



EDINBURG PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

AUGUST 27, 2026
5:30 PM

1. CALL TO ORDER, ESTABLISH QUORUM

- A. Prayer.
- B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. MEETING PROCEDURES

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

- A. All the items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chairperson 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

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

6. ABSENCES

- A. Consider excusing the absence of Chairman Jorge Sotelo from the August 13, 2026, regular meeting.

7. MINUTES

- A. Consider the approval of the Minutes for the August 13, 2026, regular meeting.

8. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code as Follows: 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to Allow an Electronic Message Area Exceeding 50% of the Total Sign Area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Area and Height for a Pole Sign, Being Lot 20, Sheaval Subdivision, Located at 503 Conquest Boulevard, as Requested by AJ Ferrara.
- B. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.305-B18, Prohibited Signage that are Located on or Extended over any Public Sidewalk, Street, Alley or other Public Property, Being Lot 1, Doctor's Center Phase 2 Subdivision, Located at 5502 S. McColl Road, as Requested by Roberto Gonzalez.

9. SUBDIVISION VARIANCE

- A. Consider the Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability, Being a One Acre Tract of Land, Being the North 1.00 Acre of the South 5.00 Acres of the East 10.00 Acres of the West 20.00 Acres of Lot 7, Section 239, Texas Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 1407 W. Rogers Road, as Requested by Margie Garza & Jorge Garza.
- B. Consider the Variance Requests to the City's Unified Development Code as Follows: 1.) Article 5, Section 5.301 Dedication of Improvements A.) Street and Rights-of-Way 3. Perimeter Streets; Pavement or Fee in Lieu Required A., and 2.) Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, for Montemayor Estates Subdivision, Being a 4.00 Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey Hidalgo County, Texas, Located at 3220 W. Chapin Road, as Requested by Quintanilla, Headley and Associates, Inc.

10. SUBDIVISION CONSENT

- A. Consider the Final Plat Approval of Amira Subdivision, Being a 3.19-Acre Tract of Land More or Less, Out of and Forming a Part of Lot 5, Section 274, Texas-Mexican Survey, Hidalgo County, Texas, Located at 1210 S. Jackson Road, as Requested by Salinas Engineering & Associates.
- B. Consider the Preliminary Plat Approval of Oakhaven Estates Subdivision, a Tract of Land Containing 17.843 Acres Being a Part or Portion out of Lot 3, Section 237, Texas-Mexican Railway Company Survey Subdivision, According to the Plat Thereof Recorded in Volume 24, Page 268, Hidalgo County, Texas, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering, PLLC.
- C. Consider the Preliminary Plat Approval of Closner Park Subdivision, Being a 9.54 Acre Gross, 9.35 Acre Net Tract of Land out of Lot 7, Section 244, Tex-Mex Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas and a 1.68 Acre Gross, Tract of Land, More or Less Being Part of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, located at 3098 N. Business Highway 281, as Requested by Sames Engineering.

11. DIRECTOR'S REPORT

A. City Council Actions

B. Attendance Roster

12. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 20, 2026 at 5:00 P.M.

By: /s/ Erika Monreal
Erika Monreal, Administrative Assistant
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**EDINBURG PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

**AUGUST 13, 2026
5:30 PM**

MINUTES

PRESENT:

ELIAS LONGORIA, JR. – VICE-CHAIRMAN

BOARD MEMBERS:

ELISEO GARZA, JR.

RUBY CASAS

RODOLFO “RUDY” RAMIREZ

VICTOR DANIEC

GREGORY A. VASQUEZ

ABSENT:

JORGE SOTELO - CHAIRMAN

1. CALL TO ORDER, ESTABLISH QUORUM

A. Prayer.

B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. MEETING PROCEDURES

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

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

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

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

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

- E. Once the Chairperson 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

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

6. ABSENCES

- A. Consider excusing the absence of board member Ruby Casas from the July 23, 2026, regular meeting.

A MOTION WAS MADE BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RUBY CASAS FROM THE JULY 23, 2026, REGULAR MEETING. BOARD MEMBER RUBY CASAS ABSTAINED FROM VOTING. MOTION CARRIED WITH A 5-0 VOTE.

- B. Consider excusing the absence of board member Rodolfo "Rudy" Ramirez from the July 23, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO "RUDY" RAMIREZ FROM THE JULY 23, 2026, REGULAR MEETING. BOARD MEMBER RODOLFO "RUDY" RAMIREZ ABSTAINED FROM VOTING. MOTION CARRIED WITH A 5-0 VOTE.

7. MINUTES

- A. Consider the approval of the Minutes for the July 23, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE MINUTES FOR THE JULY 23, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

8. PUBLIC HEARINGS

- A. Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- B. Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a 6.43 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- C. Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban (RU) & Townhome District, Being a 0.91 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- D. Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.71 Acre Tract of Land. Being 12.66 Acres Out of Lot 72, Kelly-Pharr Subdivision & 4.05 Acres Out of Lot 7, Block 3, A.J. McColl Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- E. Hold Public Hearing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company’s Survey, located at 1925 W. Mile 17 ½ Road, as Requested by Luis Muro.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- F. Hold Public Hearing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for late hours, Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, as Requested by Barlex LLC.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

9. SUBDIVISION VARIANCE

- A.** Consider the Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards for Residential, Urban & Townhome (RU) District, Lot Area for the proposed AMIG Subdivision, Being the West 3.242 Acre Tract of Land out of Lot 27, Kelly-Pharr Subdivision, Hidalgo County, Texas, located at 598 E. Wisconsin Road, as Requested by HLG Plan Review Services.

ISIDRO FERNANDEZ, A REPRESENTATIVE FOR HLG PLAN REVIEW SERVICES, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

JUAN LOPEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

GERARDO CARMONA, DIRECTOR OF UTILITIES FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO DENY THE VARIANCE REQUEST. BOARD MEMBER RODOLFO "RUDY" RAMIREZ OPPOSED. MOTION CARRIED WITH A 5-1 VOTE. – ITEM DENIED

- B.** Consider the Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.210, Table 5.210-1, Water Supply Standards, a 1.56 acre tract of land, being a portion of Lot 1, Block 36, Santa Cruz Gardens, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, located at 6705 San Francisco Dr., as Requested by Ariel Abel Acuna.

MR. T. ACUNA, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

GERARDO CARMONA, DIRECTOR OF UTILITIES FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ANTHONY RIOJAS, FIRE MARSHALL FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO TABLE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM TABLED

10. DIRECTOR'S REPORT

- A.** City Council Actions
- B.** Attendance Roster

RITA GUERRERO, ASSISTANT DIRECTOR FOR PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE UPCOMING PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE.

11. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 6, 2026, at 5:00 P.M.

**A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND
SECONDED BY BOARD MEMBER VICTOR DANIEC TO ADJOURN THