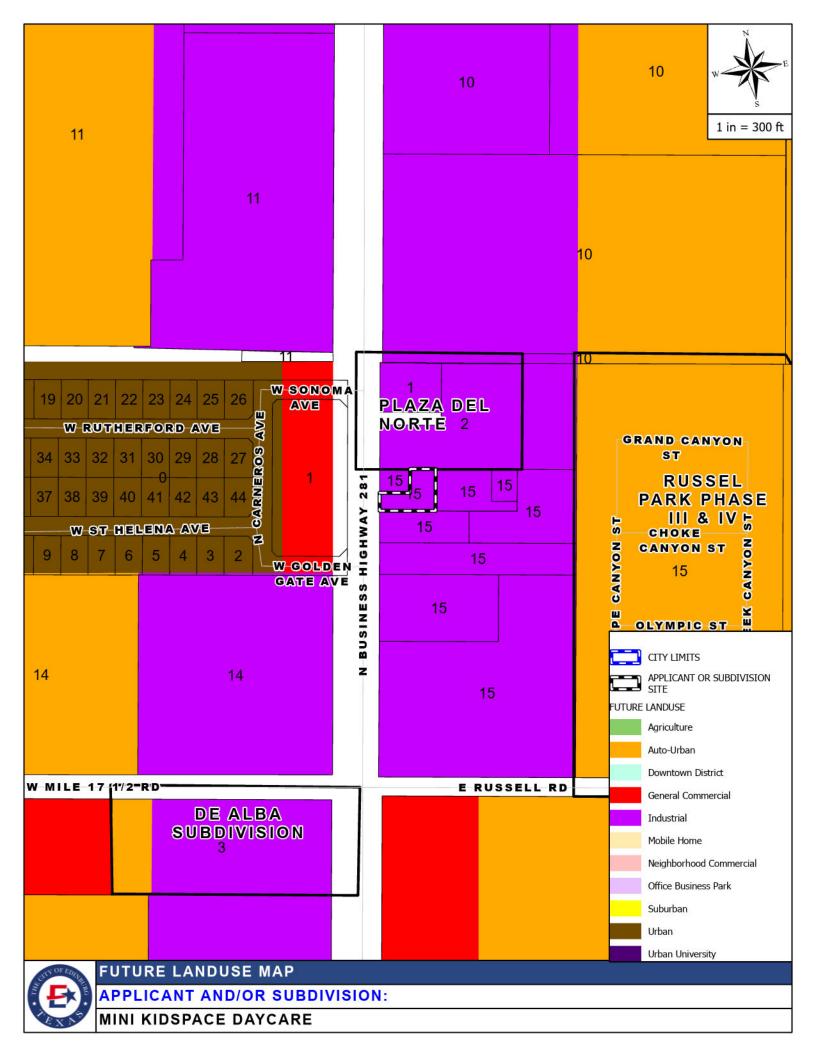
Site Map Zoning Map

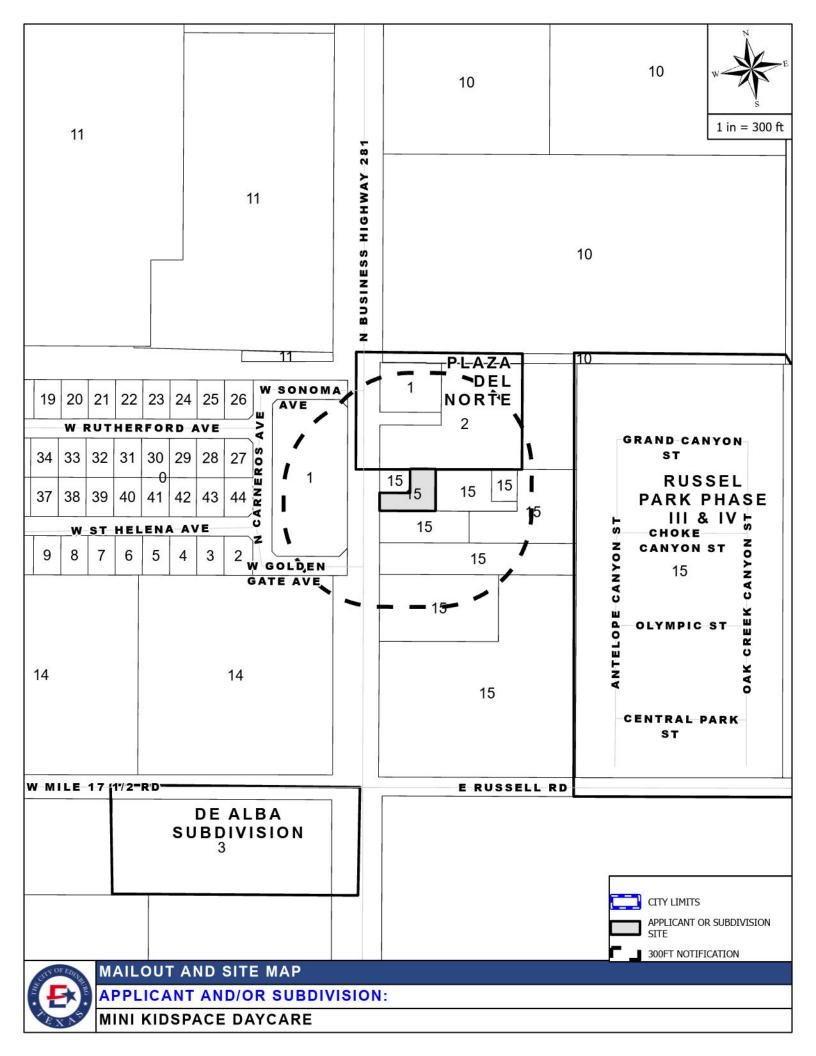
Future Land Use Map

Photo of Site Exhibits









## ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 262036 RICHMOND PARK LLC JUSTIN A BARTON 40 VARDA LANDING RD SAUSALITO, CA 94965

PROPERTY ID: 295855 CUEVAS HERMINIA E 2510 N CLOSNER BLVD EDINBURG, TX 78541

PROPERTY ID: 295852 ARCUTI INVESTMENTS LLC 11316 N STEWART RD MISSION, TX 78573

PROPERTY ID: 295848 ARCUTI INVESTMENTS LLC PO BOX 869 EDINBURG, TX 78540

PROPERTY ID: 295849
MINI KIDSPACE DAYCARE &
LEARNING ACADEMY INC
2518 N CLOSNER BLVD
EDINBURG, TX 78541

PROPERTY ID: 295847 MARTINEZ REYNOL 1112 S 23RD ST MCALLEN, TX 78501 PROPERTY ID: 295845 ANDERSON TONY W DBA TEXAS MELON EXCHANGE PO BOX 5369 MCALLEN, TX 78502

PROPERTY ID: 295850 GUERRA GLORIA 2512 N CLOSNER BLVD EDINBURG, TX 78541

PROPERTY ID: 295853 CANTU MARIA R 1101 ORANGE ST MCALLEN, TX 78501

PROPERTY ID: 295841 PAULMEX INTERNATIONAL INC PO BOX 2479 EDINBURG, TX 78540

PROPERTY ID: 1372551 DGV LP 1220 NORTHGATE LN MCALLEN, TX 78504

PROPERTY ID: 262035 BIC DEVELOPMENT CORP 3910 W FREDDY GONZALEZ DR EDINBURG, TX 78539

### Planning & Zoning

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

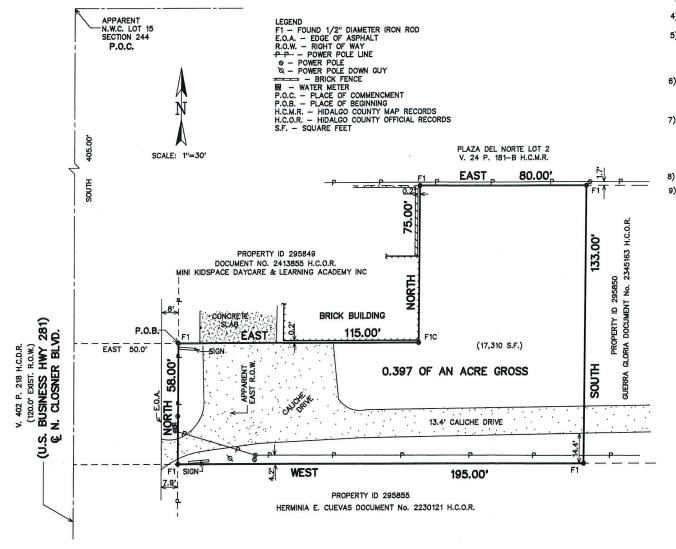


### Zone Change Application

ENERGOV CASE # RZNE-2022-009(6

Da	ate: O	ctober 25,	2022				
1. Property Owner (required): Mini Kidspace Daycare & Learn 2. Phone: (956) 381-5437							
3.	Maili	ng Address:	2518 N Closner Blvd				
4.	City:	Edinburg		State: Tx	6.	Zip: <b>78541</b>	
5.	Owne	er's Email:	roxy75@yahoo.com		_ 6. Cell No.	(956) 219-6306	
7.	Agent	(not owner)	:		Agent's Phon	e:	
9.	Agent'	's Mailing A	ddress:				
10	. City:	<i>4</i>		State:		Zip:	
11	. Agent'	s Email: _					
12	. Addre	ss/Location	being Rezoned: US BUS	HWY 281			
13. Legal Description of Property: 14. Property ID(s): 295851  TEX-MEX SURVEY S133'-N463'-W220' EXC  W140'-S75'-N405' LOT 15 BLK 244 0.43AC							
	NET						
15	. Zone C	Change: Fro	om: RS - Residential, Suburk	oan 🔻	To: CG - Comm	nercial, GeneralE   V E	
16	. Existin	g Land Use	: empty			NOV 0 2 2022	
17. Reason for Zone Change: We want to add to the exisiting Daycare							
Ro	oxana	Matamoro	os		ma M	etemoros	
(PI	ease Pr	int Name)		Signature	1	^	
		Fee \$400 IUMBER: _		REVIEWED	BY:	L'COVOZUS	
PU	BLIC HE	EARING DA	TE (PLANNING & ZONING	COMMISSION) -	5:30 PM:	7-13-2022	
PU	BLIC HE	EARING DAT	TE (CITY COUNCIL) – 6:00 F	PM: 142	.3		
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)							

SURVEY PLAT OF A 0.397 OF AN ACRE TRACT OF LAND OUT OF LOT 15 SECTION 244. TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 12 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS: SEE EXHIBIT "A" FOR METES AND BOUNDS



#### NOTES:

- 1) SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
- 2) SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT, SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAYBE ON THIS TRACT.
- 3) THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 1 PAGE 12 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 4) HOMERO L. GUTIERREZ. DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY
- 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) 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 SURVEYORS' ORIGINAL FOOT STEPS.
- 7) FLOOD ZONE: "X" (SHADED) COMMUNITY PANEL NUMBER 480338 0015 E MAP REVISED: JUNE 6, 2000 LOMR MAY 14, 2001
  - ZONE "X" (SHADED) THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT IN A FLOOD PRONE AREA. HOWEVER LIMITS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD ARE SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FEET
- 8) PROPERTY ADDRESS: N. CLOSNER BLVD. EDINBURG, TEXAS 78541
- 9) BASIS OF BEARING BASED T.S.P.C. SOUTH ZONE NAD 1983



#### SURVEYOR'S CERTIFICATION

I. HOMERO LUIS GUTIERREZ. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND ON OCTOBER 26, 2022, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS OR SHORTAGES IN THE AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR NO VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THIS PLAT.

Homero Luis A Tune 11/02/2022

HOMERO LUIS GUTIERREZ, RPLS #2791

HOMERO L. GUTIERREZ, P.E. P.O. Box 548

McAllen, Texas 78505 (956) 369-0988



DATE: 10/26/2022

JOB No. HIDALGO-0424

DRAWN BY: M.R.

Blackarea: new Construction area, need rezening from residential to Commercial. Blue Building: would be the new addition to Day care with extra parking. wastron to extrana Dayoure Minikared pealems)

Paysarring pealems

Jearsne. paysound oniture) Edition Building US HWY 281



## **Rezoning Request Site Photo**

MINI KIDSPACE DAYCARE & LEARNING ACADEMY, INC.

2506 North Closner Boulevard





## City of Edinburg

#### PLANNING & ZONING COMMISSION

Regular Meeting: December 13, 2022

#### **REZONING REQUEST**

#### **AGENDA ITEM:**

Consider the Rezoning Request from Residential, Multifamily and Urban (RM) District to Commercial, General (CG) District, 1.24 acres being all of Lots 1-7 and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Albert Garza on behalf of Erickson Construction, LLC.

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

The applicant is proposing to establish a medical rehabilitation center at this location.

The property is located at the southeast corner of Regency Drive and Gateway Drive, approximately 170 ft. west of South McColl Road. The property has 226.96 ft. of frontage on Regency Drive and a total area of 1.240 acres. The requested zoning is the primary commercial district. It accommodates a wide range of commercial uses. The applicant is proposing to establish a physical therapy medical clinic on the subject property.

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

The subject property was rezoned from Commercial, General (CG) District to Urban Residential (UR) District on April 6, 2021. The plan at that time was to expand adjacent multifamily uses. The property has since changed ownership, and the intent is now to revert this location back to Commercial, General zoning.

Staff received a Zone Change Application for the subject property on November 21, 2022. The applicant stated that the reason for zone change is "for a physical therapy clinic." Rezoning would be required to accommodate the proposed commercial use.

Staff mailed a notice of the public hearing to 65 neighboring property owners on Friday, December 2, 2022, and had received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 14, 2022.

#### **ESTIMATED TIMELINE:**

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on January 3, 2023. 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, Multifamily and Urban (RM) District to Commercial General (CG) District based on adjacent zoning and adjacent land uses.

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

#### **JUSTIFICATION:**

Zoning adjacent to the north and east of the subject property is Commercial, General (CG) District. The requested zoning is Commercial, General (CG) District. The requested zoning is in keeping with adjacent zoning.

The property at this location was formerly zoned Commercial, General (CG) District, but was never developed. The proposed commercial uses now proposed are unlikely to present a conflict with the adjacent multifamily uses. A masonry wall still exists as a buffer from when the property was zoned for commercial uses. The original intent for commercial uses, prior to the rezoning in 2021, is better suited to this location.

The Future Land Use Map was changed from Auto-Urban to Urban Uses when the property was zoned in 2021. The proposed zoning is not in keeping with either designation.

Prepared by:

D. Austin Colina

Planner I

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES: PLANNING & ZONING COMMISSION – 12/13/2022 CITY COUNCIL – 1/03/2023 DATE PREPARED – 12/07/2022

# STAFF REPORT GENERAL INFORMATION

**APPLICATION:** Rezoning Request from Residential, Multifamily and Urban (RM)

District to Commercial General (CG) District

**APPLICANT:** Erickson Construction, LLC

**AGENT:** Albert Garza

**LEGAL:** 1.24 acres being all of Lots 1-7 and out of Lot 21, Block 1, The

**Boardwalk Subdivision** 

**LOCATION:** 2952 Regency Drive

**LOT/TRACT SIZE:** 1.24 acres

**CURRENT USE:** Vacant

**PROPOSED USE:** Commercial

**EXISTING ZONING:** Residential, Multifamily and Urban (RM) District

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

South – Residential, Multifamily and Urban (RM) District

East – Commercial, General (CG) District

West – Residential, Multifamily and Urban (RM) District

**LAND USE PLAN:** Urban

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

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

Residential, Multifamily and Urban (RM) District to Commercial

General (CG) District.

#### REZONING REQUEST ERICKSON CONSTRUCTION, 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 and multifamily uses.
- 2. The subject property was rezoned from Commercial, General (CG) to Urban Residential (UR) in April, 2021.
- 3. There is an existing masonry wall and gate between the subject property and adjacent residential uses.
- 4. The Future Land Use Plan was changed with the rezoning in 2021, but the proposed zoning does not conform to either Future Land Use.

Staff recommends approval of the Rezoning Request from Residential, Multifamily and Urban (RM) District to Commercial General (CG) District based on adjacent zoning and adjacent land uses. The existing development in the surrounding area makes the subject property better suited to the original intent of 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.

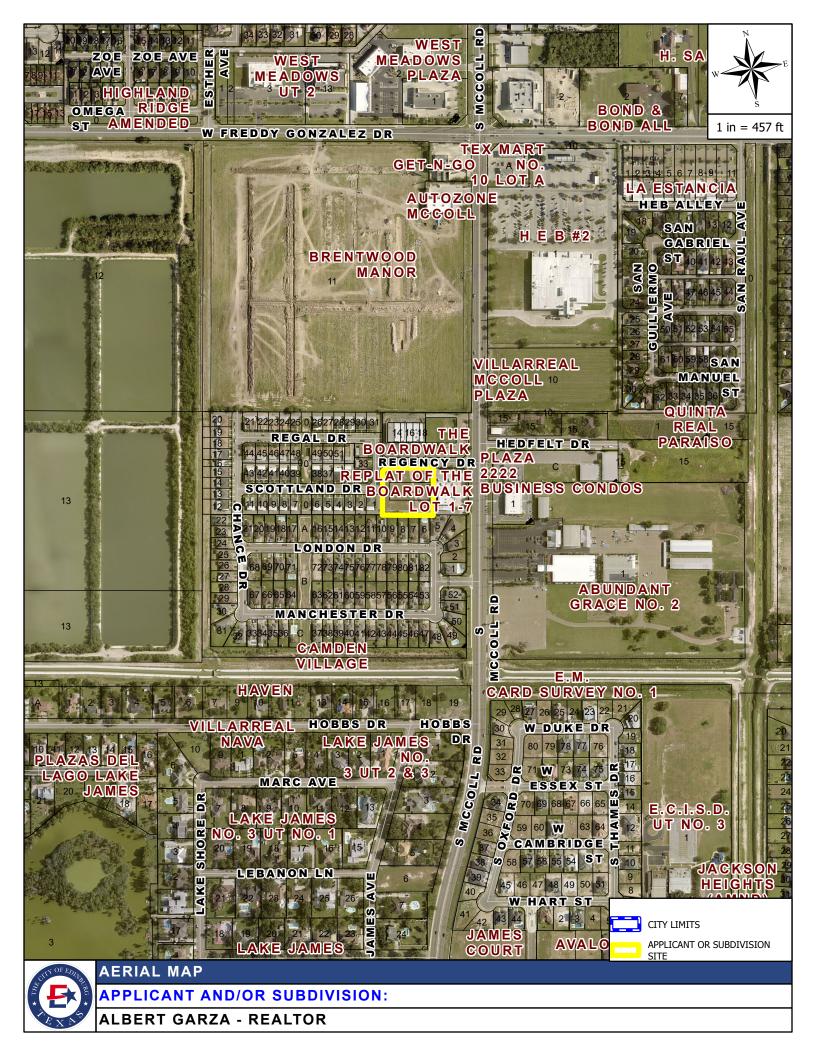
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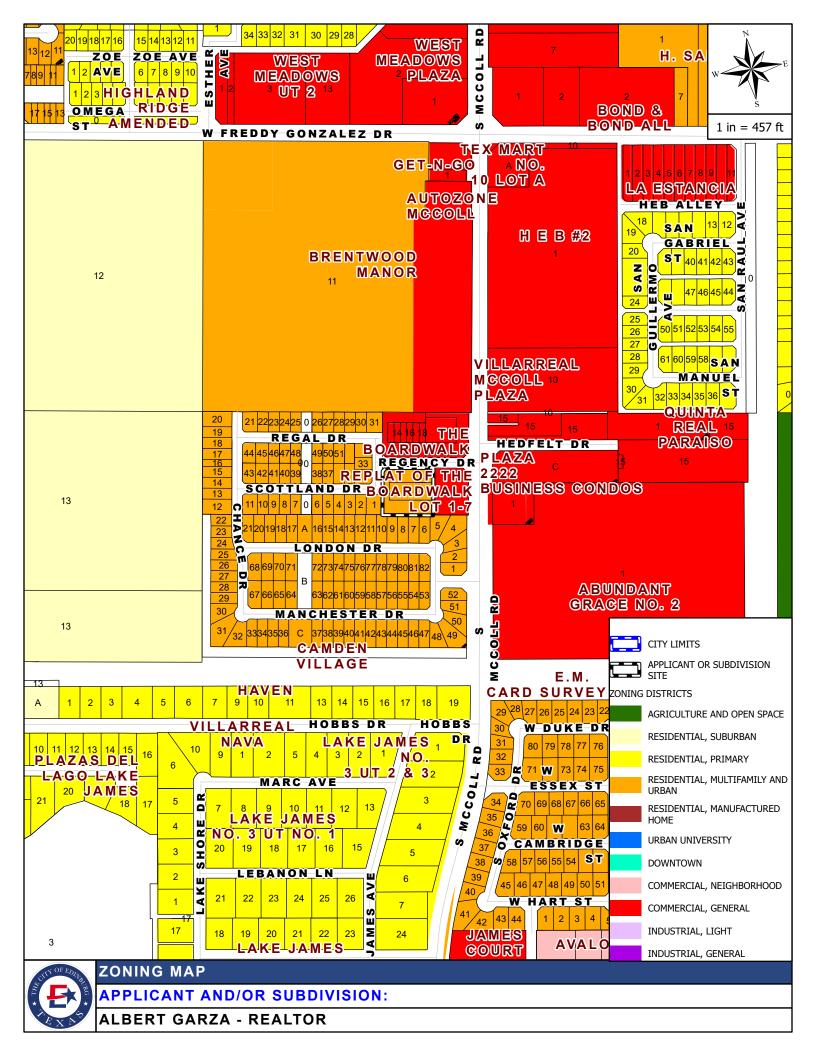
**ATTACHMENTS:** Aerial Photo

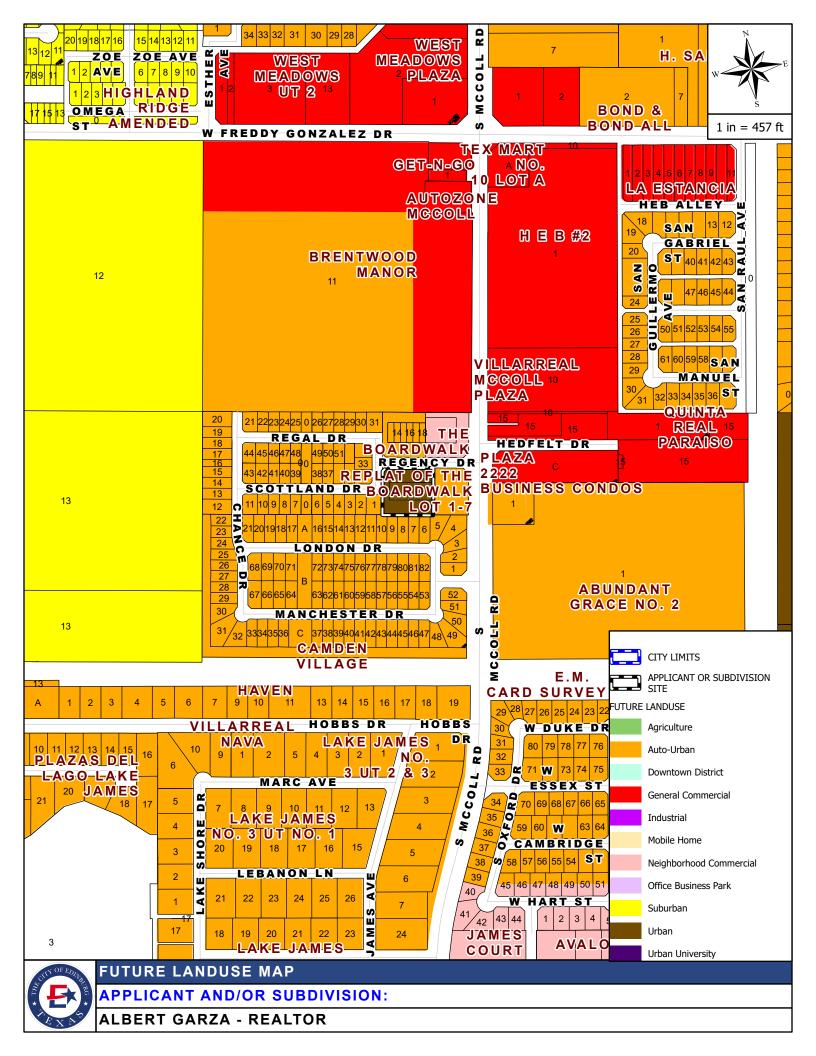
Site Map Zoning Map

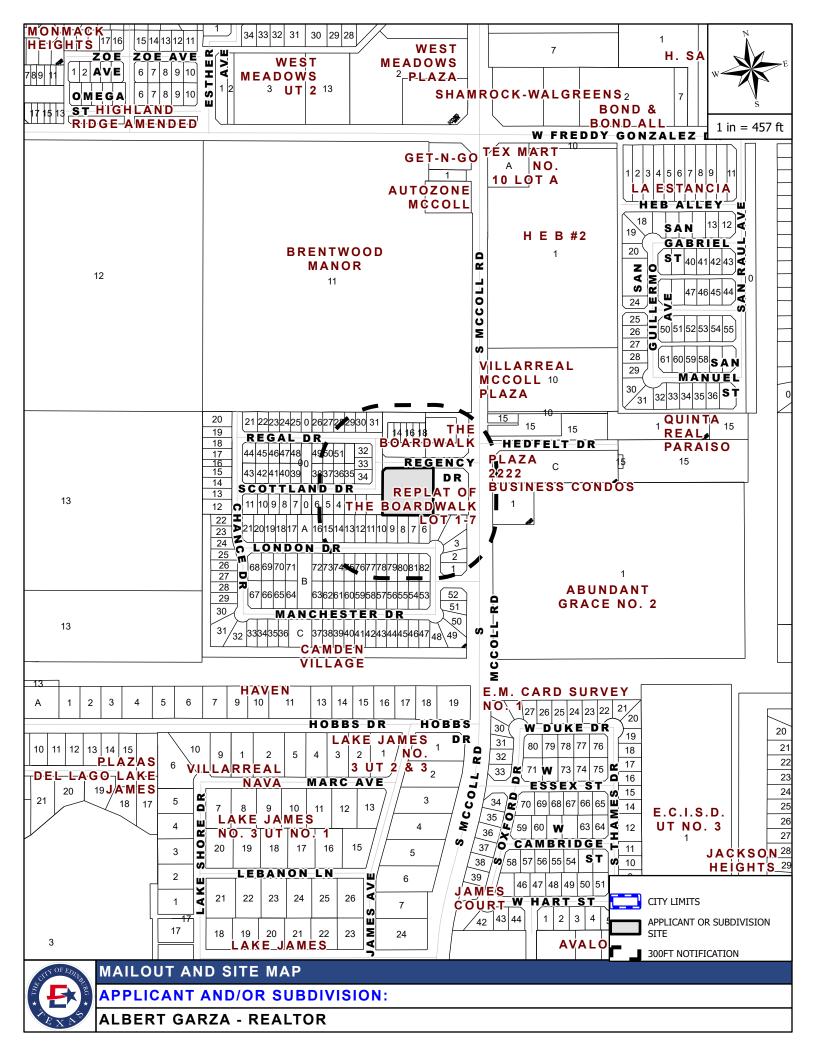
Future Land Use Map

Photo of Site Exhibits









### ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 689336

ABUNDANT GRACE COMM CHURCH

PO BOX 3693

MCALLEN, TX 78502

PROPERTY ID: 704834

DANCENTRE OF EDINBURG

2750 HEDFELT DR EDINBURG, TX 78539

PROPERTY ID: 846431

MCCOLL BUILDING HOLDINGS LLC

4501 N 3RD ST

MCALLEN, TX 78504

PROPERTY ID: 704839

MINIMINDS LEARNING CENTER LLC

225 HOLLYWOOD DR EDINBURG, TX 78539

PROPERTY ID: 706900

AYERIM INVESTMENTS INC

1102 RIO CONCHO MISSION, TX 78574

PROPERTY ID: 706901

GENTILE JUSTIN 3052 REGAL DR

EDINBURG, TX 78539

PROPERTY ID: 706902

ANG SIT-YEN

2402 MOONLIGHT APT 3

EDINBURG, TX 78541

PROPERTY ID: 706903

GONZALEZ DAGOBERTO JR

3036 REGAL DR

EDINBURG, TX 78539

PROPERTY ID: 706844

CMV DEVELOPMENT LLC

4119 CROSSPOINT BLVD

EDINBURG, TX 78539

PROPERTY ID: 706843

GALAVIZ ELIZABETH ANN

1308 PROVIDENCE AVE

MCALLEN, TX 78504

PROPERTY ID: 706882 OCHOA SANDRA MARIE

3019 REGAL DR APT A

EDINBURG, TX 78539

PROPERTY ID: 706856

MIRA FILIPINAS & ZACARIAS JR

2438 E 8TH AVENUE MISSION, TX 78572

PROPERTY ID: 706855

DEGRACIA ROSEMARIE F & DENNIS C

16404 FOX VALLEY DR SAN DIEGO, CA 92127

PROPERTY ID: 704825

GARZA MORENO REAL ESTATE LLC

2046 S MCCOLL RD EDINBURG, TX 78539

PROPERTY ID: 297278

DOMAIN DEVELOPMENT CORP

100 E NOLANA STE 130 MCALLEN, TX 78504

PROPERTY ID: 706851

**ERICKSON CONSTRUCTION LLC** 

3520 BUDDY OWENS MCALLEN, TX 78504

PROPERTY ID: 706881

PERUMPALATH AXA J

1306 SAKER ST

EDINBURG, TX 78539

**PROPERTY ID: 706879** 

OLVERA ANGEL M 7012 BUENA VISTA

PALMVIEW, TX 78572

PROPERTY ID: 1018104 GRIESEMER CHRISTIAN W

3024 LONDON DR

EDINBURG. TX 78539

PROPERTY ID: 1018105

BEAN NELSEN W 3020 LONDON DR

EDINBURG, TX 78539

# ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 1018110 LONGORIA LISA D 2914 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018112 GONZALES LINDA LEE 2906 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018035 WADHWANI SAMEER S 2202 LIVERPOOL DR EDINBURG, TX 78539

PROPERTY ID: 1018038 DEMCHENKO IZAIDA J & ROMAN A 2909 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 706849
GREATER SOUTH TEXAS BANK
3300 N 10TH ST
MCALLEN, TX 78501

PROPERTY ID: 706857 CAUBA YURI ANDREI 3104 SCOTLAND DR EDINBURG, TX 78539

PROPERTY ID: 706886
GF FINANCIAL VENTURES LLC
404 N BRITTON AVE
RIO GRANDE CITY, TX 78582

PROPERTY ID: 706884 PENA JESUS R 2027 GATEWAY DR EDINBURG, TX 78539

PROPERTY ID: 706885 ROCHA JOSE PABLO JR 2035 GATEWAY DR EDINBURG, TX 78539

PROPERTY ID: 706853 GO LYN 2610 WOODS DRIVE SOUTH EDINBURG, TX 78542 PROPERTY ID: 704824 GARZA MORENO REAL ESTATE LLC 2046 S MCCOLL RD EDINBURG, TX 78539

PROPERTY ID: 706880 GALVAN GRACIELA 22513 URESTI ST EDINBURG, TX 78542

PROPERTY ID: 706878 RODRIGUEZ JORGE 1611 VINTAGE LN MISSION, TX 78572

PROPERTY ID: 706889 PRADO JOE B 3119 SCOTLAND DR APT 2 EDINBURG, TX 78539

PROPERTY ID: 1018028 TREVINO ADOLFO ARMADO 2214 LIVERPOOL DR EDINBURG, TX 78539

PROPERTY ID: 1018033 FERNANDEZ MONICA 3505 ROBBIE LANE EDINBURG, TX 78542

PROPERTY ID: 1018106 BUENTELLO TOPACIO 3016 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018107 RALEY CHELSEY & RUSSELL 3012 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018108 ECHAVARRIA JOVAN 3008 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018109 AVILA NOELIA 5414 S VETERANS BLVD EDINBURG, TX 78542

# ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 706887 BORRAZ CARLOS ENRIQUE JR 3043 SCOTTLAND DR

EDINBURG, TX 78539

PROPERTY ID: 706852 JAPUS LYN & JOEL 2610 S WOODS DR EDINBURG. TX 78542

PROPERTY ID: 1018043 CASTILLO ROLANDO 3011 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018044 CONFIDENTIAL 3015 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018047 WRIGHT FAITH MERILEE 3027 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 706904
BOARDWALK APARTMENT OWNERS
ASSOCIATION INC
PO BOX 4026
EDINBURG, TX 78540

PROPERTY ID: 704828
TEXAS REGIONAL BANK
CUST FOR G WILLIAM RUPPERT
1801 S MCCOLL RD
MCALLEN, TX 78503

PROPERTY ID: 846441 COMMUNITIES IN SCHOOLS OF HIDALGO CO INC 3700 N 10TH ST STE 270 MCALLEN, TX 78501

PROPERTY ID: 706883
BALDERAS NICHOLAS &
GIOVANNI ROSAS ESCOBEDO
2019 GATEWAY DR
EDINBURG, TX 78539

PROPERTY ID: 1018039 MORA BRENDA YVETTE 2913 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018040 CALZADA ISAIAH APOLINAR 2917 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018041 SALAZAR KATHRYN A 3003 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018045 VILLANUEVA ABEL II 3019 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 297294 ELSIK ARLLEY E & BEVERLY J 2216 S MCCOLL RD EDINBURG, TX 78539

PROPERTY ID: 1018113 AGUILLON FRANCISCO III & YARIMA AGUILLON 2902 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 706888 GOMEZ IRMA & MARTIN J & VICTORIA E GOMEZ 3051 SCOTLAND DR EDINBURG, TX 78539

PROPERTY ID: 1018034 YOUN MICHAEL & KRISTEN ALANIZ-YOUN 2554 COOLIDGE AVE LOS ANGELES, CA 90064

PROPERTY ID: 1018037 PEREZ YSIDORO JR & MARIA MARGARITA 2905 LONDON DR EDINBURG, TX 78539

# ZONING CASE OWNER NOTIFICATION LIST

PROPERTY ID: 706854 MURJANI TANUJA & ANJALI & TARUNKUMAR (RAVI) PO BOX 18737 SUGARLAND, TX 77496

PROPERTY ID: 1018042 GARZA JAVIER & RACHAEL A MILLER 3007 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018046 SUAREZ GRACE L & JOSE D VILLESCAS JR 3023 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1018111 DJORDJEVIC SLAVISA & AZUCENA LETICIA HERRERA AGUADO 2910 LONDON DR EDINBURG, TX 78539

PROPERTY ID: 1373424 PSVM INVESTMENTS LLC 400 NOLANA STE H-2 MCALLEN, TX 78504



Dear Property Owner:

A public hearing will be held on Tuesday, December 13, 2022 at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, MULTIFAMILY AND URBAN (RM) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, 1.24 ACRES BEING ALL OF LOTS 1-7 AND OUT OF LOT 21, BLOCK 1, THE BOARDWALK SUBDIVISION, LOCATED AT 2952 REGENCY DRIVE, AS REQUESTED BY ALBERT GARZA ON BEHALF OF ERICKSON CONSTRUCTION, LLC

The Zoning District requested is the primary commercial district. It accommodates a wide range of commercial uses. The applicant is proposing a medical rehabilitation center at this location.

This request is scheduled to be heard by the City Council on Tuesday, January 3, 2022 at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore, please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL:

P. O. Box 1079 Edinburg, Texas 78540

FAX:

(956) 292-2080 by Monday, December 12, 2022

EMAIL: planning@cityofedinburg.com by Monday, December 12, 2022

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

☐ In Favor/A Favor	Against/En Contra	☐ No Comments	s/No Comentario	
Comments:				
Print Name: A 2000	udou Dr city: f	Phone No	95639	30811
Address: 2910 Lo	udou Dr city: _f	Edinburg	State: TX	Zip: 78539
	NOTIF	ICACIÓN		

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

Planning and Zoning Department

City of Edinburg PO BOX 1079 Edinburg, TX 78540-1079



University Dr. (S.H.107)

# **Planning & Zoning**

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



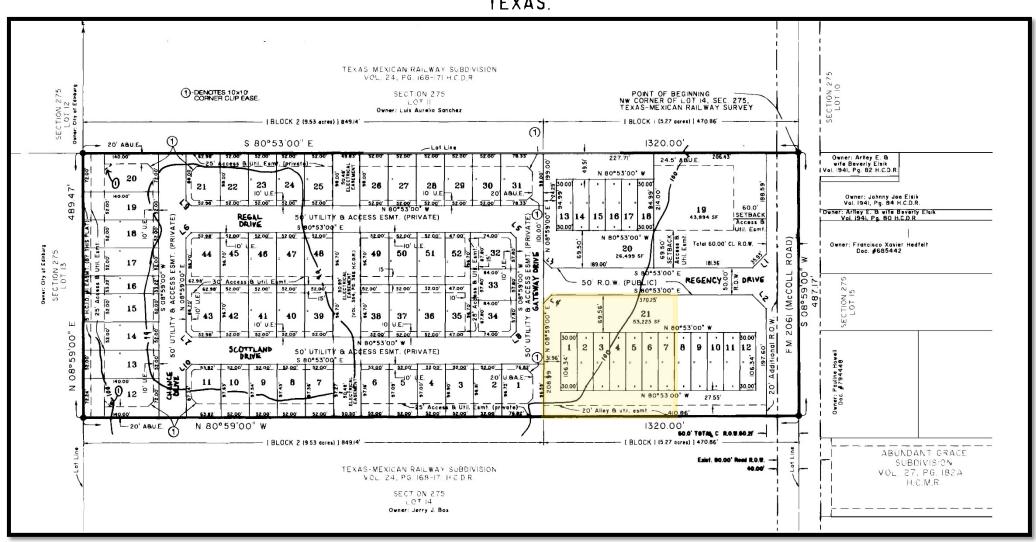
# **Zone Change Application**

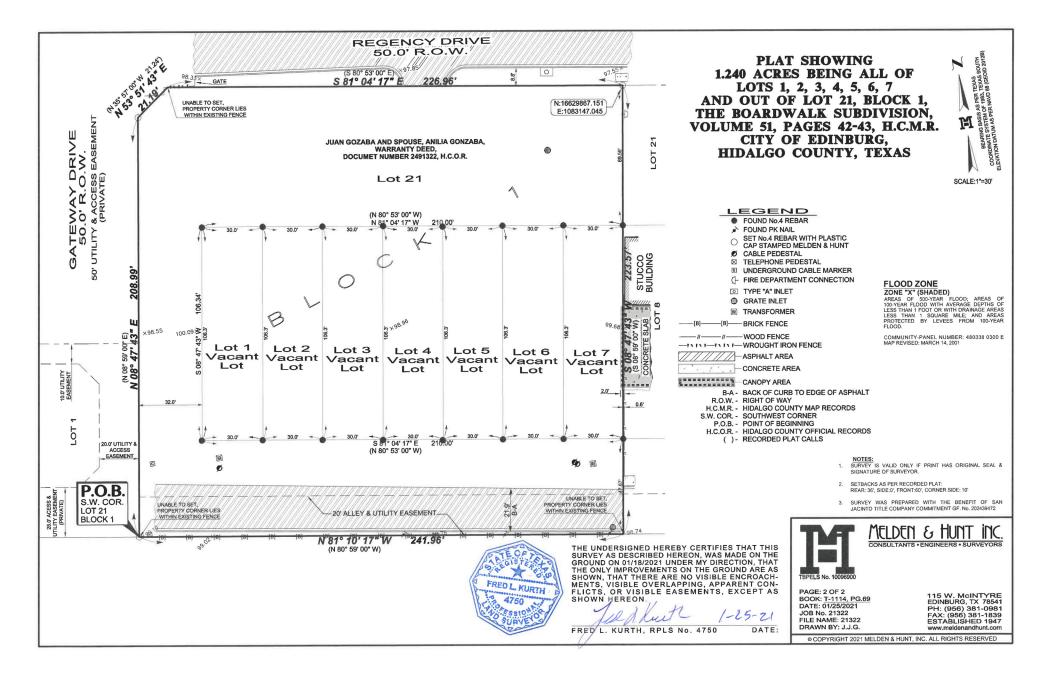
ENERGOV CASE # RZNE-2022-0098

Date: 11/18/22		
Property Owner (required): Erickson Const	ruction, LLC 2. Phone:	956-638-6456
3. Mailing Address: 3520 Buddy Owens		21 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4. City: McAllen	State: TX	Zip: <b>78504</b>
5. Owner's Email: jeffeericksons	6. Cell No	3 n n n n
7. Agent (not owner): Albert Garza	8. Agent's Phone:	956-451-6722
9. Agent's Mailing Address: First Choice Real	ty 901 W. Hackbe	erry Ave-
10. City: McAllen St	ate:X	Zip: 7850 \
10. City: McAllen St.  11. Agent's Email: Albert 3.1 ehr	tmail.com	
12. Address/Location being Rezoned: 3010 Regu		- 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
13. Legal Description of Property: 1 THE BOARDWALK LOTS 1-7 BLK 1	4. Property ID(s): <b>706830</b>	
15. Zone Change: From: RM - Residential, Multifam	ly & Urba To: CG - Commer	cial, General
16. Existing Land Use:		· · · · · · · · · · · · · · · · · · ·
17. Reason for Zone Change: For A Physi	cal Therapy Cly	i'c)
Javier O. Leal	Jan O Je	el
(Please Print Name)	Signature RE	CEIVED
Application Fee \$400 RECEIPT NUMBER: <u>401899228</u>	REVIEWED BY:	ov 21 2022
PUBLIC HEARING DATE (PLANNING & ZONING CC	MMISSION) – 5:30 PM:	DEC. 137
PUBLIC HEARING DATE (CITY COUNCIL) - 6:00 PM	Tuth and	l
NOTE: BOTH MEETINGS ARE HELD AT THE EDINB	LIPS CITY COLINICII CHAMBERS	

# SUBDIVISION PLAT OF THE THE BOARDWALK

BEING 14. 90 ACRES GROSS OUT OF LOT 14, SECTION 275, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS.





# **Rezoning Request Site Photos**

# **ALBERT GARZA / ERICKSON CONSTRUCTION, LLC**

2952 Regency Drive





### **City of Edinburg**

#### PLANNING & ZONING COMMISSION

Regular Meeting: 12/13/2022

#### - SUBDIVISION VARIANCE -

#### **BORDER TOWN PHASE 4 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 Border Town Subdivision No. 4, being a 131.84 acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, Hidalgo County, Texas, located on the southwest corner of Brushline Road and Mile 22 1/2 Road as requested by Rio Delta Engineering.

<u>Description/Scope</u>: The property is located on the southwest corner of Brushline Road and Mile 22 1/2 Road, and is within City of Edinburg Extra-Territorial Jurisdiction (ETJ). The 131.84 acre tract is currently vacant. The proposed subdivision is for a single-family residential development with one-hundred ninty-one (191) lots averaging approximately 22,650 sq. ft. per lot. Rio Delta Engineering, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

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

This Variance Request is to forego required paving improvements or escrowing the fees in lieu for said improvements along the north and west portion of the subdivision, a proposed widening of Brushline Road and Mile 22 ½ Rd. UDC Section 5.301A requires dedication of right of way based on the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) classification standard that classifies North Brushline Road as an Expansion Minor Arterial Road and Mile 22 ½ North as a Expansion Collector.

UDC Section 5.203-1 shows Minor Arterial Roads as 100 ft. right of way with a 81 ft. paving width and 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 15 ft. required by the UDC, but not to pave Brushline Road along the western portion of the property as well as to dedicate the additional 27.5 ft. required by the UDC, but not to pave Mile 22 ½ North along the northern portion of the property.

UDC Section 5.203-1 requires 5 ft. sidewalks along both Collector streets and Minor Arterial Roads. This request is to forego the sidewalk installation and to not to escrow the cost of said improvement. Estimated cost of street and sidewalk construction is \$477,210.00.

<u>Staff's Recommendation</u>: Staff recommends the developer comply with the UDC. The proposed subdivision is within the city's Extra Territorial Jurisdiction and in close proximity to several small neighborhoods. 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's future growth.

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.

- 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.
- 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

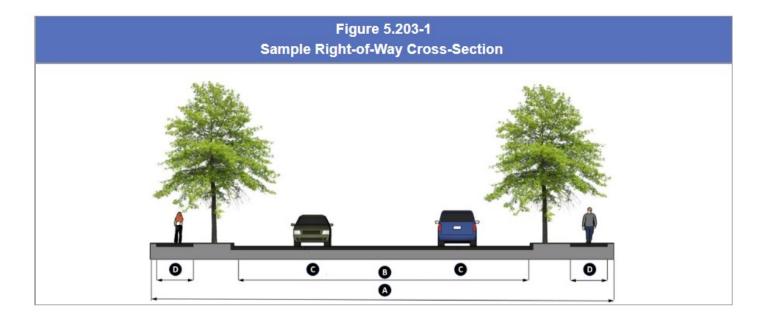
#### Sec. 5.203, Streets Cross Sections

- 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.

	Rigl	Table 5.203-1 nt-of-Way Widths <sup>1</sup>		
Road Classification	Minimum Right-of- Way Width Required (A)	Minimum Pavement Width Required <sup>2</sup> (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 <sup>3</sup>	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		

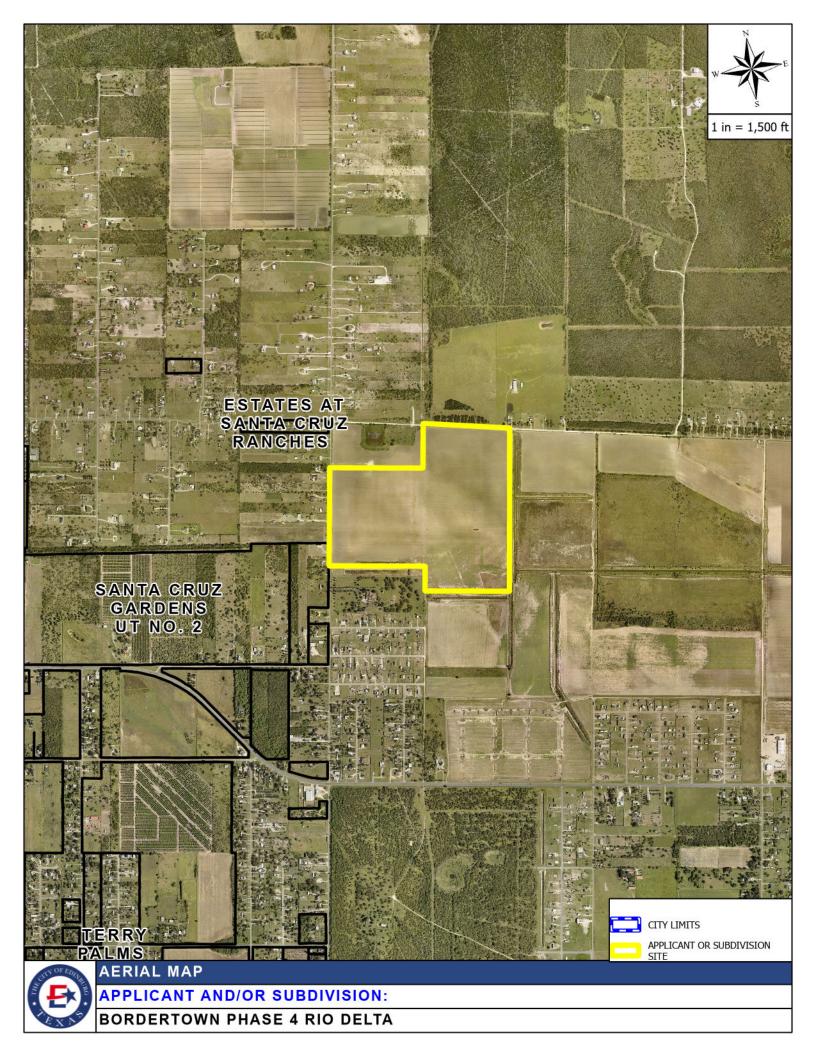
#### TABLE NOTES:

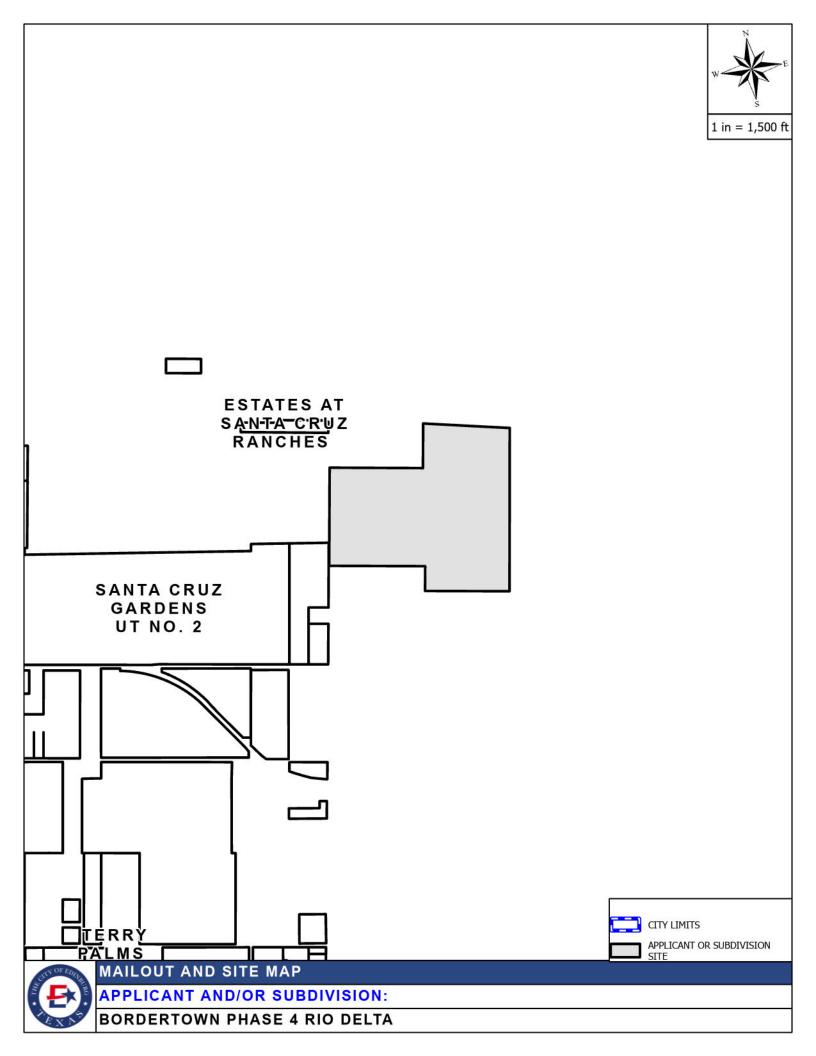
<sup>3</sup>Multi-family subdivisions shall be required to comply with residential collector street standards except that internal streets may have a minimum right-of-way width of 50 feet, a minimum pavement width of 40 feet, and shall require easements that are 10 feet in width on both sides of the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



<sup>&</sup>lt;sup>1</sup>Refer to the City Standards Manual Street Details for more information.

<sup>&</sup>lt;sup>2</sup>From back-of-curb to back-of-curb.









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

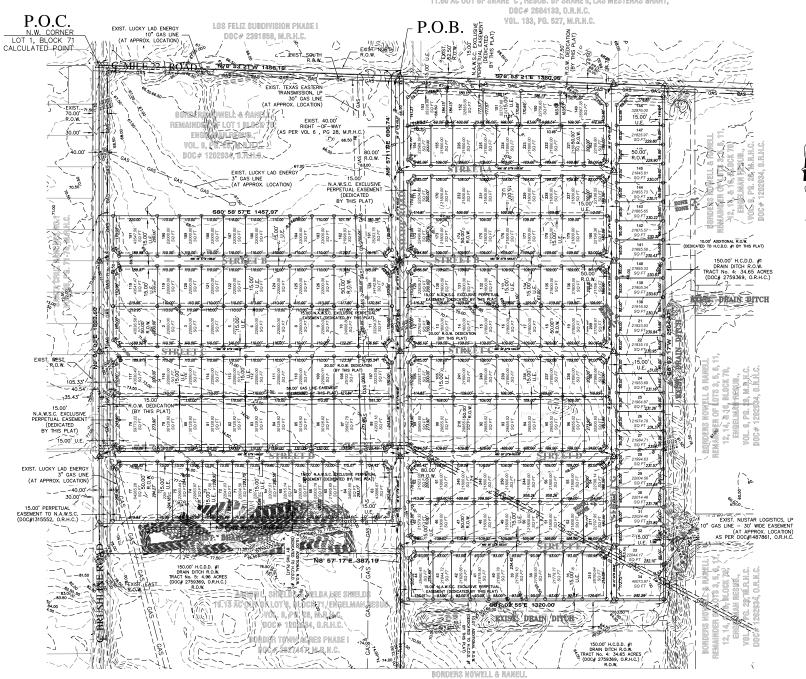
Submittal Date: November 7, 2022	2
	<u>·</u>
Legal Description:	LYING AND SITUATED IN HIDALGO COUNTY, TEXAS,
SAID 156.04 ACRES TRACT BEING OUT OF & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70	F AND FORMING A PART OR PORTION OF UT OF LOTS 1 0, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS
Variance Requested (Identify section of code for	r which variance is being requested):
Escrow for Mile ZZ 1/2 road	& Brush line Roal
Reason for Request:	
proposed roads are in the 372	ETT boundary wers and Hidalgo many of existing roads, in addition no fiture Plans to widen this roads.
as also has hear require any wide	my of existing roads, in addition
when the first their are	no tothe plans to widen this ronds.
RICHARD W. RUPPERT	RIO DELTA ENGINEERING
Property Owner (Print legibly or type)	Applicant / Agent (Print legibly or type)
P.O. BOX 959	921 S. 10TH ST.
Address	Address
EDINBURG, TX, 78540	EDINBURG, TEXAS, 78539
City, State, Zip	City, State, Zip
(956) 383-0868	(956) 380-5152
Telephone	Telephone
a Drupporte Scrygv. C	RIODELTA2004@YAHOO.COM
Email address	Email address
Myllarpy	
	Signature
ignature	Signature
450 Application Fee:	RECEIVED

# BORDER TOWN SUBDIVISION No. 4.

BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS

LOS VIENTOS SUBDIVISION LLC

11.60 AC OUT OF SHARE C', RESUB. OF SHARE 5, LAS MESTERAS GRANT,



BORDERS NOWELL & RAMELL
REMAINDER OF LOTS 3, 5, 6, 11, 12, 14, & 16, BLOCK
70, ENGELMAN RESUB.,
VOL. 9, PG. 28, M.R.H.C.
DOC# 1202934, O.R.H.C.



# **RIO DELTA ENGINEERING**

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT TEXAS REGISTERED ENGINEERING FIRM F-7628 TEXAS LICENSED SURVEYING FIRM #10194027

**SUBDIVISION** 

Project Name: BORDERTOWN PHASE 4 SUBDIVISION

131.84 ACRES (191 RESIDENTIAL LOTS)

Date: 12/8/2022

ESCROWS PRELIMINARY COST ESTIMATE

Page 1 of 1

Off-site Paving and Drainage - 22' widening of Brushline Road 1533 I.f. (ULTIMATE 64' B-B ON 100' ROW)

ITEM#	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	PREP ROW	15	STA	\$1,500.00	\$22,950.00
2	10-INCH SUB-GRADE (HMAC AREAS)	2,933	SY	\$5.00	\$14,666.67
3	12-INCH CALICHE FLEXIBLE BASE	2,933	SY	\$15.00	\$44,000.00
4	3-INCH HOT MIX ASPHALT (TYPE D)	2,444	SY	\$20.00	\$48,888.89
5	24" RCP CLASS III DRAIN PIPE	767	LF	\$52.00	\$39,858.00
6	TYPE "A" STORM INLET	3	EA	\$3,600.00	\$9,198.00
7	24"x12" CURB & GUTTER	1,293	LF	\$18.00	\$23,274.00
8	5 FT SIDEWALK	1,293	LF	\$30.00	\$38,790.00
			•	SUB -TOTAL:	\$241,625.56

Off-site Paving and Drainage - 16.5' widening of Mile 22 1/2 Road 1360 I.f. (ULTIMATE 57' B-B ON 80' ROW)

ITEM#	DESCRIPTION	QUANTITY		UNIT COST	AMOUNT
1	PREP ROW	14	STA	\$1,500.00	\$20,400.00
2	8-INCH SUB-GRADE (HMAC AREAS)	2,796	SY	\$4.50	\$12,580.00
3	10-INCH CALICHE FLEXIBLE BASE	2,796	SY	\$12.50	\$34,944.44
4	3-INCH HOT MIX ASPHALT (TYPE D)	2,191	SY	\$20.00	\$43,822.22
5	24" RCP CLASS III DRAIN PIPE	680	LF	\$52.00	\$35,360.00
6	TYPE "A" STORM INLET	2	EA	\$3,600.00	\$8,160.00
7	24"x12" CURB & GUTTER	1,200	LF	\$18.00	\$21,600.00
8	5 FT SIDEWALK	1,200	LF	\$30.00	\$36,000.00
				SUB -TOTAL:	\$212,866.67

<b>ESTIMATE</b>	D DEVELOPMENT COST BREAKDOWN:	
1	TOTAL ESCROWS BY DEVELOPER	\$454,490
2	CITY OF EDINBURG ADMINISTRATIVE/INSPECTION FEE (2% OF PAVING AND DRAINAGE IMPROVEMENTS)	\$9,090
3	MATERIAL TESTING FEE (3% OF PAVING AND DRAINAGE IMPROVEMENTS)	\$13,630
	GRAND -TOTAI	L: \$477,210.00

COST PER LOT \$2,498.48 COST PER ACRE \$3,619.61



12/8/2022

### **City of Edinburg**



#### PLANNING & ZONING COMMISSION

Regular Meeting: 12/13/2022

# SUBDIVISION VARIANCE —

#### **CESAR CHAVEZ SUBDIVISIONS**

Agenda Item: Consider Variance Request to the City's Unified Development Code, 1) Section 5.212, Open Space and Park Dedication, proposed subdivisions and 2) Section 5.202, Subdivision Design Standards for Street Network and Design and all-encompassing Subdivision Design Standards For CESAR CHAVEZ HEIGHTS SUBDIVISION, being a 17.94-acre tract out of land out of Lot 4, Block 55, Alamo Land & Sugar Company Subdivision located at 3101 North Cesar Chavez Road, as requested by Trevino Engineering.

<u>Description/Scope</u>: Cesar Chavez Heights Subdivision is located on Cesar Chavez Road, approximately 1000 feet south of East Canton Rd The, 17.94 acre tract is currently vacant and is in the City's extraterritorial jurisdiction (ETJ), just outside the city limits. The subdivision is proposed for a single family residential development consisting of 74 single family residential lots between 5, 200 and 5,700 sq ft each. 5,000 sq. ft. each.

**Variance Request:** and 5.202 Subdivision Design Standards for Street Network and Design and allencompassing Subdivision Designing Standards

This Variance Request is to the required roadway improvements on Curve Road on the south side of this development. Engineering standards require minimum right-of-way of 60 ft. with 43 ft. paving width and 18 in. curb and gutter for minor streets. The existing right-of-way on Cesar Chavez is 40 ft. and the paving width is approximately 21 feet, with no curb and gutter. Substantial improvements are required to meet UDC standards.

Variance Request to Section 5.212 Open Space and Park Dedication, Section 5.202 Parkland fees are estimated at \$22,200. 295 linear feet of sidewalks along Cesar Chavez estimated at \$14750 and Street widening of Cesar Chaves Street is estimated at 102,100. For a total combined savings of \$139,050

<u>Staff's Recommendation</u>: Staff recommends approval of this variance and that the developer comply with the UDC requirements and engineering standards.

Prepared By:

Jaime X. Ayala

Planner II

Approved By:
Jaime Acevedo

Director of Planning and Zoning

**ATTACHMENTS:** Unified Development Code

Aerial Photo Photo of Site



# UNIFIED DEVELOPMENT CODE

(Ord. No. 2022-4764, 08/09/2022)

# **ARTICLE 5 – SUBDIVISION STANDARDS**

### Division 5.200, Subdivision Design Standards

### Sec. 5.212, Open Space and Park Dedication

. . .

#### F. Dedication Standard.

- 1. The amount of land required to be dedicated for parkland is one acre per 50 dwelling units.
- 8. Fee-In-Lieu of Dedication.
  - a. When Required. The City may, at its option, require a fee in lieu for all or part of the required parkland conveyance under the following circumstances:
    - i. When less than five acres is required to be conveyed;
    - ii. Where the proposed parkland does not meet the standards set forth in H above and there is no reasonable alternative location on the parcel proposed for development that does meet those standards:
    - iii. When a replat or amending plat within the City limits is submitted with increased density and there is no remaining land available for the development of a park; or
    - iv. The City determines that sufficient park area is already in the public domain in the park zone of the proposed development, or the potential for that area would be better served by expanding or improving an existing park or constructing a larger community or regional park suitable for several neighborhoods.
  - b. In-Lieu Fee Amount. Where the payment of a fee-in-lieu of parkland dedication is required or acceptable to the City as provided for in this section, such fee shall be in an amount as detailed in Table 5.212-1, Fee-in-Lieu, below.

Table 5.212-1 Fee-In-Lieu¹			
Jurisdiction	Land Use Type	Fee Per Dwelling Unit	
NAVIAL IN FAIRLANDS Office Line in	Single-Family Residential	\$600	
Within Edinburg City Limits	Multi-Family Residential	\$300	
Within ETJ	Residential	\$300	

#### **TABLE NOTE:**

<sup>1</sup>Rates are based on projected inflationary influences of the cost of the value of real property and reasonable methods for the City of Edinburg and shall be reviewed at least every five years.

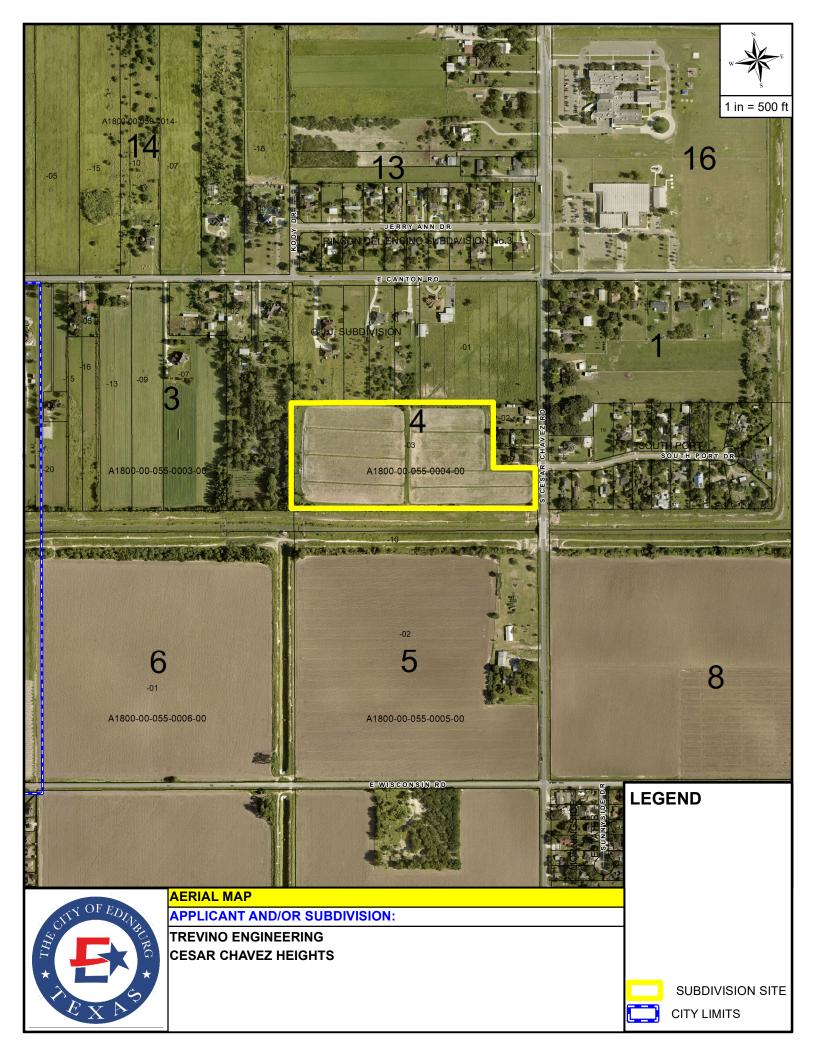
#### ARTICLE 5 - SUBDIVISION STANDARDS

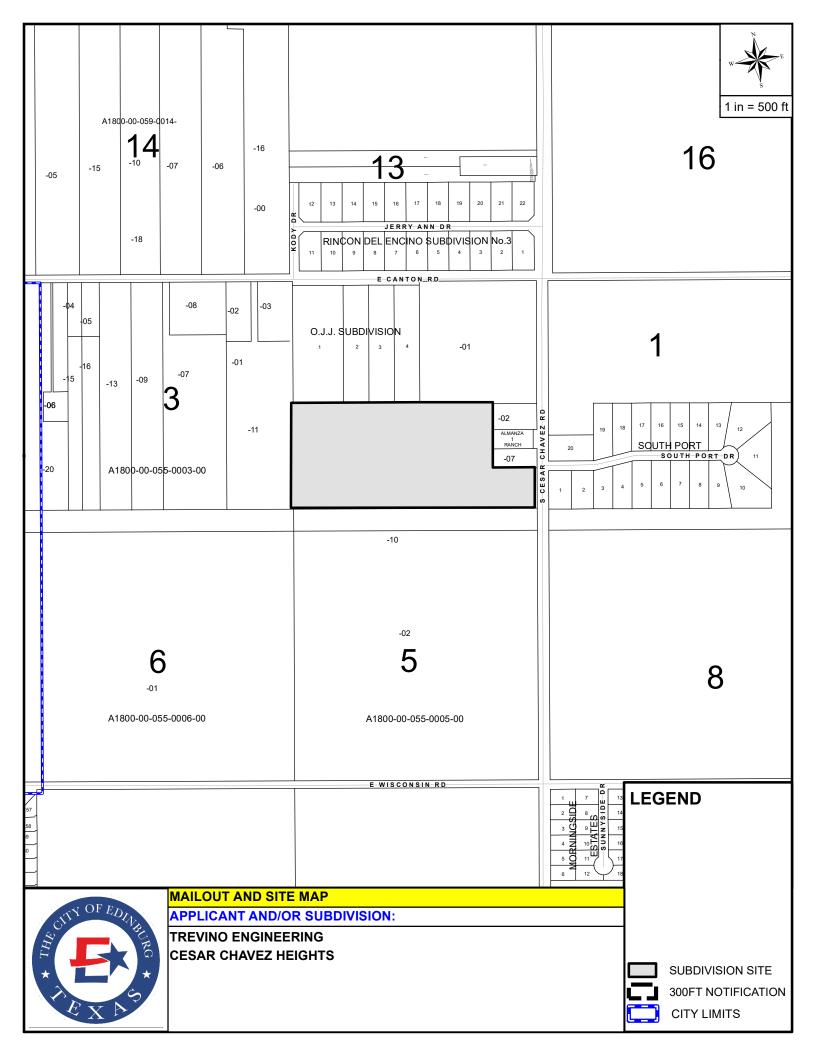
### Division 5.300, Public Improvements Dedication and Acceptance

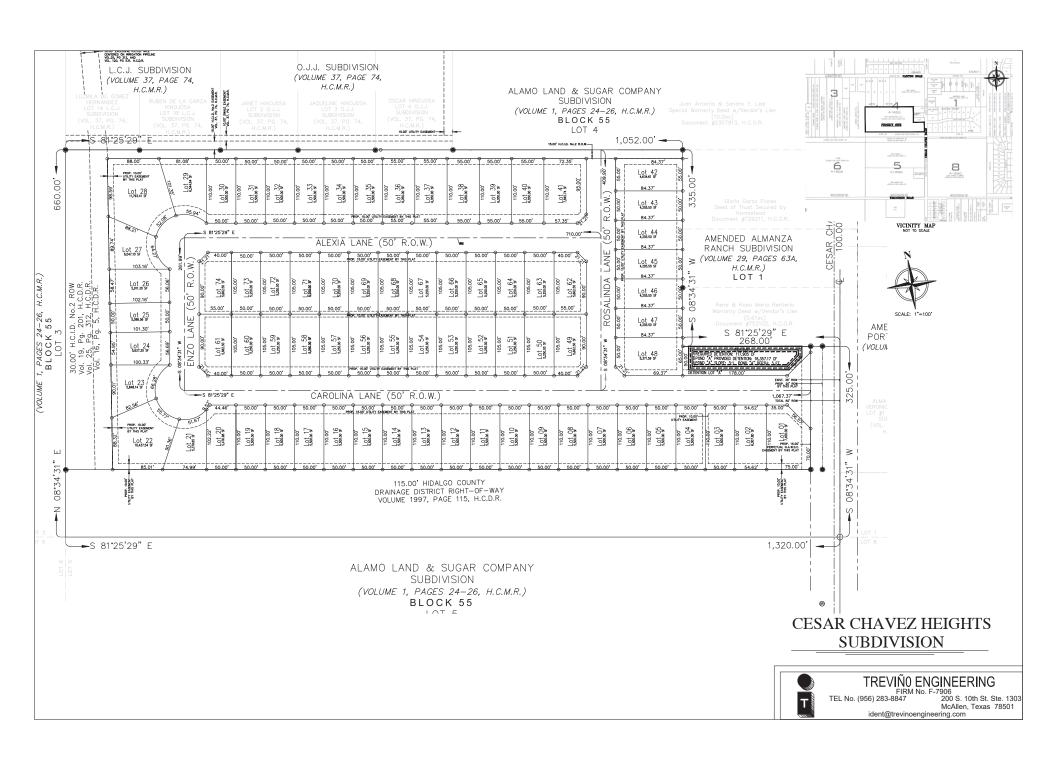
#### Sec. 5.301, Dedication of Improvements

#### A. Streets and Rights-of-Way.

- 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.
- 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.









#### STAFF REPORT: BORDER TOWN SUBDIVISION NO. 4

Date Prepared: November 9, 2022 Planning and Zoning Meeting: December 13, 2022

**Preliminary Plat** 

Subject: Consider the Preliminary Plat of **BORDER TOWN SUBDIVISION NO. 4**, being a

131.84 acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, Hidalgo County, Texas, located on the southwest quardent of Brusline Road and Mile 22 ½ Road as requested by Rio Delta

Engineering.

Location: The property is located at the southeast corner of Brushline Road and Mile 22 ½

Road, within the City of Edinburg's Extra Territorial Jurisdiction (ETJ),

approximately 2.25 miles from the westernmost City Limit.

Zoning: Non Applicable

Setbacks: Not Applicable

Analysis: The Preliminary Plat is proposed as a residential development with a total of 191

lots averaging 0.52 acres (22,650 sq. ft.) each.

Utilities: Water will provided by North Alamo Water Supply Corporation and sewer by

O.S.S.F. Septic Systems approved by County of Hidalgo. 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 County standards.

#### Recommendations:

#### City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to the 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 / Utilites Department:**

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



#### **City of Edinburg Fire Department:**

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

- 1. Provide street names to the City of Edinburg Engineering Department for approval.
- 2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
- 3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
- 4. Fire hydrant shall be every 600 ft. for one and two family dwellings as per Section 507.5.1 of 2012 IFC.
- 5. All streets should be 32 ft. B-B paving section according to Table 8.204 of the Edinburg Unified Development Code.

#### **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 TCEO) 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 <a href="mailto:rvalenzuela@cityofedinburg.com">rvalenzuela@cityofedinburg.com</a>

#### **City of Edinburg Solid Waste:**

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



#### **ENGINEERING DEPARTMENT**

**Preliminary Staff Review** 

December 7<sup>th</sup>, 2022

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

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

#### RE: BORDER TOWN SUBDIVISION No. 4 – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Border Town Subdivision No. 4. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Hermida
Date: 2022.12.07
10:41:30 -06'00'

Digitally signed by Peter

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.,

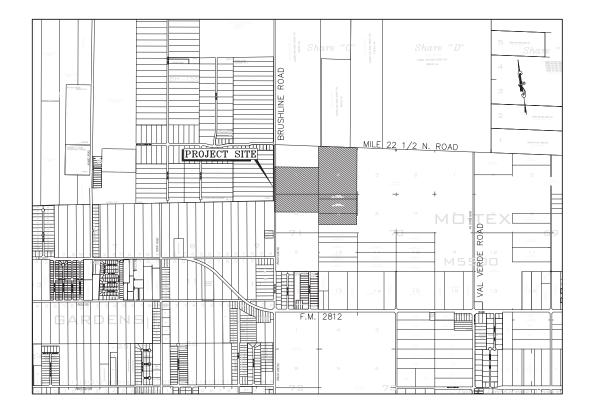
Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro

Gomez, Director of Solid Waste

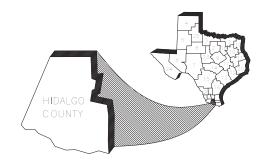
#### **REFERENCES:**

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

# BORDER TOWN SUBDIVISION NO. 4 HIDALGO COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=1000'



INDEX OF SHEETS

	INDEX OF SHEETS
SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	2 PLAT SHEET
SHT 2	PLAT NOTES
SHT 3	3 EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	UTILITY LAYOUT ZONE A
SHT 5	UTILITY LAYOUT ZONE B
SHT 6	3 DRAINAGE LAYOUT ZONE A
SHT 7	DRAINAGE LAYOUT ZONE B
SHT 8	3 SIGNAGE LAYOUT
SHT 9	LIGHTING LAYOUT
SHT 1	.0 RECOMMENDED EROSION CONTROL PLAN
SHT 1	1-14 TYPICAL DETAILS

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON NOVEMBER 7, 2022 IT IS NOT TO BE SED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY

COVER SHEET LAYOUT
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY

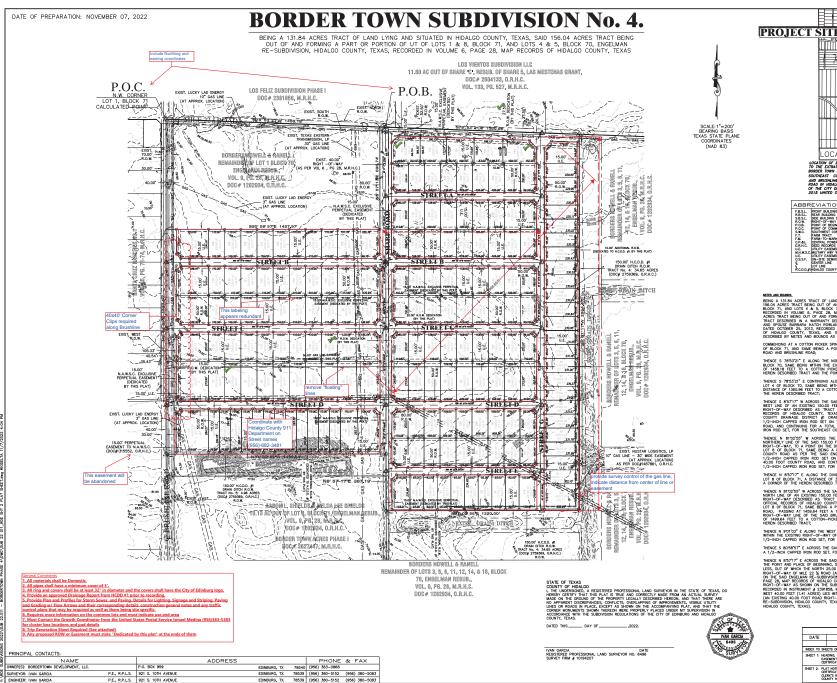
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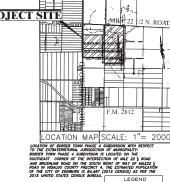
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NO. TO COLUMN

NOVEMBER 7 ,2022 LECT: SUB 22 011 ISIONS:

AGE NO. SHT 1





ABBREVIATION LEGEND ABBREVIATION LECEND
F18.1. PROVIDENCE STRUCK INC
REAL STRUCK

LEGEND

SET C-P-S

FD. C-P-S

FD. C-P-S

CALCULATED POINT

SET 1/2" IRON ROD

FD. 5/8" IRON ROD

FD. 5/8" IRON ROD

FD. 60-D NAIL

SET PK NAIL

STORN INLET

POWER POLE

CHAN LINF FINCE

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DOSS, WATER METER

TELEPHONE

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FOWER POLE

POWER POLE

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT OF BLOCK 71, AND SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAYS OF MILE 22 \$ RODA JAND BRUSHUME ROAD;

THENCE S 7873/21" E ALONG THE MORTH LINE THE SAID LOT 1 OF BLOCK 71 AND LOT 4 OF BLOCK 70, SAME BEING WITHIN THE EXSTING ROHT-OF-MAY OF MILE 22 ½ ROAD, A DISTANCE OF 1458.18 FEET TO A COTTON PICKER SPINGLE SET, FOR THE NORTHHEST CORNER OF THE HEREN DESCRIBED TRACT AND THE POINT OF BEGINNING.

THE HERRIN DESCREED HACK!

THENCE S \$777, WACKINS THE SAID LOTS 4 AND 5 OF BLOCK 70, SAME BEING ALONG THE MEST LEG OF AN EDSTRICE 100.0 FEET HIGH, AD COUNTY OWNAMED DESTRICT 10 SAIN DITTOR HIGH ADDRESS AND THE SAIN DITTOR HIGH ADDRESS AND THE HIGH ADDRESS AND T

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THENCE N 8'57'17' E ALONG THE DIVIDING LINE BETWEEN THE SAID LOT 5 OF BLOCK 70 AND LOT 8 OF BLOCK 71, A DISTANCE OF 387.19 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

A COMMON OF THE RESIDENCE OF THE RESIDEN

THENCE N 9'01'03" E ALONG THE WEST LINE THE SAID LOTS 8 AND 1 OF BLOCK 71, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD, A DISTANCE OF 2283.50 FEET TO A 1/2-INCH CAPPED IRON ROO SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

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EA	ADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND SEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S
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MH 22 /2 N. ROAD ENGINEERING FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 10TH AVENUE EDINBURG, TEXAS 956-380-5152 (FAX) 956-380-ELTA  $\equiv$ 

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921 S. (TEL)

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON NOVEMBER 7, 2022 IT IS NOT TO BE ISED FOR CONSTRUCTIC BIDDING OR PERMIT PURPOSES.

PRELIMINARY

N04 TOWN SUBDIVISION EDINBURG, TEXAS HIDALGO COUNTY SHEET PLAT 国 豆

AN GARCIA P.E. R.P.L.S AN GARCIA P.E. R.P.L.S AN GARCIA P.E. R.P.L.S

RD]

B0.

G.F /H.G 1"=200" NOVEMBER 7 ,2022

SUB 22 01

I <u>BORDERTOWN DEVELOPMENT, LLC.</u> AS THE OWNER (S) OF THE 68.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED <u>BORDER TOWN SUBDIVISION No.4.</u> HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND ODDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREBY.

LEGERATION IN POBLIC USE, THE STREET, PROM, POUR DESCRIPTION SHOWN PERSON.

(A) THE MATTER GALLITY AND CONNECTIONS TO THE ASS LOCAL COMPRIMENT CODE 222,032 AND THAT:

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BORDERTOWN DEVELOPMENT, LLC. SANTA CRUZ PROPERIES, LTD MANAGING WEMBER BY: RICHARD W. RUPPERT, MANAGER OF THE RUPPERT COMPANY, LLC ITS: GENERAL PARTNER P.O. BOX 959 EDINBURG, TX. 78540 DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE UP, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>RICHARD IN RUPPERT</u>,
NEWS TO UP TO BE THE FERSON MINOR THAN IS SUSCENED THE FORECOME INSTRUMENT, AND
AMONIZATION OF THE THAT HE DETAILED THE SAME FOR PUMPFORS AND COMMERCHATIONS THEREN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAD DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IS AND SUBJECTIONS, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF PLEETSARGH IRRIGATION FACILIESTS TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT DATE DATE

RIGHT OF WAY EASEMENT

E PRESINTS, THAT THE LINGESSEED, GRINESS OF THE PROPERTY SHOWN ON THIS PLAT,

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ONLY, AND THE SAME AND THE SAME

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IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_

BORDERTOWN DEVELOPMENT, LLC. SANTA CRUZ PROPERTIES, LTD

NAME ADDRESS PHONE & FAX EDINBURG, TX 78540 (956) 383-0868 EDINBURG, TX. 78539 (956) 380-5150 OWNER(S): BORDERTOWN DEVELOPMENT, LLC. P.O. BOX 959

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

HIDALGO COUNTY JUDGE DATE ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HOALO COUNTY DRANACE COTTROT NO. I HERBITY CERTIFIES THAT THE DRANACE FLANE FOR THES SIBBOSION COUNTY WITH THE WIRMAN STANDARD OF THE CERTIFIC AGOPTED LINES THAT THE CREAT WASTER COOK IN A 62-21(C). THE CERTIFIC HAS NOT REVENUE AND DATE OF THE CREAT THAT THE PRANAMES TRINCTINES DESCRIBED AND ANY PROPRIET ON THE SECTION. SUBJECTIVE OF THE CREAT THAT THE PROPRIET OF THE CREAT THAT THE PROPRIET OF THE SECTION OF THE CREAT THAT THE PROPRIET OF THE SECTION OF THE CREAT THAT THE PROPRIET OF THE CREAT THAT THE CREAT THAT THE PROPRIET OF THE PROPRIET OF

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No.4 WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE

MAYOR, CITY OF EDINBURG

SECRETARY, CITY OF FOINBURG

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. HFG. PROFESSIONAL ENGINEER NO. 115662



Panel information

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)

★ THE SHEWMOON IS IN JONE "Y" OF THE FLOOD INDRANCE RATE, AREAS OF SOO—YEAR FLOOD, AREAS OF 100—YEAR FLOOD WITH AVERAGE DEPTHS OF LISTS THAN 1 FOOT OR WITH DISBANCE, AREAS LESS THAN 1 SOUTHER HELD, AND AREAS PROTECTION OF THE PROPERTY OF A PORTION DATE, JAME, BY COLD REVIEWD IN PREPARED HELD WAS REPORTED AT A SOOT, AND A SOOT, OF RESEDENTIAL AND WITHOUT WAS THE SEMENTAL OF THE SEMENTAL THAN 1 SO TO, CHESTER HELD OF THE SEMENTAL THAN 1 SOOT, AND THE JOHN ALL AND WITHOUT WAS THE SEMENTAL FOR THE SEMENTAL THAN 1 SOOT, AND A SOOT OF RESEDENTIAL AND WITHOUT WAS THE SEMENTAL FOR THE SEMENTAL THAN 1 SOOT, CHESTER HELD AND THE WAS THAN 1 THE ADMINISTRATION OF THE SEMENTAL FOR THE SEMENTAL PROPERTY OF THE SEMENTAL PR

2 SETBAOKS: FRONT: SEAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER COWNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SHOLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPING THE LOT. COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1, 77, 78, 117, 118, 148, 149, 150. 151. 152 AND 191. ANY OTHER USE SHALL BE ALLOWED ON LOTS 1, 77, 78, 117, 118, 148, 148, 150. 151. 152 AND 191. ANY OTHER USE SHALL BE ALLOWED AND ALLO

4. MINIMAIN FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE OR 16" ABOVE NATURAL GROUND, INHOHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERFY PIRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1-, ELEV. 72.54 N.C.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE SOUTHWEST OF MILE 22 1/2 AND BRUSHLINE ROAD. CPS POINT, CRID

COORDINATES N 10663612.0000, E 1125221.2770. -->B.W. NO. 2-, ELEV. 83.26 N.C.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE NORTHEAST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, ORD COORDINATES N 16665795.0700, E 1125375.9270.

& B. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 463.261 CUBIC-FEET OR 10.642 AGRE-FEET OF STORM WATER RUNOFF.

7. NO STRUCTURE SHALL BE PERMITTED OVER MY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 NOKES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEMER, ELECTRICITY, AND GAS SERVICES MILL BE MADE AVAILABLE TO THE SUBDIVISION. R. ALL PUBLIC UTBLITES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDAGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND DIVANEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTBLITY PROVIDER.

10. ON-SITE SENAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SENAGE FACILITIES IN ACCORDANCE WITH TOEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDIOR IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS, A SEPARATE DESIGN SHALL BE SUBMITTED FOR

A. OSSE SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEMERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HOALGO COUNTY PLANNING DEPARTMENT. THE ENGNEER HAS DETERMINED THAT THE SOL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSENTINE CRANAFED SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

12. BONDERTOWN DEVELOPMENT, LLC, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED DSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.

13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS BY AT

THE LOT SHALL HAVE A POST DESCRIPTION FEDERAL PROPERTY AND THE LOTTON TO THE LOTTON FEDERAL RESIDENCE FROM THE CONTROL OF THE LOTTON FEDERAL RESIDENCE FROM THE LOTTON FEDERAL RESIDENCE FROM THE LOTTON FEDERAL RESIDENCE FROM AN OF SEMENTATION CONTROL CONSTRUCTION IN ACCOUNTED WHITE TO STRUCTURE RESIDENCE FROM THE COTY OF EDMENTA HE RECIPIED FOR ALL CONSTRUCTION ON LOCAL LOT NOLLONG SHALE FAMILY AND OPERAL PROPERTY CONTROL CONTR



INSTRUMENT NUMBER\_\_\_\_\_\_\_OF THE MAP RECORDS OF HIDALGO COUNTY, TEX

DEPUTY

		REVISION NOTES TABLE	
	DATE	DESCRIPTION	
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ENGINEERING FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 10TH AVENUE EDINBURG, TEXAS 956-380-5152 (FAX) 956-380-DELTA

RIO

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIETURE TO FOR THE PURPOSE OF THE PURPOSE OF THE PURPOSES. PLANT TO TO BE SED FOR CONSTRUCTIO BIDDING OR PERMIT PURPOSES.

PRELIMINARY

8 PLAT NOTES
TOWN SUBDIVISION
EDINBURG, TEXAS
HIDALGO COUNTY 国 ER RD]

VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S G.F /H.G AS SHOW

B0.

NOVEMBER 7 ,2022 SUB 22 01

SHT 2A

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BOVEGROUND STRUCTURES, LINES SPOTTED STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURGED UTILITIES MAY BE ENCOUNTERED UTILITIES MAY BE ENCOUNTERED.

4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.





#### GENERAL NOTES:

ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

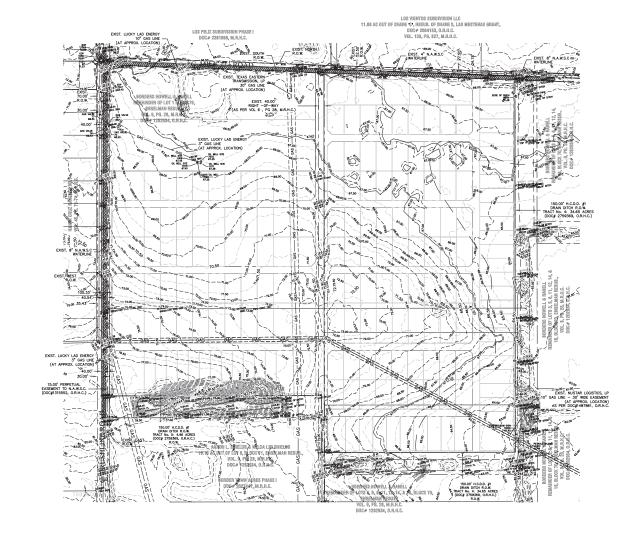
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

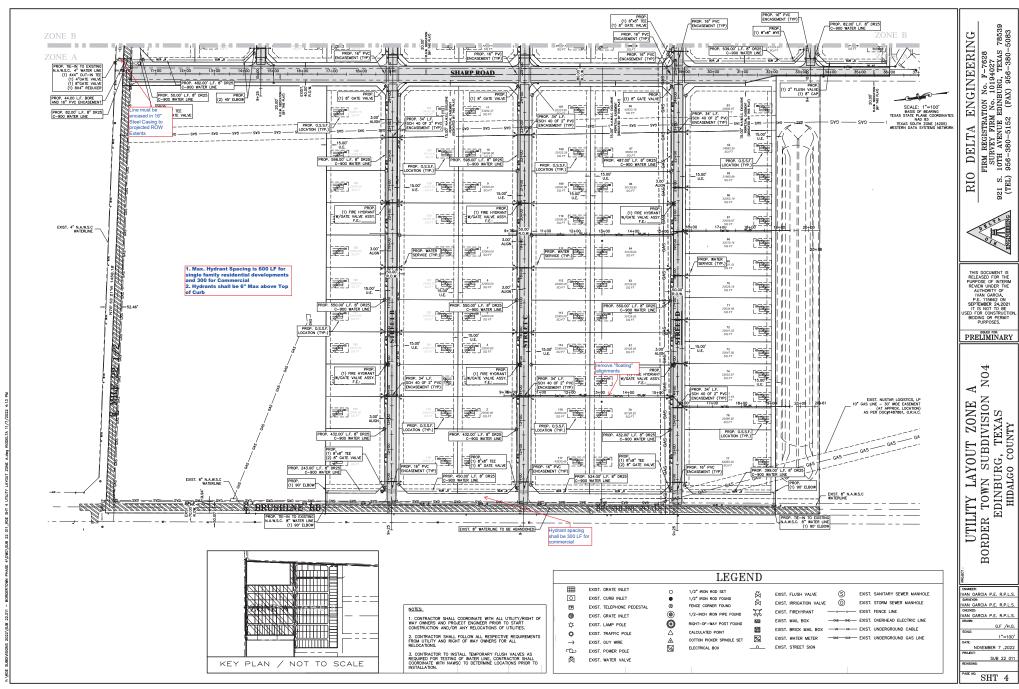
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR'S SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE

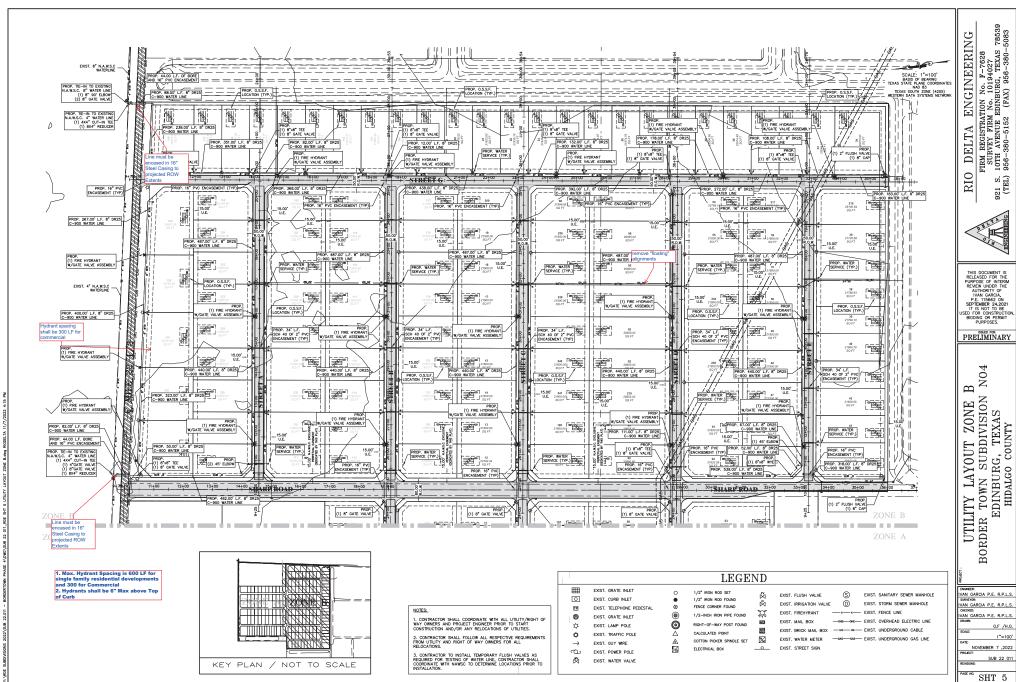
TOPOGRAPHICAL LAYOUT
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S

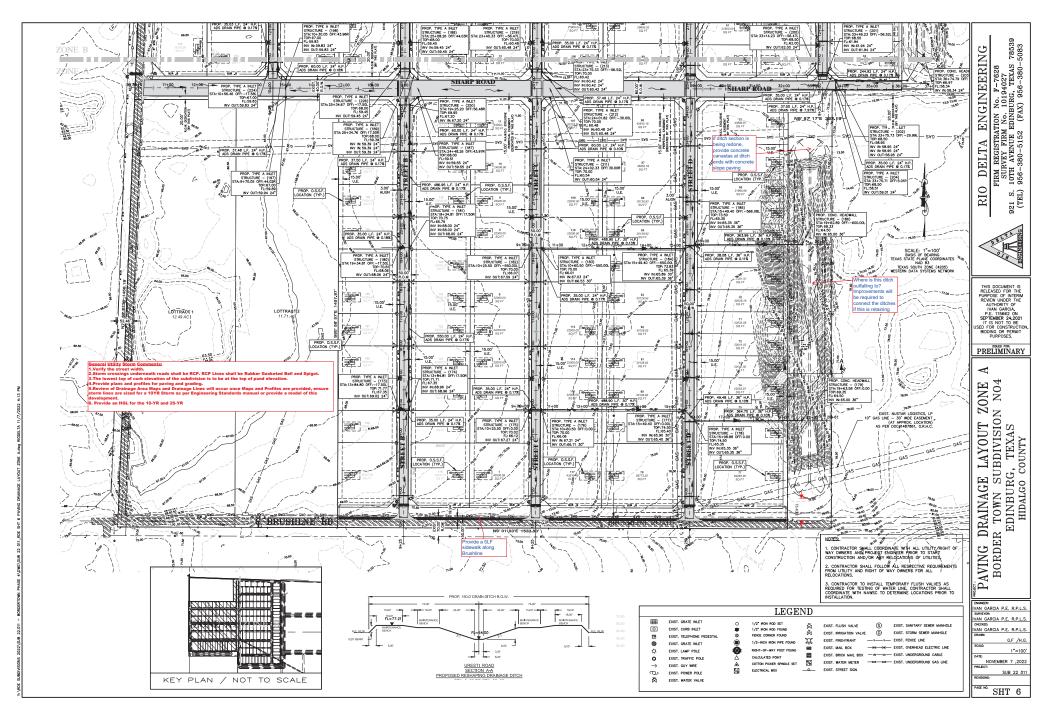
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SUB 22 01

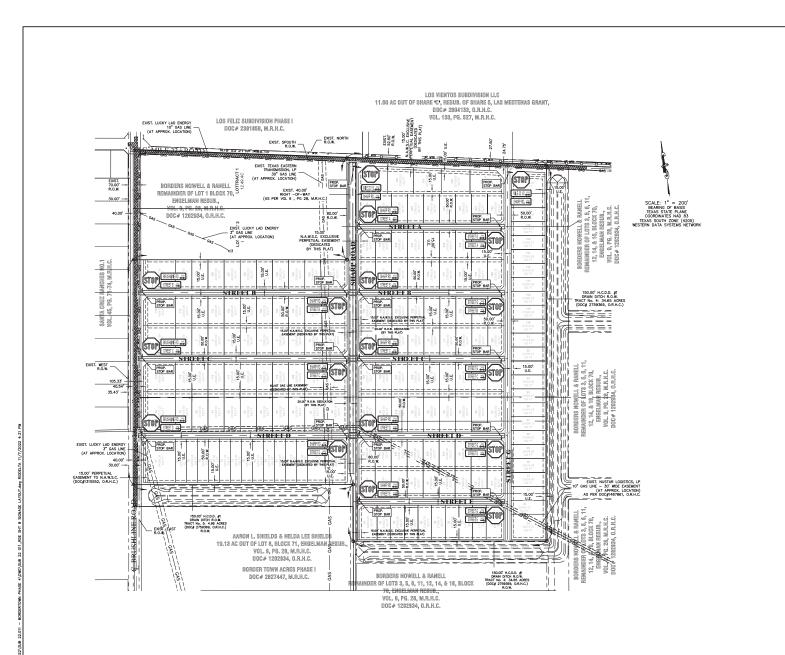








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LEGEND

EXIST. GRATE INLET EXIST. CURB INLET TP EXIST. TELEPHONE PEDESTAL EXIST. GRATE INLET

ά EXIST, LAMP POLE 0 EXIST. TRAFFIC POLE EXIST. GUY WIRE

3 EXIST. POWER POLE ሾ EXIST. WATER VALVE

Ñ EXIST. FLUSH VALVE Ň EXIST. IRRIGATION VALVE Ħ EXIST. FIREHYRANT FXIST MAIL BOX

EXIST. BRICK MAIL BOX **W** EXIST. WATER METER EXIST, STREET SIGN

EXIST. SANITARY SEWER MANHOLE (ii) EXIST. STORM SEWER MANHOLE - EXIST. FENCE LINE

OHE OHE EXIST. OVERHEAD ELECTRIC LINE -GAS--- EXIST, UNDERGROUND GAS LINE

> 1/2" IRON ROD SET 1/2" IRON ROD FOUND FENCE CORNER FOUND 1/2-INCH IRON PIPE FOUND

0

Δ

**5** 

RIGHT-OF-WAY POST FOUND CALCULATED POINT

COTTON PICKER SPINDLE SET ELECTRICAL BOX

ENGINEERING DELTA

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

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BORDER TOWN SUBDIVISION NO
EDINBURG
HIDALGO COUNTY

VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S G.F /H.G

SUB 22 01

ENGINEERING DELTA RIO

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

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78539 5083 ENGINEERING DELTA

ATION No. F-7628 M No. 10194027 EDINBURG, TEXAS 7 2 (FAX) 956-380-5 FIRM REGISTRATI
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PRELIMINARY

PLAN NO4 ENDED EROSION CONTROL F
R TOWN SUBDIVISION NO
EDINBURG, TEXAS
HIDALGO COUNTY RECOMMENDED RDER

VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S G.F /H.G

B0.

NOVEMBER 7 ,2022 SUB 22 0

SHT 10

PRELIMINARY

TYPICAL DETAILS
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY

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

SHT 11

- MAIN LINE x 1° BRONZI SERVICE SADDLE POLYETHYLENE WATER TURING "TOUGH TURING" A.S.T.M. D3747 DUAL WATER SERVICE CONNECTION NOTE IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY HAW.S.C. AND THE ENGINEER. 6" GATE VALVE W\BOX

PLAN

TYPICAL FIRE HYDRANT INSTALLATION

-3/4" INSTA-TITE CORPORATION STOP, SERVICE LINES 2" AND LARGER A VALVE WILL BE REQUIRED BY THE MAIN WATER LINE

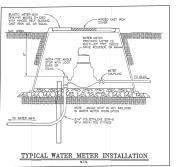
SINGLE WATER SERVICE CONNECTION

FIRE HYDRANT (MUELLER BRAND)

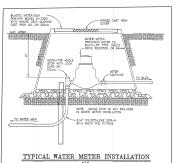
\_ 6" GATE VALVE W\BOX

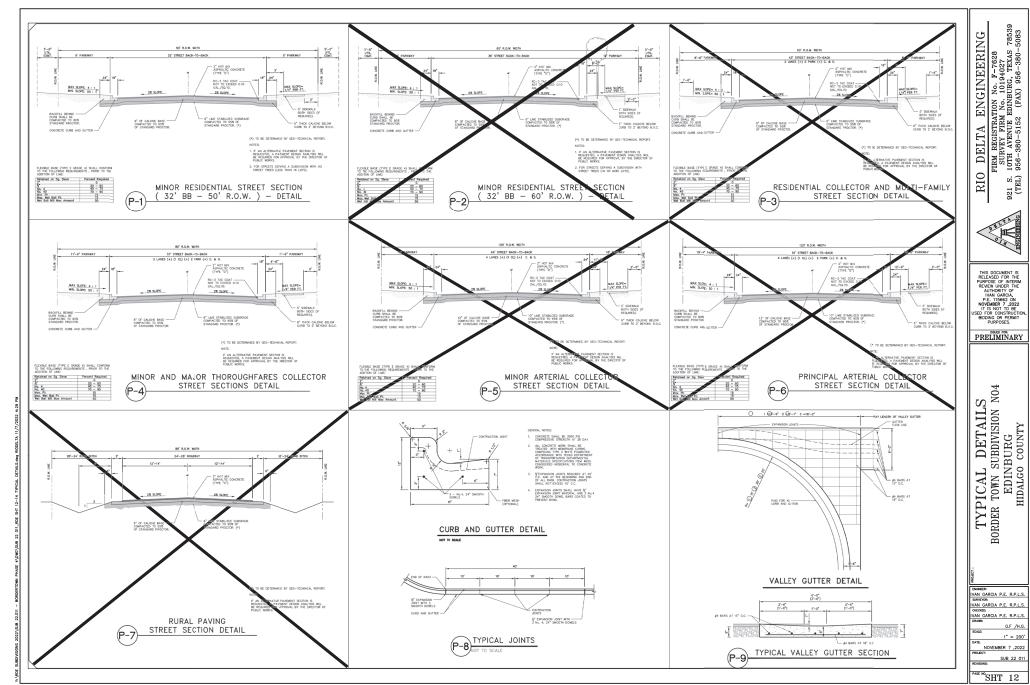
CONCRETE THRUST BLOCK-(POURED IN PLACE)

SECTION

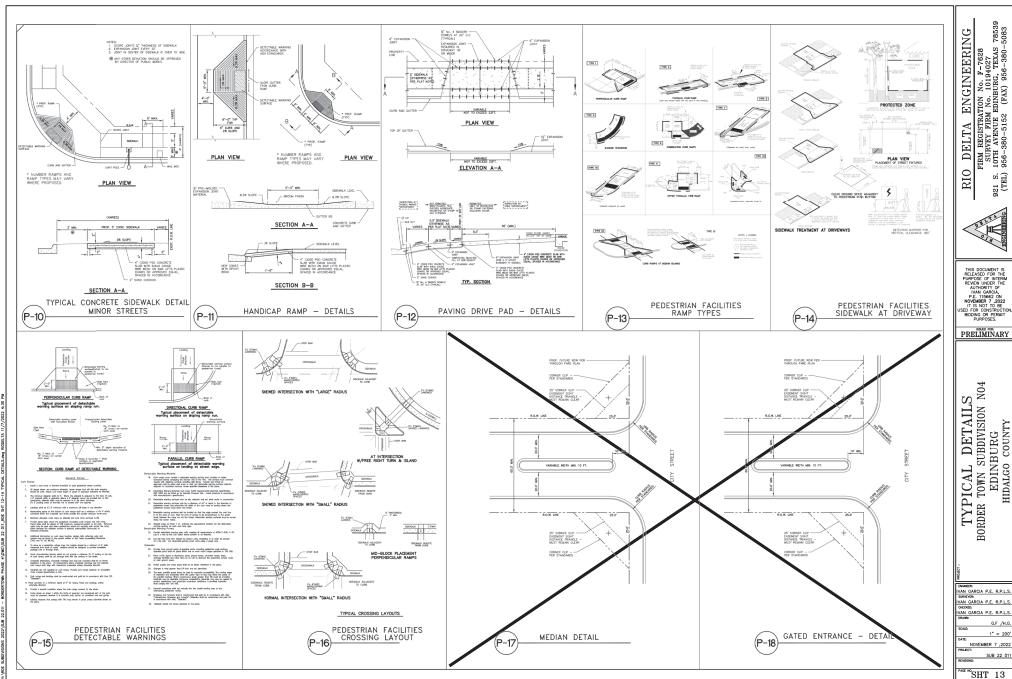


NOTE:
LINE TEE TO BE PAID FOR
WITH ALL OTHER FITTINGS; VALVES,
& PIPE TO BE INCLUDED WITH
FIRE HYDRANT





11/7/202242949PM, Riodelta, HOMERO GZI



PICAL DETAILS
R TOWN SUBDIVISION NO
EDINBURG
HIDALGO COUNTY

VAN GARCIA P.E. R.P.L.S VAN GARCIA P.E. R.P.L.S IVAN GARCIA P.E. R.P.L.S G.F /H.G

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ENGINEERING DELTA RIO

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

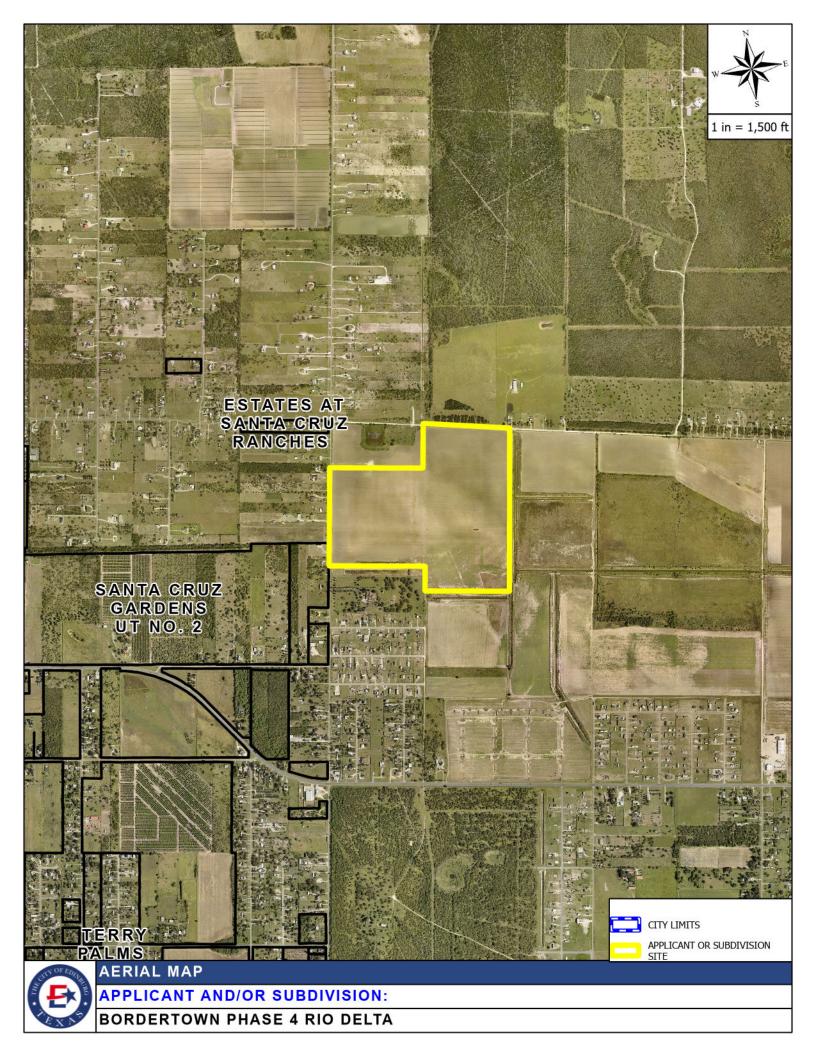
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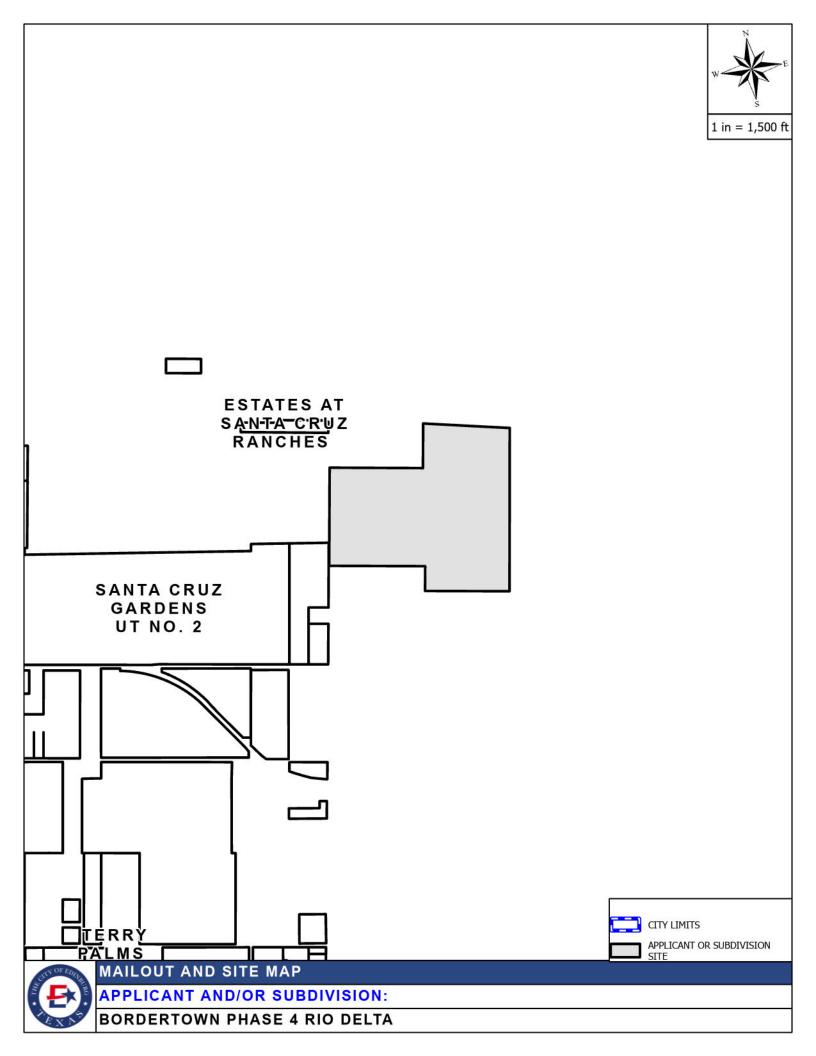
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HIDALGO COUNTY

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

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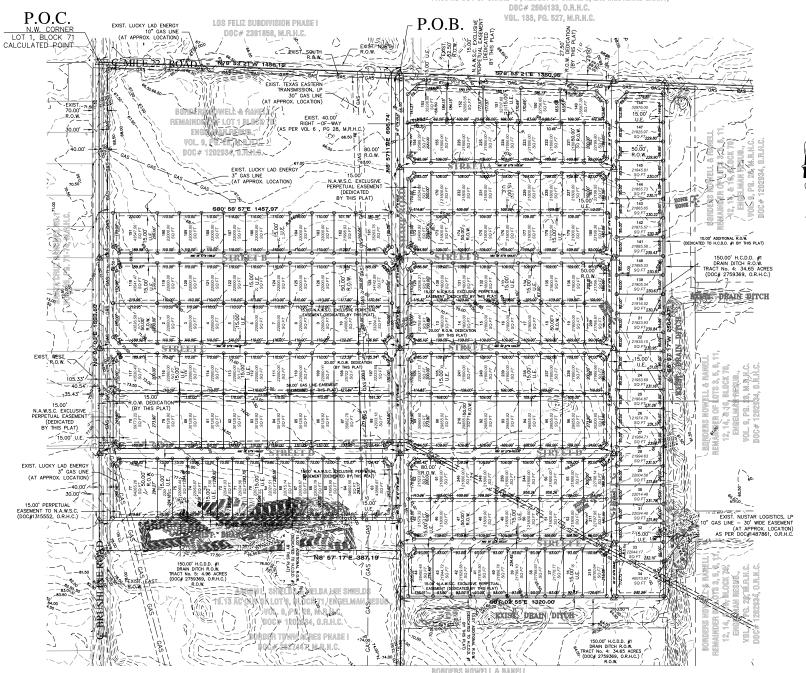


# BORDER TOWN SUBDIVISION No. 4.

BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS

LOS VIENTOS SUBDIVISION LLC

11.80 AC OUT OF SHARE C., RESUB. DO SHARE S, LAS MESTEMAS GRANT,
DOC# 2804133 OR N.C.



BORDERS NOWELL & RANELL REMAINDER OF LOTS 3, 5, 5, 11, 12, 14, & 16, BLOCK 70, ENGELMAN RESUB., VOL. 9, PG. 28, M.R.H.C. DDC# 1202934, O.R.H.C.



# Case # PLAT-2022-0132 Edinburg Planning & Zoning Department 415 W. University Drive Edinburg, Texas 78539

(956) 388-8202

# **Subdivision Application**

Date: October 18, 2022 Request Type: Preliminary Plat
1. Exact Name of Subdivision: BORDERTOWN PHASE 4
2. Property Owner: BORDERT TOWN DEVELOPMENT LL. 3. Developer: KYLE RUPPERT
4. Owner Phone: 5. Owner Email:
6. Owner Address: P.O. BOX 959 EDINBURG, TX 78540
7. Current Zoning: 8. Required Zoning
9. Legal Description:  BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY,  TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION  OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN  RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAIGEPAS
11. Inside City Limits? Yes If "No," is in the Comprehensive Development Area Rural Development Area
12. Primary Consulting Firm: RIO DELTA ENGINEERING 13. Phone: (956) 380-5152
14. Consulting Firm Address: 921 S. 10TH AVE EDINBURG, TX 78539
15. Consulting Firm Email(s): RIODELTA2004@YAHOO.COM
16. Desired Land Use Option: Single Family
17. Number of Lots: Single Family Multi-Family Commercial Industrial
18. Proposed Wastewater Treatment: Sanitary Sewer OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op
20. Irrigation District: Other: Potable-water Retailer: North Alamo Water Supply Corp.
Owner of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Frust) shall be submitted with application. All such owners are listed immediately below.
Phone Number  Phone Number  Scorgy. com  Email  Propert Scorgy. com  Propert Scorgy. com  Email  Propert Scorgy. com  Email
Have any of said owners designated agents to submit and revise this plat application on their behalf?
YesNo (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.) The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and tandards as specified in the City of Edinburg Code of Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.  Date



#### PLANNING & ZONING DEPARTMENT

Page 1 of 2

PRELIMINARY REVIEW SUBDIVISION WITHIN CITY LIMITS CHECK LIST PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: November 9, 2022 APPROX. 3.05-Miles East of the East City Limit Line P&Z P&Z City Date Filed: Preliminary: December 13, 2022 Final: Council: November 7, 2022 Time Line: 365 Days Expires: Reviewed: Staff Review: November 17, 2022 November 7, 2023 Expires 1: November 7, 2023 By: Abel Beltran, Subd. Coor. Staff / Engineer : November 23, 2022 1st Extension: 0 Days abeltran@cityofedinburg.com If Variances Requested 2nd Extension: Expires 2: Days City Office #: (956) 388-8202 Director of Planning & Zoning Jaime Acevedo, Planning Director Email: jacevedo@cityofedinburg.com Director of Utilities Gerardo Carmona, P.E. Email: gcarmona@cityofedinburg.com City Office #: (956) 388-8212 Email: <a href="mailto:layala@cityofedinburg.com">layala@cityofedinburg.com</a> City Office #: Director of Public Works Vincent Romero (956) 388-8210 City Office #: (956) 388-8211 Director of Engineering Mardoqueo Hinojosa, P.E., CPM Email: mhinojosa@cityofedinburg.com **BORDERTOWN DEVELOPMENT, LLC.** Ivan Garcia, PE, Project Engineer & Surveyor P.O. Box 696, Edinburg, Texas 78540 Owner: **BORDER TOWN SUBDIVISION NO. 4** Consultant: RIO DELTA ENGINEERING, Edinburg, Texas Applicable Provided Need to Provide Need to Revise DESCRIPTION COMMENTS **Subdivision Process:** Subdivision Plat Submittal Variances: Warranty Deed Richard W. Ruppert, Owner (Pavement Section for Mile 17 1/2 Road & Brushline Road) Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - ETJ ٧ Flood Zone ٧ Zone "X" (UN SHADED) Panel # 480338-0020 E (MAY 14, 2001) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout v North Alamo Water Supply Corporation - Water Distribution Water Distribution System Provider: North Alamo Water Supply Corporation - Water Distribution ٧ Existing & Proposed Sewer Collection Layout ٧ County of Hidalgo O.S.S.F., (On-Site Sewage Facility) Sanitary Sewer Collection System Provider: ٧ County of Hidalgo O.S.S.F., (On-Site Sewage Facility) Existing and Proposed Drainage Layout System: ٧ Proposed Drainage System onto H.C.D.D. #1 Street Section (Existing Original Plat Street Section 24-ft. E-E) Minor Arterial Street Right-of-way Dedication (100-ft. & 80-ft.) ٧ Minor Arterial Street pavement Section (64-ft. & 57-ft. B-B) ٧ In Accordance to Standard Street Policy Results City Council Meeting Variances Appeals Request: 2022 ٧ Planning & Zoning Meeting Street Widening Improvements (Brushline/Mile 22 1/2 Roads) V Street 5-ft Sidewalk Improvements (Brushline/Mile 22 1/2 Road) ٧ Drainage Improvements (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) **Construction Plans Review Submittals: Cover Sheet** Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ County of Hidalgo O.S.S.F., (On-Site Sewage Facility) Sanitary Sewer Detail Sheets County of Hidalgo O.S.S.F., (On-Site Sewage Facility) ٧ Water Distribution Improvements: On-Site & Off-Site ٧ North Alamo Water Supply Corporation - Water Distribution Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: **Drainage Detail Sheets** ٧ See Section 1 Drainage Policy, 2014 Standard Policy Manual Principal/Major Arterial Streets Improvements: ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Sign Sheet: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** ٧ Erosion Control Plan Detail Sheet ٧ See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION										COM	MENTS		
Pre-Construction Meeting:													
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Application	n			٧			Dated:						
TX-Dot Water UIR Permit					٧		Dated:						
TX-Dot Sewer UIR Permit					٧		Dated:						
N.O.I. Submittal				٧			Dated:						
SWPP Booklet Submittal				٧			Dated:						
RFI #1 Request				٧			Dated:						
Change Orders				٧			Dated:						
Final Walk Though				٧			Dated:						
Punch List - 1st Draft				٧			Dated:						
Punch List - Final				٧			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Warranty (Water/Sewer/Paving/Drainag	ne)			٧			Dated:						
Backfill Testing Results	90)			٧			Dated:						
As-Built (Revised Original Submittal)				V			Dated:						
Recording Process:						<u> </u>	Datoa.						
Public Improvements with (Letter of Credit)					٧	1	Dated:				Expires:		
Recording Fees	\$	106.00		٧	-			uired by Co	nunty (	Clerks offic			
Copy of H.C.D.D. #1 of invoice	\$	250.00		٧						or to Final S			
Street Light Escrow	\$	230.00		٧				uired:	iiu piic	0	EA. @	\$	
Street Escrow:(Brushline/Sharp/Mile 22 ½)		355,240.94		٧			_	uired:		3013	LF @	<del>Ψ</del>	117.90
Sidewalk Escrow:(Brushline/Sharp/Mile 22 ½)	\$	75,325.00		٧				uired:		3013	LF @	<del>Ψ</del>	25.00
TOTAL OF ESCROWS:		430,565.94		•			1100	luiteu.		3013	LI W	Ψ	23.00
Total Developer's Construction Cost: (Letter of		100,000.01			٧		Date :				Lender :		
Laboratory Testing Fee: 3%	\$	_		٧			\$			_		nstruction C	ost
Inspection Fee: 2%	\$	_		٧			\$			_	FINAL Cor	nstruction C	ost
Park Land Fees: Park Zone # 4	\$	57,300.00			٧		191	Lots @	\$	300.00	Full rate wi		
0 Residential \$ 300.00	\$	-		٧			50%	Developm			50%	Building	
0 Multi-Family \$ -	\$	_			٧			Developm			50%	Building	_
Water Rights: NAWSC - CCN	\$	_			٧			4.19	Acre	s		\$	-
Water 30-year Letter (Commercial)	\$	-			٧		0	Lots @	\$	-		<u> </u>	ATER - CCN
Water 30-year Letter (Single -Family)	\$				٧		0	Lots @	\$	_			ATER - CCN
Sewer 30-Year Letter Service (4")	\$	-			٧		0	Lots @	\$	-			COE - CCN
TOTAL OF FEES:	\$	57,300.00											
Reimbursements:													
Developer Sewer Improvements	\$	-			٧		Off-Site	e System:		0.00	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	e System		0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	•											
Buyouts:													
North Alamo Water Supply Corporation	\$	-			٧		Require	d Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation					٧		Not App	olicable					
Tax Certificates													
County of Hidalgo / School District				٧									
Water District				٧			Hidalgo	County Irr	igatior	n District#	1		
Total of Escrows, Fees, Reimbursements	and Buy	outs:											
Escrows	\$	430	,565.94	Street	& Sidewa	ılk Improv	ements t	for (Brushli	ne / M	lile 22 1/2 F	Roads)		
Material Testing Fee Inspection Fees, Other F	\$	57	,300.00	Parklar	nd Fees,	Water Ri	ghts/Wat	er & Sewer	30-ye	ear Agreem	ents		
Reimbursements - 2022	\$		-			to the De							
2022 City of Edinburg				0%					Admin	istrative Fe	e		
2022 To the Developer of Record	\$		-	0%						er / Develo			
Buyouts	\$		-	<del>                                     </del>	_						SWSC/NAV	VSC Broads	s)
TOTAL :		487	,865.94	<del>                                     </del>			<u>.</u>	-	•	ements & E			
								•					Dogo 2 of 2

BORDER TOWN SUBDIVISION NO.4 Page 2 of 2



#### STAFF REPORT: THE HEIGHTS ON TRENTON PHASE II SUBDIVISION

Date Prepared: December 1, 2021
Planning and Zoning Meeting: December 14, 2021

Final Plat

Subject: Consider the Final Plat for THE HEIGHTS ON TRENTON PHASE II SUBDIVISION,

being a 33.58 acre tract of land out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3501 East Trenton Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the north side of East Trenton Road, approximately 3,500

ft. east of Raul Longoria Road (FM 1426) and is within the City of Edinburg's City

Limits.

Zoning: Primary Residential (PR) District

Setbacks: Front: 25 ft., Side: 6 ft., and Rear: 20 ft.

Analysis: The Preliminary Plat was approved by the Planning and Zoning Commission on

November 9, 2021 for a single family residential development with one-hundred and

seventy-nine (179) lots averaging approximately 6,200 sq. ft. per lot.

Utilities: Water Distribution System is within North Alamo Water Supply Corporation – CCN

and Sanitary Sewer Collection System is served by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb & gutter, fire hydrants, storm drain inlets, and pavement will be installed by the developer in accordance with the City of Edinburg's Unified Development Code and

approved 2014 Standards Manual.

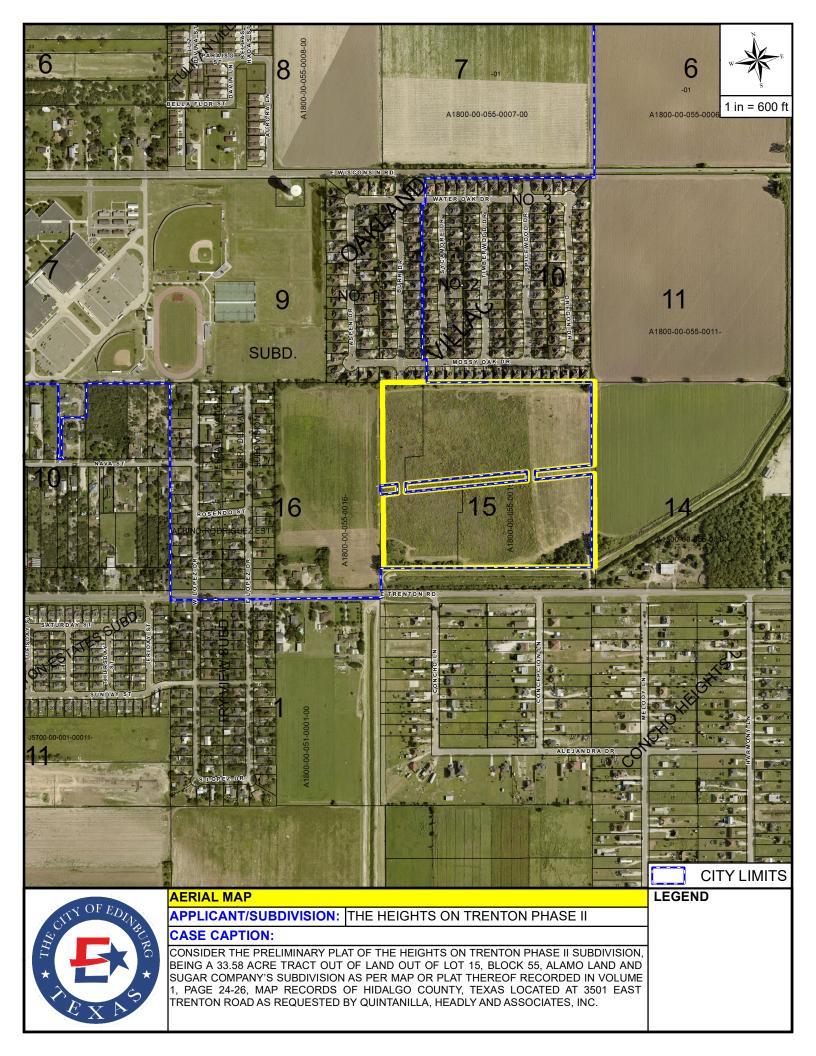
#### Recommendations:

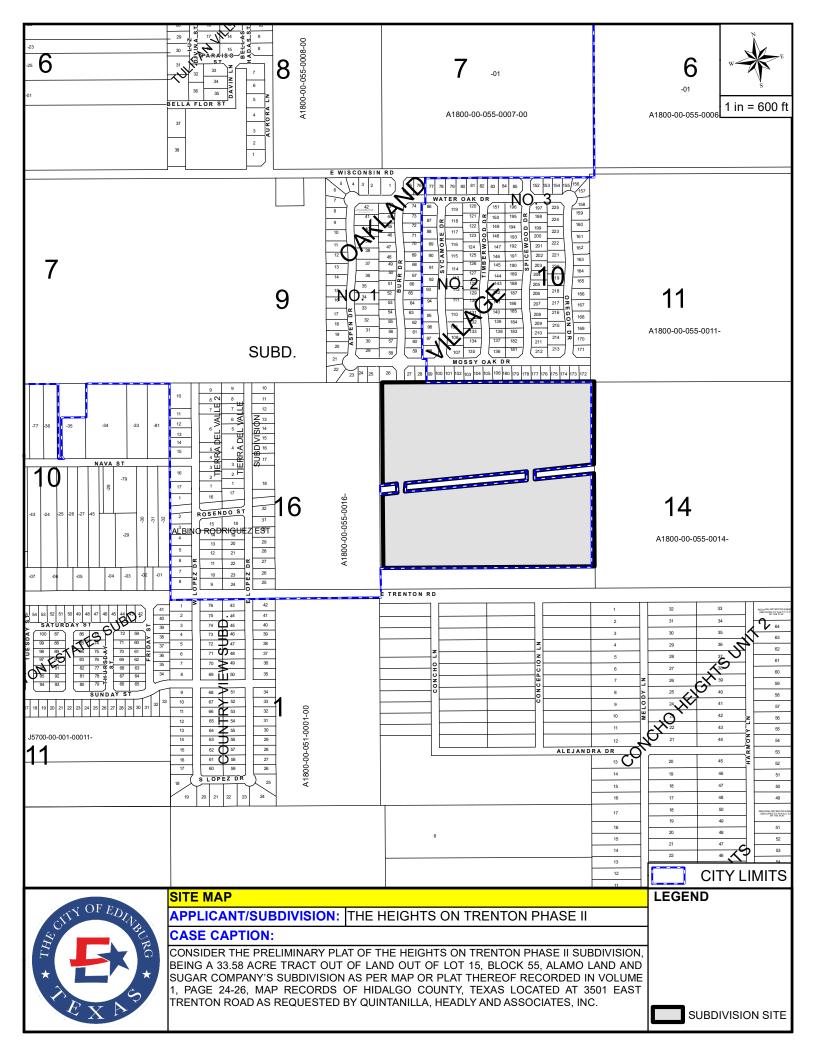
#### City of Edinburg Planning & Zoning Department:

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

#### **City of Edinburg Engineering / Utilities Department:**

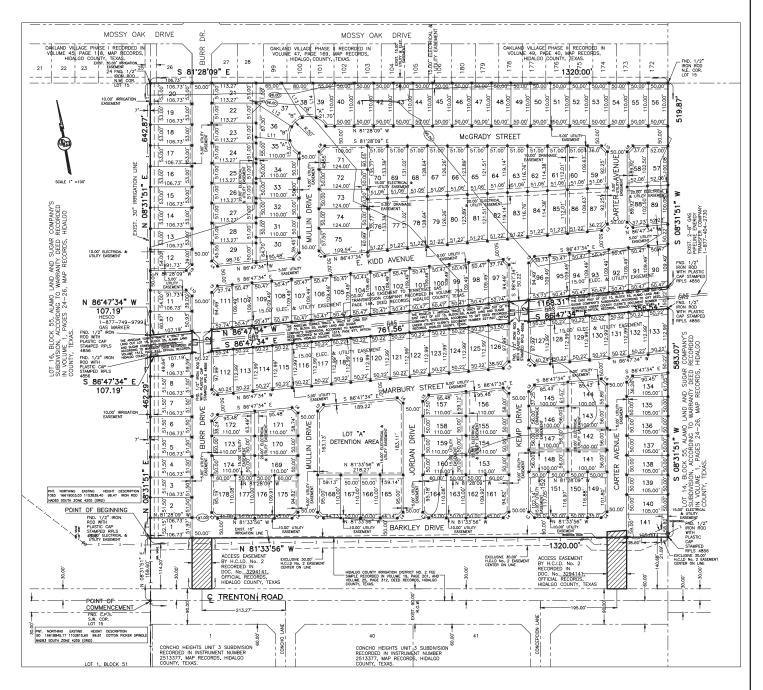
Final Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat was Preliminarily Approved and all comments have been addressed by the project engineer.





# THE HEIGHTS ON TRENTON SUBDIVISION PHASE II

A 33.58 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3255474 AND 3255475, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS







### **PLANNING & ZONING DEPARTMENT**

FINAL RECORDING STAGE SUBDIVISION WITHIN CITY LIMITS CHECK LIST PLANNING & ZONING DEPARTMENT (956) 388-8202 SUBDIVISION PROCESS Date: November 5, 2021 P&Z P&Z November 3, 2021 Citv Date Filed: October 4, 2021 Preliminary: Final: Council: November 9, 2021 Time Line: 365 Days Reviewed Staff Review: October 21, 2021 Expires: October 28, 2021 Expires 1: By: Abel Beltran, Subd. Coor. Staff / Engineer : 1st Extension: 0 Days abeltran@cityofedinburg.com 2nd Extension: 0 Expires 2: Days (956) 388-8202 Planning & Zoning Department: Kimberly A. Mendoza, MPA Email: kmendoza@cityofedinburg.com City Office #: Email: gcarmona@cityofedinburg.com City Office #: **Utility Department** Gerardo Carmona, P.E. (956) 388-8212 Dircetor 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 Roy Rodriquez, Developer Owner: 3329 Page Ave, Edinburg, TX 78540 Alfonso Quintanilla, P.E. Project Engineer Consultant: Quintanilla, Headley and Associates, Inc. THE HEIGHTS ON TRENTON PHASE II SUBDIVISION Not Applicable Provided Need to Provide Need to Revise DESCRIPTION COMMENTS Subdivision Process: Subdivision Plat Submittal ٧ Warranty Deed Topography Survey ٧ Drainage Report Submittal (As Per City Drainage Policy) ٧ Approved by H.C.D.D.#1 Date: Pending Approval Zoning: City Limits - Commercial General ٧ Flood Zone ٧ Zone "X" (Un-Shaded) **Preliminary Submittals:** Existing & Proposed Water Distribution Layout ٧ North Alamo Water Supply Corporation - Distribution System Water Distribution System Provider: ٧ North Alamo Water Supply Corporation - Distribution System Existing & Proposed Sewer Collection Layout ٧ 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: ٧ Private Drainage System onto H.C.D.D. #1 MPO Collector / Arterial Right-of-way Dedication ٧ **Proposed Private Streets** Minor / Major Collector Street Pavement Section In Accordance to Standard Street Policy ٧ City Council Meeting Variances Appeals Request: (Date) Planning & Zoning Meeting Results Street Widening Improvements ٧ Street 5-ft Sidewalk Improvements ٧ **Drainage Improvements Construction Plans Review Submittals:** (See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL) Cover Sheet ٧ Topography Sheet (Utilities, Bench Marks) ٧ Sanitary Sewer Improvements: On-Site & Off-Site ٧ City of Edinburg Sanitary Sewer Standard Policy's Sanitary Sewer Detail Sheets ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Water Distribution Improvements: On-Site & Off-Site North Alamo Water Supply Standard Policy's ٧ Water Distribution Detail Sheet (Fire Hydrant Assembly) ٧ See Section 3 Utility Policy, 2014 Standard Policy Manual Drainage Improvements: ٧ Drainage Detail Sheets ٧ 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: ٧ Street Detail Sheets ٧ See Section 2 Streets Policy, 2014 Standard Policy Manual Street Lighting Sheet: ٧ Traffic Control Plan: ٧ **Erosion Control Plan** v Erosion Control Plan Detail Sheet See Storm Water Management, 2014 Standard Policy Manual ٧

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise			COM	MENTS		
Pre-Construction Meeting:												
Notice To Proceed				٧			Dated:					
Roadway Open-Cut or Bore Permit Application	n			٧			Dated:					
TX-Dot Water UIR Permit					٧							
TX-Dot Sewer UIR Permit					٧							
N.O.I. Submittal				٧			Dated:					
SWPP Booklet Submittal				٧			Dated:					
RFI #1 Request				٧			Dated:					
Change Orders				٧			Dated:					
Final Walk Though				٧			Dated:					
Punch List				٧			Dated:					
Punch List (Completed and Approved)				٧			Dated:					
Letter of Acceptance				٧			Dated:					
1-year Warranty (Water/Sewer/Paving/Draina	ne)			٧			Dated:					
Backfill Testing Results	<i>5 - 7</i>			٧			Dated:					
As-Builts (Revised Original Submittal)				٧			Dated:					
Recording Process:												
Public Improvements with (Letter of Credit)				٧			Dated:			Expires:		
Recording Fees	\$	106.00		٧			As regi	uired by Cou	inty Clerks off	<u> </u>		
Copy of H.C.D.D. #1 of invoice	Ψ			٧					d prior to Fina			
Street Light Escrow	\$	_		٧				uired:	0	EA. @	\$	_
Street Escrow (Trenton Road)	\$	_		·	٧		_	uired:	0	EA. @	\$	_
Sidewalk Escrow (Trenton Road)	\$	_			v			uired:	0	LF @	\$	25.00
TOTAL OF ESCROWS:	\$	-			•		1100	idirod.		<u> </u>	Ψ	20.00
Total Developer's Construction Cost: (Letter of	of Credit)						Date :			Lender:		
Laboratory Testing Fee: 3%	\$	-		٧			\$		-	Estimated (	Construction	Cost
Inspection Fee: 2%	\$	-		٧			\$		-	Final Const	ruction Cost	
Park Land Fees: Park Zone # 6	\$	-			٧		0	Lots @	\$ -	Full rate with		
179 Residential \$ 300.00		3,700.00		٧			50%	Developme	nt	50%	Building St	tage
0 Multi-Family \$ -	\$	-			٧		0%	Developme		0%	Building S	-
Water Rights: NAWSC - CCN		-			٧			.580	Acres		\$	-
Water 30-year Letter (Residential)	\$	-			٧		179		\$ -		NAWSC W	ATER-CCN
Water 30-year Letter (Multi-Family)	\$	-			٧		0	Lots @	\$ -			
Sewer 30-year Letter NAWSC - CCN	\$	-			٧		179		\$ -		NAWSC SE	EWER-CCN
TOTAL OF FEES:	\$ 53	3,700.00						-				
Reimbursements:												
Developer Sewer Improvements	\$	-			٧		Off-Site	e System:	0.000	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	e System	0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	-										
Buyouts:												
North Alamo Water Supply Corporation	\$	-	٧					ed Buyout	0.00	AC.	\$	-
Sharyland Water Supply Corporation					٧		Not App	olicable				
Tax Certificates												
County of Hidalgo / School District				٧								
Water District				٧			Hidalgo	County Irrig	ation District	# 1		
Total of Escrows, Fees, Reimbursements	and Buyout	ts:										
Escrows	\$		•	<del>                                     </del>					Road (Not Red	. ,		
Inspections other Fees	\$	53	,700.00	1			•		ent/Water Rig	hts		
Reimbursements	\$		-	Reimbu				of Subdivis				
City of Edinburg	\$		-	15%					dministrative I			
To the Developer of Record	\$		-	85%					Owner / Deve			
Buyouts	\$		-	<del>                                     </del>			<u>.</u>		roval rate fror			
TOTAL :	\$	53	,700.00	Develop	er Total	Cost of F	ees, Esc	rows, Reiml	oursements &	Buyouts		

The Heights on Trenton Phase II Page 2 of 2



#### STAFF REPORT: VICTORIA MANOR SUBDIVISION

Date Prepared: December 7, 2022
Planning and Zoning Meeting: December 13, 2022

Final Plat

Subject: Consider the Final Plat approval of **VICTORIA MANOR SUBDIVISION**,

being a 1.470 acre tract of land out of Lot 10, Section 244, Texas-Mexican Railway Company's Survey Subdivion, located at 300 East Rogers Road, as

requested by J. A. Garza & Associates.

Location: The property is located on the south side of E. Rogers Road and east of US

Business 281 (Closner Blvd) Road, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2022) to Residential, Multifamily, and Urban (RM), District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front: 20

ft., Side 6 ft., Corner Side 10 ft., and Rear 20 ft.

Analysis: The Final Plat will developed 5 lots Multi-Family lots averaging

approximately (9,740) square feet for a multi-family residential lots.

Utilities: Water Distribution System and a Sanitary Sewer Collection System will be

provided by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance

with the approved 2021 Standards Manual.

#### Recommendations:

#### City of Edinburg Planning & Zoning Department:

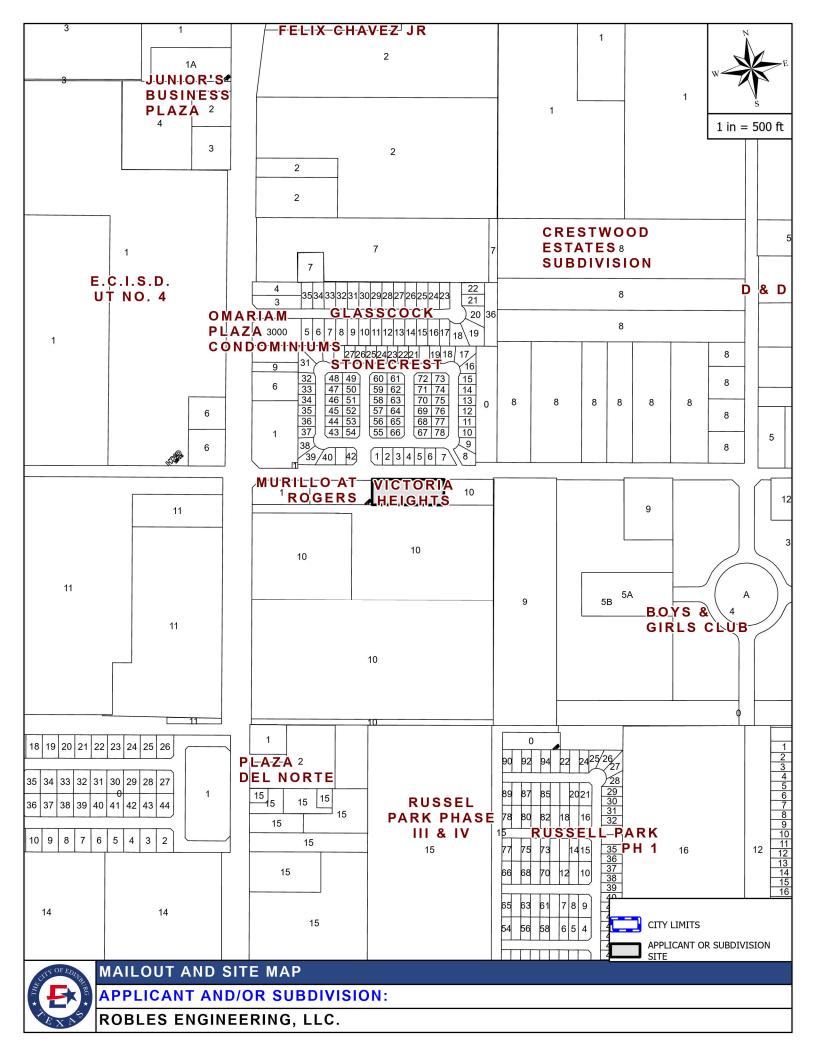
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based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

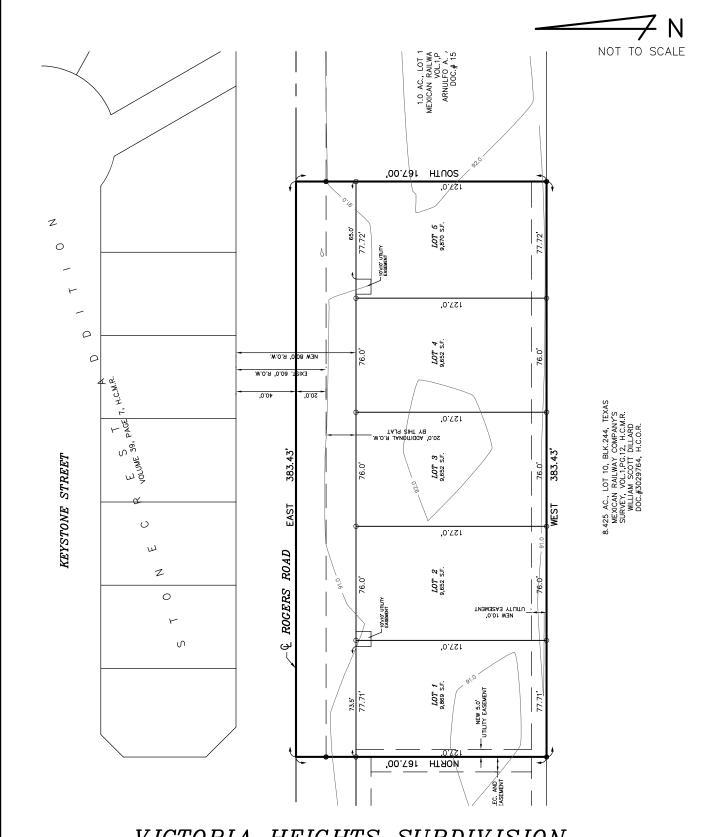
#### **City of Edinburg Engineering / Utilities Department:**

Final Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat was Preliminarily Approved and all comments have been addressed by the project engineer.



ROBLES ENGINEERING, LLC.





# VICTORIA HEIGHTS 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



### PLANNING & ZONING DEPARTMENT

**FINAL RECORDING PROCESS** 

PLANNING & ZONING DEPARTMENT (956)	388-8202		SUBDIV	ISION P	ROCESS			Date :	Dece	ember 9, 2022
Date Filed: September 8, 2022	P&Z Preliminary:	Oct	ober 11,	2022	P&Z Final:				City Council:	
Reviewed : By: Abel Beltran, Subd. Coor. abeltran@cityofedinburg.com	Staff Review : Staff / Engineer :	Septe	ember 22 ember 29 inces Re	, 2022	1st Ex	ne Line : _ tension : _ tension : _	<b>55</b> 0 0	_ Days _ Days _ Days	Expires : Expires 1: Expires 2:	November 2, 2022
Director of Planning & Zoning Director of Utilities Director of Public Works Director of Engineering	Jaime Acevedo, Plan Gerardo Carmona, F Vincent Romero Mardoqueo Hinojosa	P.E.		Email : Email :	gcarmo layala@	na@city @cityofe	ofedinl dinbur	burg.com burg.com g.com burg.com	City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211
Pedro Tijerina, Ov	wner		810 Sta	nford Ct	., Edinbu	rg, Texas		Jesus A. G	arza, R.P.L.S.,	Project Surveyor
VICTORIA MANOR	SUBDIVISION					Consult	ant : <b>J.</b>	A. Garza & A	ssociates, Edi	inburg, TX.
DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise			CO	MMENTS	
Subdivision Process:										
Subdivision Plat Submittal -		٧								
Warranty Deed		٧								
Topography Survey		٧								
Drainage Report Submittal (As Per City Drain	age Policy)	٧				Approved	by H.C	.D.D.#1	Date:	Pending Approval
Zoning : City Limits - ETJ		٧								
Flood Zone		٧								
Preliminary Submittals:		ı	1							
Existing & Proposed Water Distribution Layou	<u>ıt</u>	٧							orporation - Wate	
Water Distribution System Provider:		٧				·			orporation - Wate	
Existing & Proposed Sewer Collection Layout		٧				·		•	Collection Syster	
Sanitary Sewer Collection System Provider:		٧				_			Collection Syster	m
Existing and Proposed Drainage Layout Syste		٧						ge System onto		
Collector Street Right-of-way Dedication (80-f		٧							Plat Street Section	on - <b>57</b> -ft B-B)
Principal Arterial Street pavement Section (57	<b>7</b> -ft)	٧						Standard Street		lo:: 0 ::14 ::
Variances Appeals Request: 2022	n		٧			Planr	ning & Zo	oning Meeting	Results	City Council Meeting
Street Widening Improvements (Rogers Road	,		٧							
Street 5-ft Sidewalk Improvements (Rogers R	oad)		٧							
Construction Plans Povinus Submittales	(\$00.50	otion 4	Constr	uotion I	Dlana Sı	hmittala	Doliny	2044 STANE	 DARD POLICY	MANUALY
Construction Plans Review Submittals:  Cover Sheet	(366.36	CHOIL4		L	lans su	ibillillais	Policy	, 2014 STANL	JAKU POLICT	WANUAL)
Topography Sheet (Utilities, Bench Marks)			٧							
Sanitary Sewer Improvements: On-Site & Off-	Cito		√ √			City of Ea	dinhura (	Canitary Cower I	Collection System	m
Sanitary Sewer Improvements. On-Site & On-	-Sile		V					•	Standard Policy	
Water Distribution Improvements: On-Site & 0	Off Site		V						orporation - Wate	
Water Distribution Detail Sheet (Fire Hydrant			V √						Standard Policy	
Drainage Improvements:	Assembly)		V √			See Sect	1011 3 011	ility Folicy, 2014	Stanuaru Fulley	y ivialiuai
Drainage Improvements.  Drainage Detail Sheets			V			Saa Sact	ion 1 Dr	ainage Policy 2	2014 Standard Po	olicy Manual
Principal/Major Arterial Streets Improvements	·		V √						14 Standard Poli	•
Street Sign Sheet:	•		V			206 0601	1011 Z Ull	ooto i olicy, 20	- Ctandard F Oll	oy manaan
Street Detail Sheets			V √			See Sect	ion 2 Str	reets Policy 201	14 Standard Poli	cv Manual
Street Lighting Sheet:			٧ ٧			300 0601	1011 Z Ull	ooto i olicy, 20	- I Standard i Oli	oy Manaan
Traffic Control Plan:			V √							
Erosion Control Plan			٧ ٧							
Erosion Control Plan Detail Sheet			٧			See Stori	m Water	Management. 2	2014 Standard P	olicy Manual

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

VICTORIA MANOR SUBDIVISION Page 1 of 2

DESCRIPTION			Provided	Need to Provide	Not Applicable	Need to Revise				СОМ	MENTS		
Pre-Construction Meeting:													
Notice To Proceed				٧			Dated:						
Roadway Open-Cut or Bore Permit Application	n			٧			Dated:						
TX-Dot Water UIR Permit	<i>,</i> ,,				٧		Datou.						
TX-Dot Sewer UIR Permit					٧								
N.O.I. Submittal					V		Dated:						
SWPP Booklet Submittal					v		Dated:						
RFI #1 Request					v		Dated:						
Change Orders		<del></del>			V		Dated:						
Final Walk Though					v √		Dated:						
Punch List - 1st Draft					V		Dated:						
					V								
Punch List - Final					V		Dated:						
Letter of Acceptance							Dated:						
1-year Warranty (Water/Sewer/Paving/Draina	ige)				٧		Dated:						
Backfill Testing Results					٧		Dated:						
As-Built (Revised Original Submittal)					٧		Dated:						
Recording Process:				l		ı	I 5						
Public Improvements with (Letter of Credit)	Τ.				٧		Dated:				Expires:		
Recording Fees	\$	106.00		٧				-		Clerks office			
Copy of H.C.D.D. #1 of invoice	<u> </u>	250.00		٧					aid pr	ior to Final	_		
Street Light Escrow	\$	-		٧			Rec	uired:		0	EA. @	\$	-
Street Escrow: (Rogers Road)	\$	-		٧			Rec	uired:		0	LF @	\$	-
Sidewalk Escrow: (5-ft.)	\$	-		٧			Rec	juired:		0	LF @	\$	25.00
TOTAL OF ESCROWS:	\$	-											
Total Developer's Construction Cost: (Letter	of Cre	dit)			٧		Date :				Lender:		
Laboratory Testing Fee: 3%	\$	-			٧		\$			-	FINAL Cons	struction C	ost
Inspection Fee: 2%	\$	-			٧		\$			-	FINAL Cons	struction C	ost
Park Land Fees: Zone # 5	\$	-					0	Lots @	\$	-	Full rate with	nin the ET	J
0 Residential \$ -	\$	-			٧		50%	Developn	nent		50%	Building	Stage
5 Multi-Family \$ 300.00	\$	1,500.00		٧			50%	Developn	nent		50%	Building	Stage
Water Rights: COE - CCN	\$	3,354.90		٧			1	.12	Acr	es		\$	3,000.00
Water 30-year Letter (Commercial)	\$	-			٧		0	Lots @	\$	-		COE W	ATER - CCN
Water 30-year Letter (Multi-Family)	\$	1,625.00		٧			5	Lots @	\$	325.00		COE W	ATER - CCN
Sewer 30-Year Letter Service (6")	\$	325.00		٧			5	Lots @	\$	65.00		COE SE	WER - CCN
TOTAL OF FEES:	\$	6,804.90						-					
Reimbursements:													
Developer Sewer Improvements	\$	-			٧		Off-Site	System:		0.00	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	System		0.00	AC	\$	-
	\$	-											
TOTAL OF REINBURSEMENTS:													
TOTAL OF REINBURSEMENTS: Buyouts:					1						AC.	\$	-
	\$	-			٧		Require	d Buyout		0.00	ΑΟ.		
Buyouts:	\$	-			√ √		Require Not App			0.00	AO.		
Buyouts: North Alamo Water Supply Corporation	\$	-					<del></del>			0.00	AO.		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates	\$	-		V			<del></del>			0.00	AU.		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District	\$	-		V V			Not App	blicable	rigatio				
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District		- Buvouts:					Not App	blicable	rigatio	0.00 on District #			
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements	and E	- Buyouts:		٧	٧	lk Improv	Not App	olicable  County Ir		on District #			
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows	and E		-	√ Street	v√ & Sidewa		Not App Hidalgo	County Ir	n Roa	on District #	1		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows Material Testing Fee Inspection Fees, Other	and E		-	Street	<b>√</b> & Sidewand Fees,	Water Riç	Not App  Hidalgo  vements to ghts/Wat	County Ir	n Roa	on District #	1		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows Material Testing Fee Inspection Fees, Other Reimbursements - 2022	and E			Street of Parklar Reimbu	\$ Sidewand Fees, ursement	Water Rig to the De	Not App  Hidalgo  vements to ghts/Wateveloper	County Ir for (Cantol er & Sewe	n Roa	on District # ad) year Agreen	1 nents		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows Material Testing Fee Inspection Fees, Other Reimbursements - 2022 2022 City of Edinburg	and E \$ F \$		-	Street of Parklar Reimbo	& Sidewand Fees,	Water Rig to the De e to the C	Not App Hidalgo vements to ghts/Wateveloper City of Ed	County Ir  for (Cantol er & Sewe N/A inburg for	n Roa er 30-	on District # ad) year Agreer inistrative Fo	1 nents		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows Material Testing Fee Inspection Fees, Other Reimbursements - 2022 2022 City of Edinburg 2022 To the Developer of Record	and E \$ F \$ \$			Street of Parklar Reimbor 0% 0%	Sidewand Fees, ursement Payabl	Water Rig to the De e to the C e to the De	Not App  Hidalgo  vements ights/Wat eveloper City of Ed  Develope	County Ir for (Cantor er & Sewe N/A inburg for r of Recore	n Roa er 30- Admi	on District # ad) year Agreer inistrative Former / Development	1 nents		
Buyouts: North Alamo Water Supply Corporation Sharyland Water Supply Corporation Tax Certificates County of Hidalgo / School District Water District Total of Escrows, Fees, Reimbursements Escrows Material Testing Fee Inspection Fees, Other Reimbursements - 2022 2022 City of Edinburg	and E \$ F \$ \$	6,8	-	Street of Parklar Reimbor 0% 0% Based of	& Sidewand Fees, ursement Payabl Payabl on Subdiving	Water Rig to the De e to the C e to the De vision (Ne	Not App  Hidalgo  vements i ghts/Wat  eveloper  City of Ed  Develope  eed Requi	County Ir for (Cantor er & Sewe N/A inburg for r of Record est and A	n Roa er 30- Admi d Ow	on District # ad) year Agreer inistrative Former / Development	1 nents ee per SWSC/NAW	SC Broads	s)



#### STAFF REPORT: CALEDONIA WEST SUBDIVISION

Date Prepared: December 7, 2022
Planning and Zoning Meeting: December 13, 2022

Final Plat

Subject: Consider the Final Plat approval of **CALEDONIA WEST SUBDIVISION**,

being a 20.00-acre tract of land out of Lots 2 & 3, Caledonia Estates Subdivision, located at 3401 East Curry Road, as requested by Salinas

Engineering & Associates.

Location: The property is located on the north side of E. Curry Road and east of S.

Doolittle Road, within the City of Edinburg's ETJ Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front 20

ft., Side 6 ft., Corner Side 10 ft., and Rear 20 ft.

Analysis: The Final Plat will developed 84 lots residential lots averaging approximately

(7,311.00) square feet for a single-family residential lots.

Utilities: Water Distribution System a North Alamo Water Supply Distribution System

Service area and the Sanitary Sewer Collection System will be provided will be with the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

approved 2021 Standards Manual.

Finiancal Garrantee: Based on an approved Letter of Credit (L.O.C.), all public improvement are

in place, that includes all interior street and the completion of Curry Road.

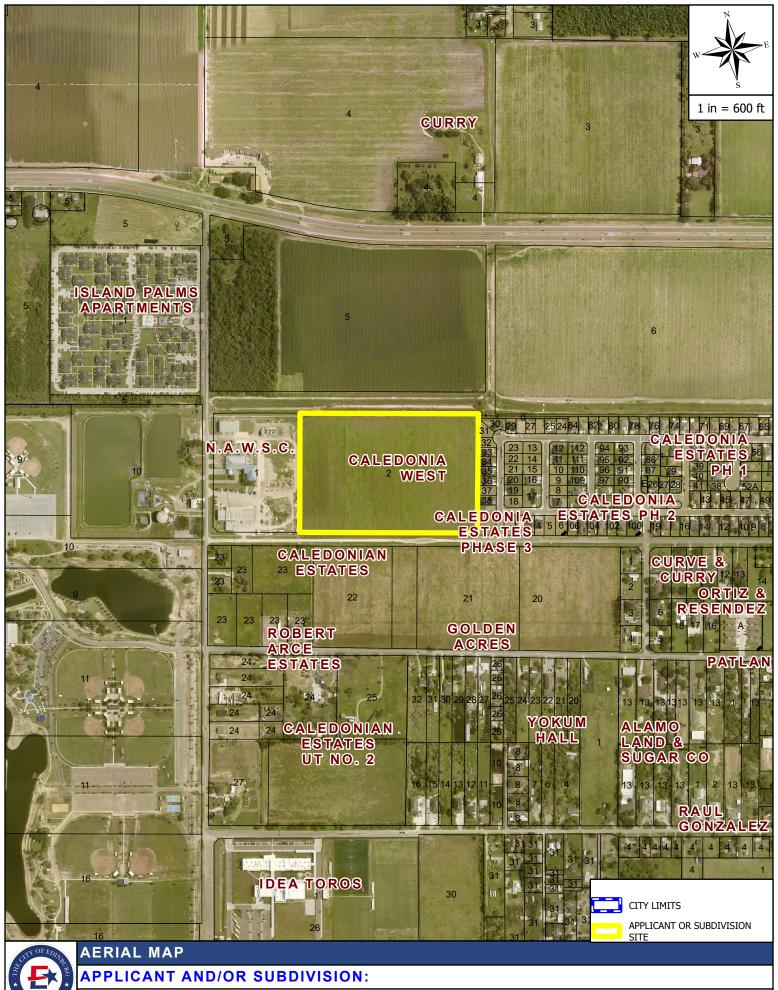
#### Recommendations:

#### **City of Edinburg Planning & Zoning Department:**

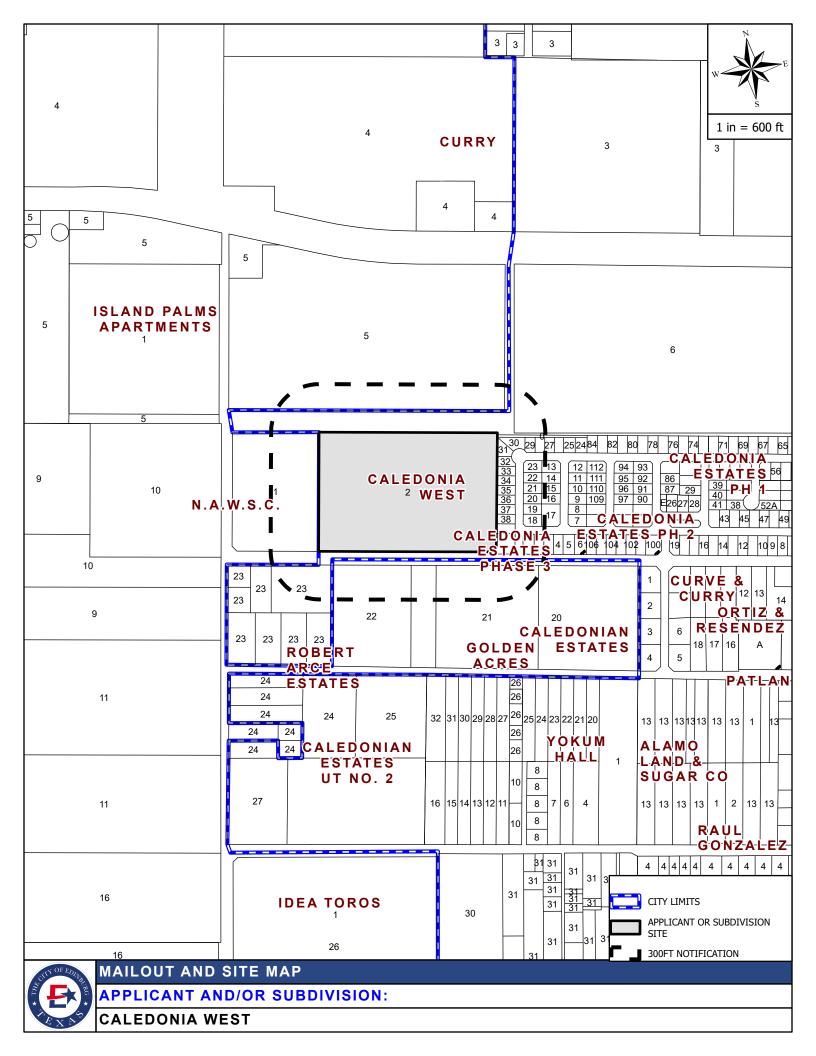
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based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

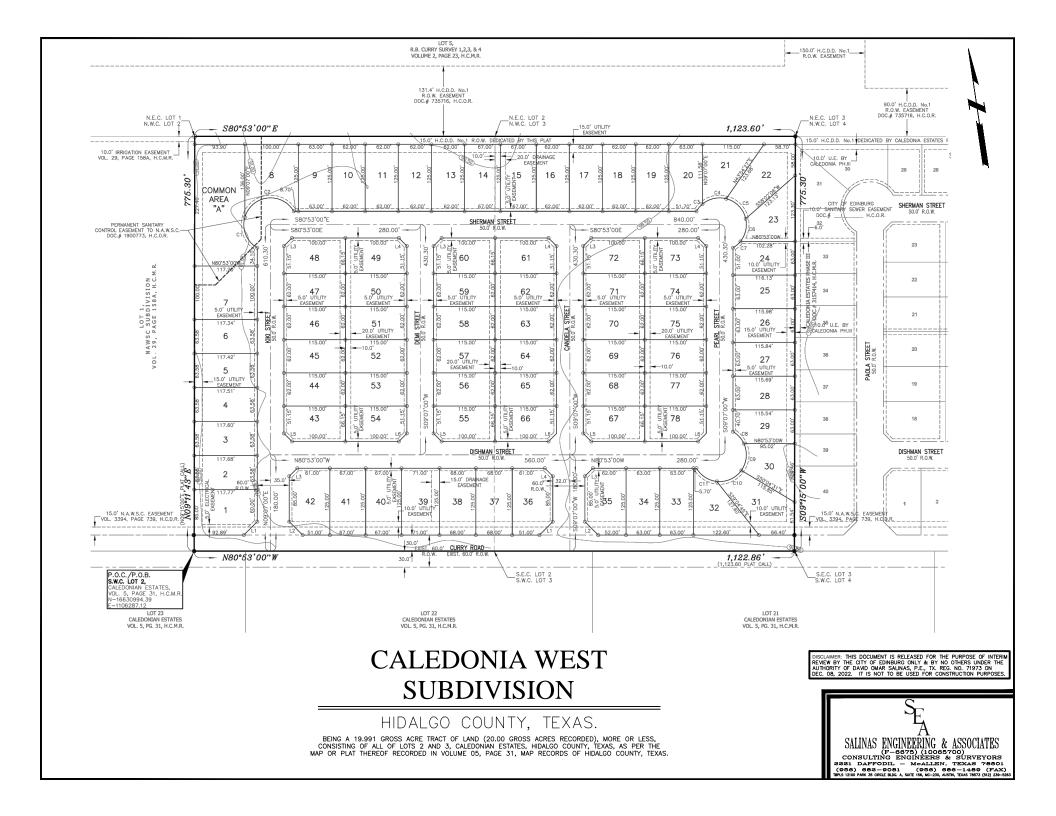
#### **City of Edinburg Engineering / Utilities Department:**

Final Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat was Preliminarily Approved and all comments have been addressed by the project engineer.



**CALEDONIA WEST** 







## PLANNING & ZONING DEPARTMENT

### SUBDIVISION WITHIN CITY LIMITS CHECK LIST

FINAL PLAT RECORDING STAGE

PLANNI	NG & ZONING D	EPARTMENT (956	) 388-8202		SUBDIV	ISION P	ROCESS		Date :	Aug	ust 29, 2022
Date			P&Z				P&Z			City	
Filed:	Februar	ry 28, 2020	Preliminary:	Ма	rch 26, 2	020	Final:	Septemb	er 3, 2022	Council:	N/A
									_		
Reviewed		n Subd Coor	Staff Review :		rch 19, 2			ne Line : 365 tension : 365	_ Days	Expires :	February 27, 2021
By:		n, Subd. Coor. yofedinburg.co	_ Staff / Engineer :	IVIE	rch 26, 2	020	-	tension : 365 tension : 180	_ Days	Expires 1: Expires 2:	February 27, 2022 August 26, 2022
	abeltranwen	yoreamburg.co	<u> </u>				ZIIU EX	terision	_ Days	Expires 2.	August 20, 2022
Planning	& Zoning Departi	ment:	Jaime Acevedo, Dire	ector		Email:	jaceve	do@cityofedin	burg.com	City Office #:	(956) 388-8202
Director of	of Utilities		Gerardo Carmona, F	P.E.		Email:	gcarmo	ona@cityofedi	nburg.com	City Office #:	(956) 388-8212
Dircetor of	of Public Works		Vincent Romero,			Email:	vrome	ro@cityofedinl	ourg.com	City Office #:	(956) 388-8210
Director of	of Engineering		Mardoqueo Hinojosa	, P.E., C	PM	Email:	mhino	<u>josa@cityofedi</u>	nburg.com	City Office #:	(956) 388-8211
	Owner:	Ricardo R Sali	inas, Jr., Developer		2221 Daf	fodil Ave	McΔllen	, TX 78501	David ∩ Sali	nas P.F. RPIS	S, Project Manager
			SUBDIVISION		ZZZ i Bui	loan 7 wo		nsultant : Salin			
	C/ (LL)	3011,71 11231	300011101011	ъ		<u>a</u>		Troutant : Gain	do Enginoenii,	9 47 100001410	, mo.
		DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		COM	MENTS	
	•	DECORAL FIGH		Pro	Nee Pro	N ilda	Nee Re		0011	WILITIO	
Subdivi	sion Process:					⋖					
	on Plat Submittal			٧							
Warranty				V √							
	hy Survey			V							
		I (As Per City Drain	age Policy)	٧				Approved by H.C	: D D #1	Date:	Pending Approval
	City Limits - Resid		lage i olicy)	٧				Approved by 11.0	.υ.π1	Date.	1 chang Approval
	ne (Please Verify			•			٧	Zone "X" (Shad	led), Panel # 480	338 0015 F 6/6	/2000
	ary Submittals:	11					•	20110 77 (01100	,,	000 00 10 2 0/0	,2000
		r Distribution Layou	ut	٧				North Alamo Wat	er Supply Corpor	ation - Distribut	ion System
	stribution System			٧				North Alamo Wat			
Existing 8	& Proposed Sewe	er Collection Layout	t	٧				City of Edinburg	Sanitary Sewer -	Collection Syste	em
Sanitary	Sewer Collection	System Provider:		٧				City of Edinburg	Sanitary Sewer -	Collection Syste	em
Existing a	and Proposed Dra	ainage Layout Syst	em:	٧				Private Drainage	System onto H.C	C.D.D. # 1	
MPO Col	lector / Arterial Ri	ight-of-way Dedicat	tion (60-ft ROW)		٧			Proposed Streets	3		
Minor / M	ajor Collector Str	eet Pavement Sect	tion (43-ft B-B)		٧			In Accordance to	Standard Street	Policy	
Variance	s Appeals Reque	st:			٧			Planning & Z	oning Meeting	Results	City Council Meeting
Street Wi	dening Improvem	nents			٧						
	t Sidewalk Impro	vements			٧						
	Improvements				٧				201127111	100 001101	
	ction Plans Rev	iew Submittals:	(See Se		Constr	uction I	lans Su	ubmittals Policy	, 2014 STAND	ARD POLICY	MANUAL)
Cover Sh		D   M   )		٧							
	hy Sheet (Utilitie	· · · · · · · · · · · · · · · · · · ·	Cita	٧				Oit of Edinboon	Camitani Causan	Callantina Cunt	
	· · · · · · · · · · · · · · · · · · ·	ents: On-Site & Off	-3116	٧				City of Edinburg	•		
	Sewer Detail She	ets ements: On-Site & (	Off Cito	٧				See Section 3 Ut North Alamo Wat			
				٧							
	Improvements:	Sheet (Fire Hydrant	noociiiniy)	√ √				See Section 3 Ut	inty Fullcy, 2014	otanuaru Policy	ivialiuai
	Detail Sheets			V √				See Section 1 Dr	ainage Policy of	114 Standard Po	nlicy Manual
		ets Improvements:		V √				See Section 1 Bi			
Street Sig	•	oto improvomonto.						300 3000011 2 00	. 55.6 1 Only, 201	. Standard F Olic	.,aaa.
	tail Sheets			٧				See Section 2 St	reets Policy, 2014	4 Standard Police	cv Manual
	hting Sheet:			٧				300 3000011 2 00		. switter of the	- ,
	ontrol Plan:			٧							
	Control Plan			٧							
	Control Plan Deta	il Sheet		٧				See Storm Water	Management, 20	014 Standard P	olicy Manual
					-	•					-

CALEDONIA WEST SUBDIVISION Page 1 of 2

DESCRIPTION										COM	MENTS		
			Provided	Need to Provide	Not Applicable	Need to Revise							
Pre-Construction Meeting:				1		l	D-4-4						
Notice To Proceed							Dated:						
Roadway Open-Cut or Bore Permit Applicatio	<u>n</u>		٧				Dated:						
TX-Dot Water UIR Permit					٧								
TX-Dot Sewer UIR Permit					٧		5						
N.O.I. Submittal			٧				Dated:						
SWPP Booklet Submittal			٧				Dated:						
RFI #1 Request			٧				Dated:						
Change Orders			٧				Dated:						
Final Walk Though				٧			Dated:						
Punch List				٧			Dated:						
Punch List (Completed & Approved)				٧			Dated:						
Letter of Acceptance				٧			Dated:						
1-year Guarantee (Water/Sewer/Paving/Drain	age)			٧			Dated:						
Backfill Testing Results				٧			Dated:						
As-Builts (Revised Original Submittal)				٧			Dated:						
Recording Process:							1						
Public Improvements with (Letter of Credit)							Dated:				Expires:		
Recording Fees	\$	106.00		٧			As req	uired by Co	ounty	Clerks offic	е		
Copy of H.C.D.D. #1 of invoice	\$	250.00		٧			Requir	ed to be pa	aid pr	ior to Final S	Stages		
Street Escrow -E. Curry Road (43-ft. B-B)	\$	49,015.58		٧			Red	quired:		1123	EA. @	\$	43.65
Street Escrow - (6-ft Handicap Ramps)	\$	-			٧		Red	quired:		0	EA. @	\$	-
Sidewalk Escrow (5-ft):	\$	25,075.00		٧			Red	quired:		1003	LF @	\$	25.00
TOTAL OF ESCROWS:	\$	74,090.58											
Total Developer's Construction Cost: (Letter	of Cred	dit)					Date :				Lender:		
Laboratory Testing Fee: 3%	\$	-			٧		\$			-	Estimated (	Construction	Cost
Inspection Fee: 2%	\$	-			٧		\$			-	Final Const	ruction Cost	
Parkland Fees: Park Zone # 5	\$	25,200.00		٧			84	Lots @	\$	300.00	Full rate wit	hin the ETJ	
0 Residential \$ -	\$	-			٧		50%	Developm	ent		50%	Building S	tage
0 Multi-Family \$ -	\$	-			٧		0%	Developm	ent		0%	Building S	tage
Water Rights: NAWSC - CCN	\$	-			٧		C	0.00		Acres		\$	3,445.00
Water 30-year Letter (Residential)	\$	420.00		٧			84	Lots @	\$	5.00		NAWS	C - CCN
Water 30-year Letter (Multi-Family)	\$	-			٧		0	Lots @	\$	-		NAWS	C - CCN
Sewer 30-year Letter COE - CCN	\$	7,560.00		٧			84	Lots @	\$	90.00		COE	- CCN
TOTAL OF FEES:	\$	33,180.00											
Reimbursements:													
Developer Sewer Improvements	\$	-			٧			e System:		0.000	AC	\$	-
Developer Water Improvements	\$	-			٧		Off-Site	e System		0.00	AC	\$	-
TOTAL OF REINBURSEMENTS:	\$	-											
Buyouts:							I						
North Alamo Water Supply Corporation	\$	-			٧			ed Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation	\$	-			٧		Not App	olicable					
Tax Certificates													
County of Hidalgo / School District				٧									
Water District				٧			Hidalgo	County Irr	igatio	on District #	1		
Total of Escrows, Fees, Reimbursements	and B	uyouts:											
Escrows	\$	74	,090.58	<del>                                     </del>				for Curry R					
Inspections other Fees	\$	33	,180.00	1						/Water Right			
Reimbursements (LS) May 7, 2007	\$		-	Reimbu	ırsement	to the De	eveloper	of Caledo	nia I	Estates Sub	division	Sewer L	ift Station
10th Year Renewal May 4, 2017	\$		-	15%	Payabl	e to the C	City of Ed	inburg for	Admi	nistrative Fe	e	N	/A
15th Year Renewal May 3, 2022	\$			85%	Payabl	e to the D	Develope	r of Record	l Ow	ner / Develo	per	N	/A
Dimension	\$		-	Rasado	n Subdiv	ision (No	and Page	oct and Δr	nrov	al rate from	2 Proad\		
Buyouts	Ψ			Daseu	ni Gubuit	rision (ive	eu Nequ	iest allu A	ρισν	ai rate il Ulli	: Dioau)		

CALEDONIA WEST SUBDIVISION Page 2 of 2



#### STAFF REPORT: THE HEIGHTS ON WISCONSIN, PHASE III SUBDIVISION

Date Prepared: October 27, 2022 Planning and Zoning Meeting: December 13, 2022

Final Plat

Subject: Consider the Final Plat approval of **THE HEIGHTS ON WISCONSIN** 

**PHASE III SUBDIVISION**, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES

Engineering.

Location: The property is located on the south side of E. Wisconsin Road and west of S.

Veterans Boulevard., within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Auto-Urban Residential (AU) District with (Rev.

2021) to Residential Primary (RP), Single-Family District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front 10

ft., Side 6 ft., and Rear 20 ft.

Analysis: The Final Plat is developed 82-lots residential lots averaging approximately

(7,250.00) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a North Alamo Water

Supply Distribution System and Sanitary Sewer Collection System will be collected by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the

approved 2021 Standards Manual.

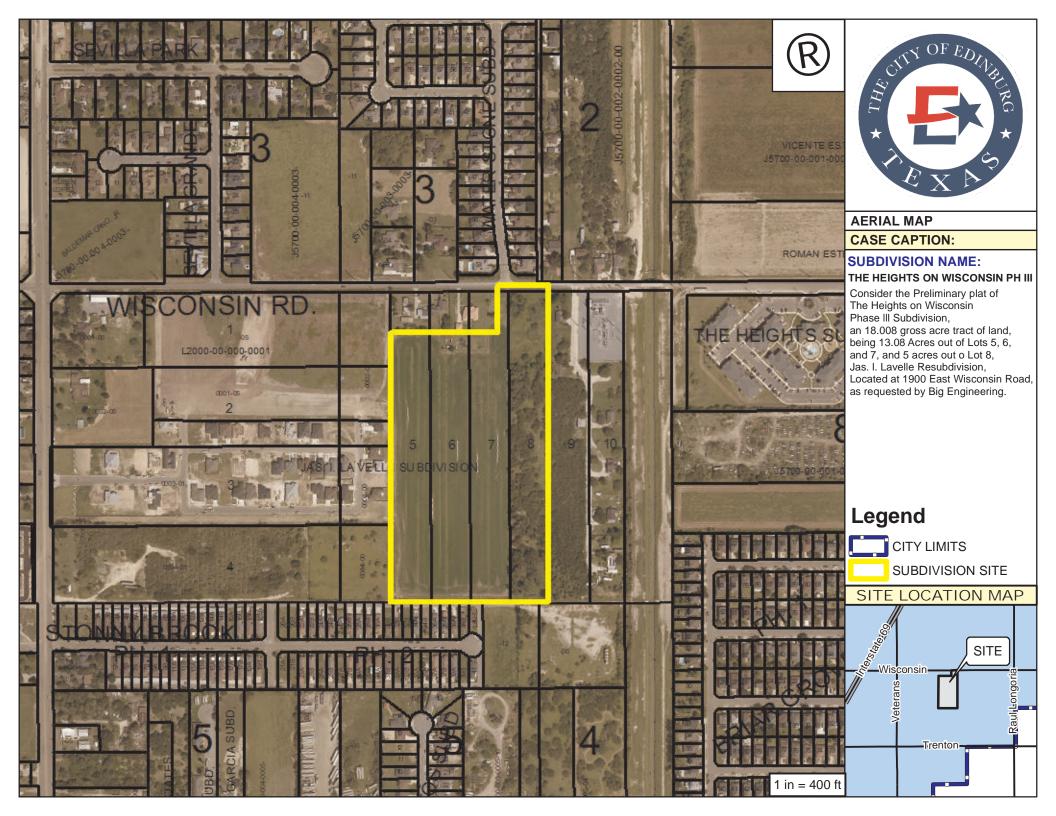
#### Recommendations:

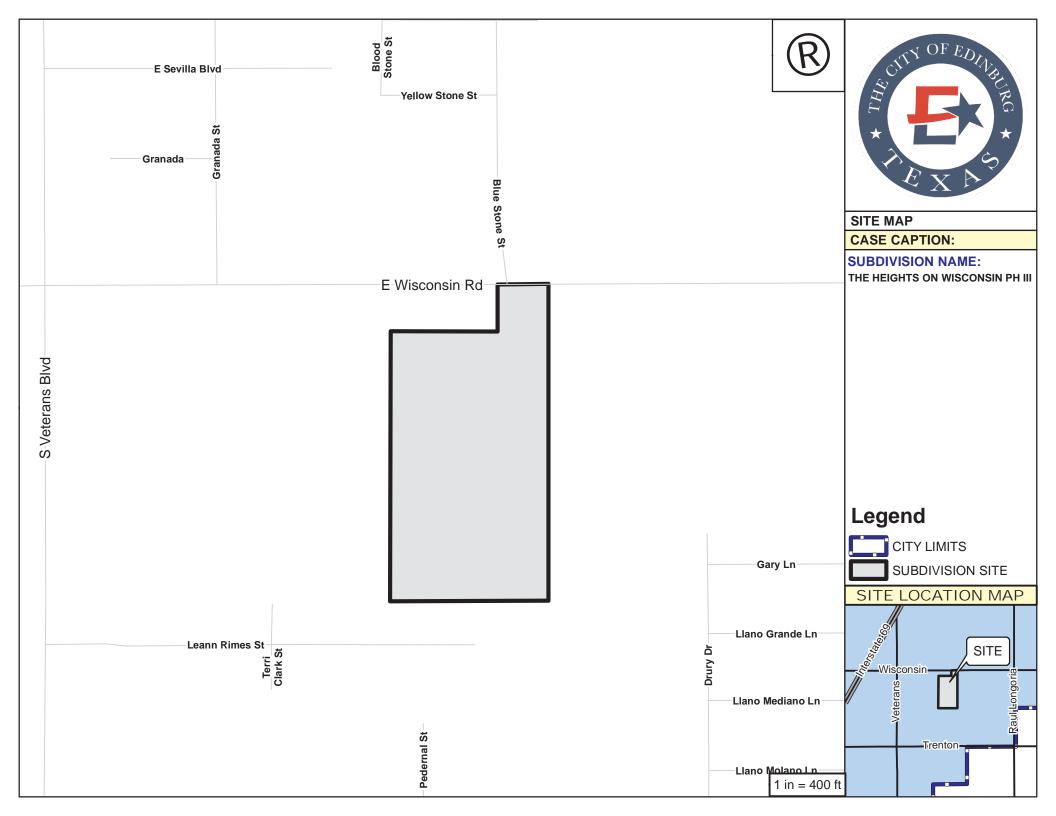
#### **City of Edinburg Planning & Zoning Department:**

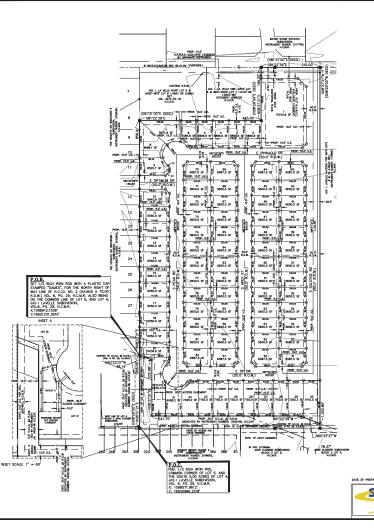
Staff recommends approval of the Final Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based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

#### **City of Edinburg Engineering / Utilities Department:**

Final Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat was Preliminarily Approved and all comments have been addressed by the project engineer.









# THE HEIGHTS ON WISCONSIN III

BETHS A TROOG ACHE (THANSEAS SOUT) SMOSS, THEN ACHE (TSMASS IS SOUT) NET, THAN R. BLOCK J. JAS. I. LAWILLE SHEWHICH, AN ADDITION TO THE CITY OF (DIMENS, MICHAEL) OF MAY RECORDED IN VILLAGE 4, PAGE 58, AS THE DESD RECORDS THEMED RECORDED TO TAMBOD, IN THE OFFICE OF THE COUNTY CLUMP OF MANUAC COUNTY, TRUMS RETURNED. TO

OF PREPARATION: DECEMBER 2022





### **PLANNING & ZONING DEPARTMENT**

PLANNIN	IG & ZONING DEPARTMENT (95		BDIVISIO			LIMITS (	CHECK LIST	Date :		L STAGE Dec 6, 2022
Date Filed:	April 5, 2021	P&Z Preliminary:	M	ay 11, 20	21	P&Z Final:	December 13	, 2022	City Council:	
Reviewed By:	Abel Beltran, Subd. Coor.	Staff Review : Staff / Engineer :		oril 22, 20 oril 29, 20		1st Ex	me Line : 36 tension : 0	Days	Expires : Expires 1:	
	abeltran@cityofedinburg.c	<u>om</u>				2nd Ex	tension : 0	Days	Expires 2:	
Director o Dircetor o Director o	f Public Works f Engineering	Kimberly A. Mendoz Gerardo Carmona, F Vincent Romero Mardoqueo Hinojosa	P.E.		Email : Email : Email :	gcarmo layala( mhino	ona@cityofe @cityofedinb josa@cityofe	edinburg.com	City Office #: City Office #: City Office #:	(956) 388-8212 (956) 388-8210 (956) 388-8211
		rranza, Manager			sspoint E		nburg, TX			oject Engineer
THE	HEIGHTS ON WISCON	SIN PH. III SUBD	IVISIO	N			Consultant :	Barrera Infrastru	cture Group	, Inc.
	DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise		сом	MENTS	
Subdivis	ion Process:					•				
Subdivisio	on Plat Submittal		٧							
Warranty	Deed		٧							
Topograp	hy Survey		٧							
Drainage	Report Submittal (As Per City Dra	inage Policy)	٧				Approved by I	H.C.D.D.#1	Date:	Pending Approval
Zoning : C	City Limits - Commercial General		٧							
Flood Zor	e		>				Zone "X" (Sha	aded)		
Prelimin	ary Submittals:									
Existing 8	Proposed Water Distribution Layo	out	٧				North Alamo V	Vater Supply Corpor	ation - Distribu	tion System
Water Dis	tribution System Provider:		٧				North Alamo V	Vater Supply Corpor	ation - Distribu	tion System
Existing 8	Proposed Sewer Collection Layo	ut	٧				City of Edinbu	rg Sanitary Sewer C	ollection Syste	m
Sanitary S	Sewer Collection System Provider:		٧				City of Edinbu	rg Sanitary Sewer C	collection Syste	m
Existing a	nd Proposed Drainage Layout Sys	stem:	٧				Private Draina	ge System onto H.C	C.D.D. # 1	
MPO Coll	ector / Arterial Right-of-way Dedicate	ation	٧				Proposed Priv	ate Streets		
Minor / Ma	ajor Collector Street pavement Sec	ction	٧				In Accordance	to Standard Street	Policy	
Variances	Appeals Request:			٧			Planning 8	& Zoning Meeting	Results	City Council Meeting
Street Wi	dening Improvements									
Street 5-f	t Sidewalk Improvements									
	Improvements									
Constru	ction Plans Review Submittals:	(See Se	ection 4	Constr	uction I	Plans Su	ıbmittals Pol	icy, 2014 STAND	ARD POLICY	MANUAL)
Cover She	eet			٧						
Topograp	hy Sheet (Utilities, Bench Marks)			٧						
	Sewer Improvements: On-Site & O	ff-Site		٧			City of Edinbu	rg Sanitary Sewer S	tandard Policy	s
Sanitary S	Sewer Detail Sheets			٧			See Section 3	Utility Policy, 2014	Standard Polic	y Manual
Water Dis	tribution Improvements: On-Site &	Off-Site		٧			North Alamo V	Vater Supply Standa	ard Policy's	
Water Dis	tribution Detail Sheet (Fire Hydran	nt Assembly)		٧			See Section 3	Utility Policy, 2014	Standard Polic	y Manual
Drainage	Improvements:			٧						
Drainage	Detail Sheets			٧			See Section 1	Drainage Policy, 20	014 Standard P	olicy Manual
Minor/Maj	or Collector Streets Improvements	S:		٧			See Section 2	Streets Policy, 201	4 Standard Pol	icy Manual
Street Sig	n Sheet:			٧						
Street De	ail Sheets			٧			See Section 2	Streets Policy, 201	4 Standard Pol	icy Manual
Street Lig	hting Sheet:			٧						
Traffic Co	ntrol Plan:				٧					
Erosion C	ontrol Plan			٧						
Erosion C	ontrol Plan Detail Sheet	·		٧			See Storm Wa	ater Management, 2	014 Standard F	Policy Manual

The Heights on Wisconsin III Page 1 of 2

DESCRIPTION				Provided	Need to Provide	Not Applicable	Need to Revise				COMN	MENTS		
Pre-Construction Meeting:														
Notice To Proceed					٧			Dated:						
Roadway Open-Cut or Bore Permit Appl	catior	า			٧			Dated:						
TX-Dot Water UIR Permit (Only if mal	ing a	conn	ection to I69C			٧								
TX-Dot Sewer UIR Permit (Only if mal	ing a	conn	ection to I69C			٧								
N.O.I. Submittal					٧			Dated:						
SWPP Booklet Submittal					٧			Dated:						
RFI #1 Request					٧			Dated:						
Change Orders					٧			Dated:						
Final Walk Though					٧			Dated:						
Punch List					٧			Dated:						
Punch List (Completed and Approved)					٧			Dated:						
Letter of Acceptance					٧			Dated:						
1-year Warranty (Water/Sewer/Paving/D	rainaç	ge)			٧			Dated:						
Backfill Testing Results					٧			Dated:						
As-Builts (Revised Original Submittal)					٧			Dated:						
Recording Process:														
Public Improvements with (Letter of Cred	lit)				٧			Dated:				Expires:		
Recording Fees		\$	106.00		٧			As requ	uired by Co	ounty	Clerks office	e		
Copy of H.C.D.D. #1 of invoice					٧			Require	ed to be pa	aid pı	rior to Final S	tages		
Street Light Escrow		\$	-		٧			Red	uired:		0	EA. @	\$	-
Street Escrow (Wisconsin Road)		\$	16,755.75		٧			Red	uired:		165	EA. @	\$	101.55
Sidewalk Escrow (Wisconsin Road)		\$	4,125.00		٧			Red	uired:		165	LF @	\$	25.00
TOTAL OF ESCRO	WS:	\$	20,880.75											
Total Developer's Construction Cost: (L	etter c	of Cred	dit)					Date :				Lender:		
Laboratory Testing Fee: 3%		\$	-		٧			\$			-	Estimated (	Construction	n Cost
Inspection Fee: 2%		\$	-		٧			\$			-	Final Const	ruction Cos	t
Park Land Fees: ETJ \$	-	Per	Unit 0			٧								
	0.00	\$	24,600.00		٧			50%	Developm	nent		50%	Building	Stage
0 Multi-Family \$	-	\$	-						Developm	ent		0%	Building	Stage
Water Rights: NAWSC - 0	CCN	\$	•			٧			.010		Acres		\$	-
Water 30-year Letter (Residential)		\$	410.00		٧			82	Lots @	\$	5.00		NAWSC	WATER-CCN
Water 30-year Letter (Multi-Family)		\$	•			٧		0	Lots @	\$	-			
Sewer 30-year Letter COE - CO		\$	5,330.00		٧			82	Lots @	\$	65.00		COE SI	EWER-CCN
TOTAL OF FI	ES:	\$	30,340.00											
Reimbursements:					1	Ι.		I a # au						
Developer Sewer Improvements		\$	-			٧			System:		0.00	AC	\$	-
Developer Water Improvements  TOTAL OF REINBURSEMENT	ITC.	\$	-			٧		Off-Site	System		0.00	AC	\$	-
	113:	\$	•											
Buyouts:		•			-1		1	Doguiro	d Dunant		0.00	A.C.	•	
North Alamo Water Supply Corporation		\$	•		٧	_,			ed Buyout		0.00	AC.	\$	-
Sharyland Water Supply Corporation						V	<u> </u>	Not App	olicable					
Tax Certificates  County of Hidalaa / School District			I		-1	l	1	<u> </u>						
County of Hidalgo / School District					٧			   ∐idalaa	County I-	iact:	on Diatrict # 1	2		
Water District  Total of Facrows Fees Paimbursem	anto 1	and D	uvon <del>t</del> e:		V	<u> </u>	<u> </u>	I i ilualyo	County iff	iyall	on District # 2	<u>-</u>		
Total of Escrows, Fees, Reimbursem Escrows	ะแร ล		-	220 7F	Stroot	& Cidour	alk Impro	ramanta t	for ? Road					
		<u>\$</u> \$		,880.75 ,340.00	1						/Mator Diaht	<u> </u>		
Inspections other Fees		<b>\$</b>	30	,340.00	+			•			/Water Right		Docord\	
Reimbursements City of Ediphura				-							(No Reimbu		Record)	
City of Edinburg  To the Developer of Record		<b>\$</b> \$		•	15%			_			inistrative Fe			
· ·		\$ \$		-	85%						ner / Develor al rate from I		ad)	
Buyouts	ΓAL :		EA	220.75	+					•	sements & B		auj	
1 10	AL:	Ф	31	,220.75	I nevelop	Jei i Otal	COST OF F	ees, ⊏sc	iows, Kein	เมนเร	sements & B	นงูบนเร		

The Heights on Wisconsin III

Page 2 of 2



#### STAFF REPORT: SILOS at LA SIENNA SUBDIVISION PHASE II

Date Prepared: November 30, 2022 Planning and Zoning Meeting: December 13, 2022

Final Plat

Subject: Consider the Final Plat approval of **SILOS AT LA SIENNA SUBDIVISION** 

**PHASE II**, being an 11.366 acre tract of land out of Lot 4, amended plat of La Sienna Development, located at 1400 La Sienna Parkway, as requested by

Melden & Hunt, Inc. Engineering.

Location: The property is located on the south side of Burns Boulevard and east of La

Sienna Parkway, within the City of Edinburg's City Limits.

Zoning: Property zoning is currently Urban Residential (UR) District with (Rev. 2022)

to Residential Primary (RP), Single-Family District.

Setbacks: UDC Setbacks for Residential Primary (RP) District are as follows; Front 20

ft., Side 6 ft., Corner Side 10 ft., and Rear 20-ft.

Analysis: The Final Plat is developed 44 lots residential lots averaging approximately

(7,750) square feet for a single-family residential lot development.

Utilities: Water Distribution System will be provided service by a City of Edinburg

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

Manual.

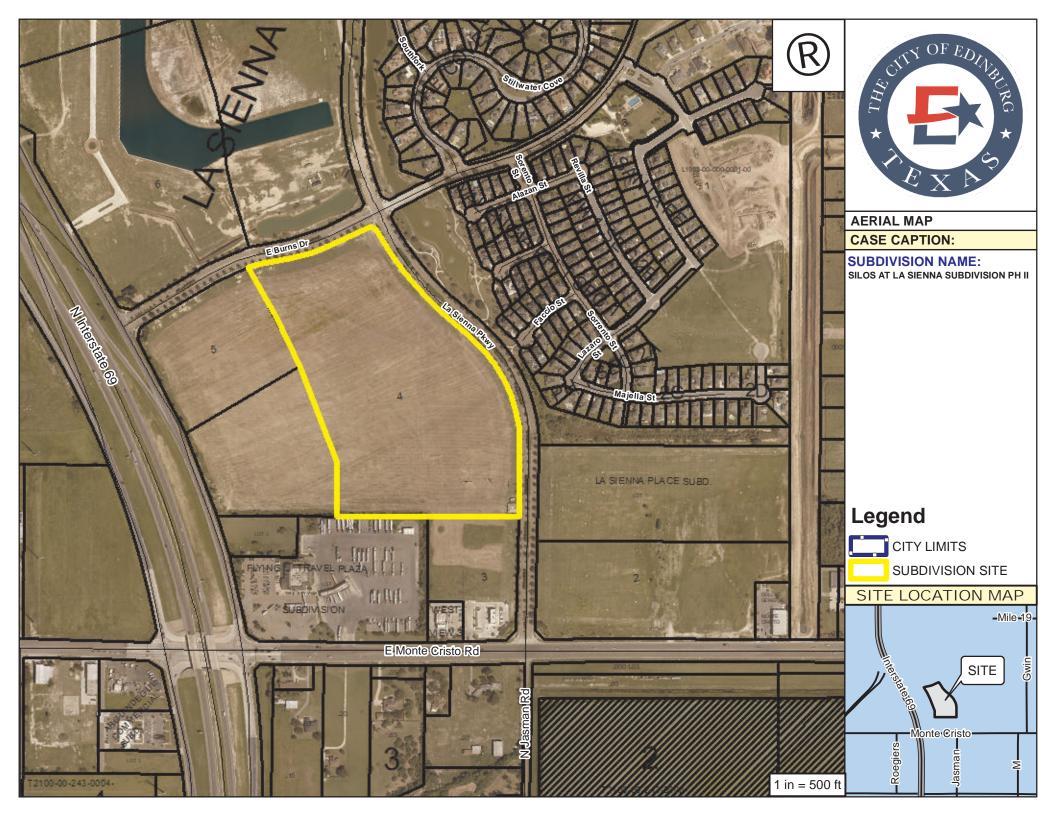
#### Recommendations:

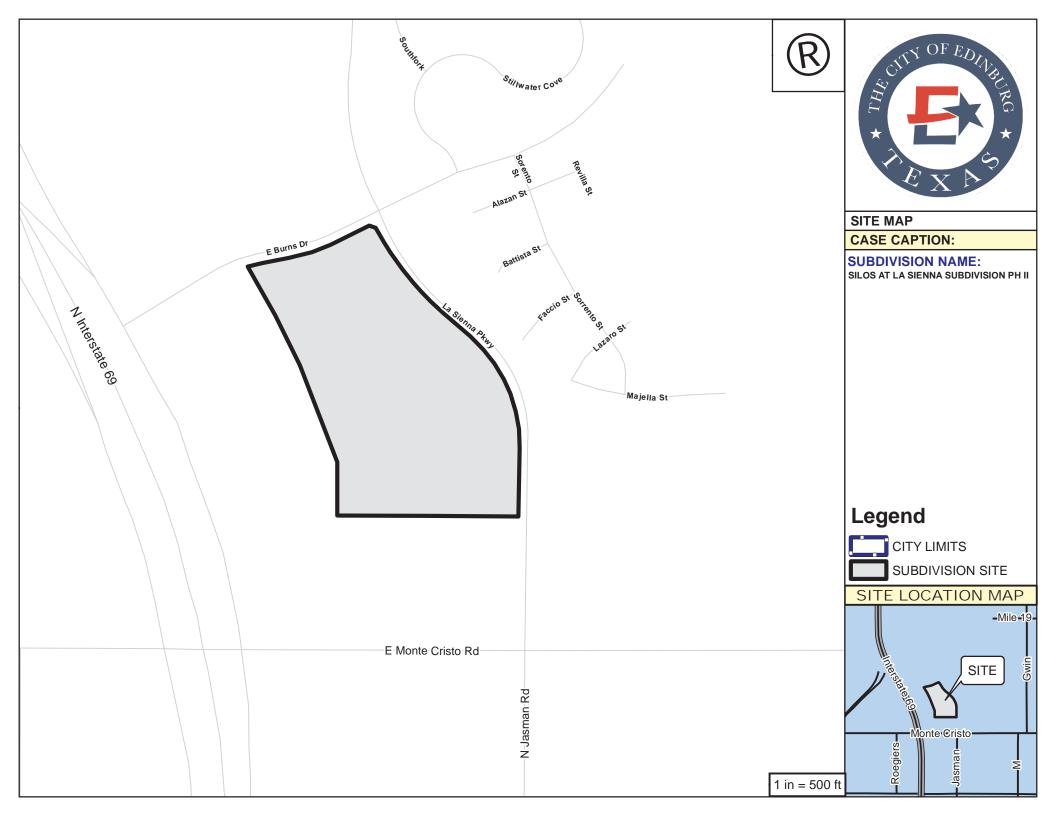
#### **City of Edinburg Planning & Zoning Department:**

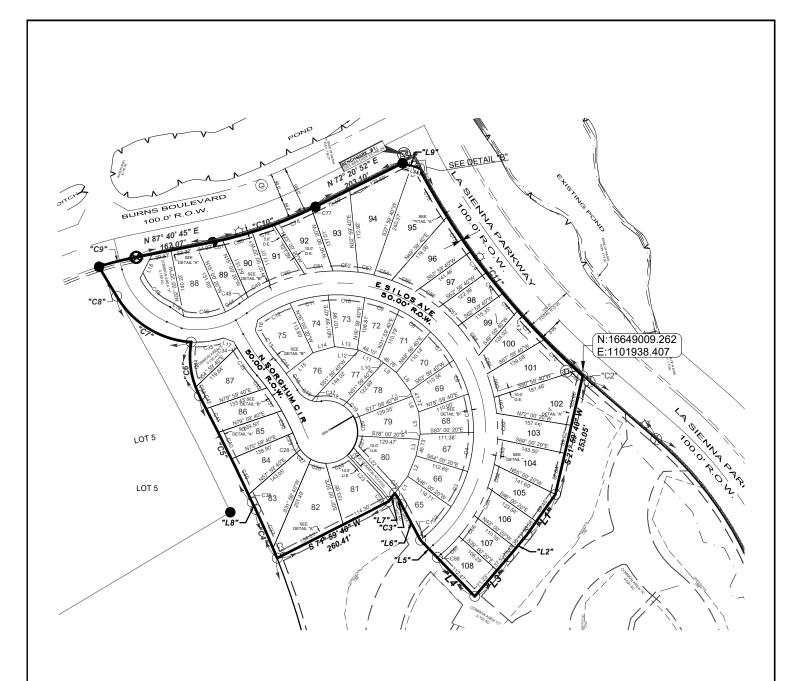
Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required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







# SUBDIVISION MAP OF SILOS AT LA SIENNA SUBDIVISION PHASE II







### **ENGINEERING DEPARTMENT**

ENGINEERI	BDIVISIO	ON WITH SUBDIV			CHECK LI	ST	Date :		IINARY REVIEW Juary 28, 2022		
Date Filed:	March 1, 2021	P&Z Preliminary:	Aŗ	oril 13, 20	)21	P&Z Final:				City Council:	
Reviewed By:	Abel Beltran, Subd. Coor. abeltran@cityofedinburg.co	Staff Review : Staff / Engineer :		rch 18, 2 rch 25, 2		1st Ex	me Line : _ tension : _ tension : _	365 0 0	_ Days _ Days _ Days	Expires : Expires 1: Expires 2:	March 1, 2022
Director of Utili Dircetor of Pub Director of Eng	olic Works Vincent Ayala gineering Mardoqueo Hino	na, P.E.	421	Email : Email : Email :	gcarmo layala@ mhino	ona@ci @cityof josa@c	cityofedi tyofedir edinbur ityofedir g, Texas 7	nburg.c g.com nburg.c	om com	City Office #: City Office #: City Office #: City Office #:	(956) 388-8202 (956) 388-8212 (956) 388-8210 (956) 388-8211 Project Engineer
	ILOS AT LA SIENNA SUB	<u> </u>		011.001	1W y 201				•	nt Engineering	
	DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise				OMMENTS	<u>,</u>
Subdivision	Process:										
Subdivision F	Plat Submittal		٧				Date :			Recorded	
Warranty Dee			٧								
Topography S			٧								
	oort Submittal (As Per City Drainag	e Policy)	٧				Approve	d by H.C	.D.D.#1	Date:	Pending Approval
	Limits - Residential		٧								
Flood Zone			٧				Zone "X	(" (Shade	ed)		
Preliminary							I				
	oposed Water Distribution Layout		٧				-				stribution System
	ution System Provider:		٧				_			•	istribution System
	oposed Sewer Collection Layout		٧						•	er Collection Sys	
	er Collection System Provider:		٧							er Collection Sys	stem
	Proposed Drainage Layout System		٧						Prainage Distri		(450 Faat)
	or / Arterial Right-of-way Dedication		٧				·				enets (150-Feet)
	Collector Street pavement Section	1	٧						81-ft Back-Ba	Results	City Council Meeting
	ppeals Request: ing Improvements				V		Pianni	ing & Zor	ning Meeting	Results	City Council Meeting
	Improvements				V √						
Drainage Imp	•				V						
	n Plans Review Submittals:	(See Se	ection 4	Constr		lans Su	ubmittals	s Policy	. 2014 STAI	NDARD POLIC	Y MANUAL)
Cover Sheet		(3333)	V					- · · · · · · · · · · · · · · ·	,		
	Sheet (Utilities, Bench Marks)		v								
	er Improvements: On-Site & Off-Si	te	٧				City of E	dinburg	Sanitary Sewe	er Standard Poli	CVS
	er Detail Sheets		٧				-			14 Standard Po	•
	ution Improvements: On-Site & Off	-Site	٧							Standard Policy	•
Water Distrib	ution Detail Sheet		٧							14 Standard Po	
Drainage Imp	provements:		٧								•
Drainage Det	ail Sheets		٧				See Sec	tion 1 Dr	ainage Policy	, 2014 Standard	Policy Manual
	Collector Streets Improvements:		٧							014 Standard P	
Street Sign S	heet:		٧								
Street Detail	Sheets		٧				See Sec	tion 2 St	reets Policy, 2	014 Standard P	olicy Manual
Street Lightin	g Sheet:		٧								
Traffic Contro			٧								
Erosion Cont			٧								
<b>Erosion Cont</b>	rol Plan Detail Sheet		٧	1			See Stor	rm Water	Management	t, 2014 Standard	d Policy Manual

Silos at La Sienna Subdivision Phase II Page 1 of 2

DESCRIPTION		Provided	Need to Provide	Not Applicable	Need to Revise			C	OMMENTS		
Pre-Construction Meeting:											
Notice To Proceed			٧			Dated:					
Roadway Open-Cut or Bore Permit Application			٧			Dated:					
TX-Dot Water UIR Permit				٧		Dated:					
TX-Dot Sewer UIR Permit				٧		Dated:					
N.O.I. Submittal			٧			Dated:					
SWPP Booklet Submittal			٧			Dated:					
RFI #1 Request			٧			Dated:					
Change Orders			٧			Dated:					
Final Walk Though Punch List			٧			Dated:					
Punch List Punch List (Completed and Approved)			√ √			Dated:					
Letter of Acceptance			V			Dated					
1-year Warranty (Water/Sewer/Paving/Drainage)			V √			Dated					
Backfill Testing Results			٧			Dated					
As-Builts (Revised Original Submittal)			٧			Dated					
Recording Process:											
Public Improvements with (Letter of Credit)			٧			Dated:			Expires:		
Recording Fees	\$ 106.00		٧			As req	uired by C	ounty Clerks	office		
Copy of H.C.D.D. #1 of invoice			٧			Requir	ed to be pa	aid prior to F	nal Stages		
Street Light Escrow	\$ -		٧			Re	quired:	0	EA. @	\$	-
Fire Hydrant Escrow	\$ -		٧				quired:	0	EA. @	\$	-
Street/Sidewalk Escrow (McColl Road)	\$ -		٧			Re	quired:	0	LF @	\$	-
TOTAL OF ESCROWS:	•										
Total Developer's Construction Cost: (Letter of C	· '		٧			Date :			Lender :		
Laboratory Testing Fee: 0%	\$ -		٧			\$		-		onstruction Co	ost
Inspection Fee: 0%	\$ -		٧			\$		-	Final Constr	ruction Cost	
Park Land Fees: ETJ \$ -	Per Unit 0			٧							
<b>43</b> Residential \$ 300.00	\$ 12,900.00		٧			50%	Developn	nent	50%	Building Sta	ige
0 Multi-Family \$ -	\$ -			٧		0%	Developn	nent	0%	Building Sta	ige
Water Rights: COE - CCN	\$ 32,907.76		٧			1	1.36	Acres		\$	2,896.81
Water 30-year Letter COE - CCN	\$ 13,975.00		٧			43	Lots @	\$ 325.00		COE WA	TER-CCN
Sewer 30-year Letter COE - CCN	\$ 2,795.00		٧			43	Lots @	\$ 65.00		COE SEV	VER-CCN
TOTAL OF FEES:	\$ 62,577.76										
Reimbursements:											
Developer Sewer Improvements	\$ -			٧		Off-Sit	e System:	0.00	AC	\$	-
Developer Water Improvements	\$ -			٧		Off-Sit	e System	0.00	AC	\$	-
Developer Drainage Improvements	\$ -			٧		Off-Sit	e System	0.00	TOTAL	\$	-
TOTAL OF REINBURSEMENTS:	\$ -										
Buyouts:				1							
North Alamo Water Supply Corporation				٧			plicable				
Sharyland Water Supply Corporation				٧		Not Ap	plicable				
Tax Certificates				1							
County of Hidalgo / School District			٧								
Water District			٧			Hidalgo	County Ir	rigation Distr	ct # 2		
Total of Escrows, Fees, Reimbursements and			l <u>.</u>								
Escrows	\$	-			•		for Russell				
Inspections other Fees		,577.76						ment/Water	Rights		
Reimbursements	\$	-	Riembu	ursement	to the De	eveloper	of Subdivi	sion			
City of Edinburg	-	15%	Payabl	e to the C	City of Ed	linburg for	Administrativ	e Fee			
To the Developer of Record	-	85%	Payabl	e to the D	Develope	r of Record	d Owner / De	veloper			
Buyouts	\$	-	-								
TOTAL :	\$ 62	,577.76	Develop	oer Total	Cost of F	ees, Eso	crows, Reir	mbursements	& Buyouts		
Cilco et La Cienna Cubdivision Dhesa II									•		200 2 of 2

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# 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	Р	Р	Р	Α	P	P	P	P	Α	Α	P	
Hiren	Govind		Р	Р	Р	Р	Α	Α						
Jorge	Sotelo	Vice-Chair	Р	Р	Р	Р	P	P	P	P	Р	P	P	
Ruby	Casas	Commissioner	Р	Р	Р	Р	P	P	P	P	Α	Α	P	
Jorge	Gonzalez	Commissioner	Р	Р	Р	Р	P	P	P	Α	Р	P	P	
Victor	Daniec	Commissioner	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	P	
Rene	Olivarez	Commissioner	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	P	
Elias	Longoria, Jr.	Commissioner							Р	P	Α	Α	P	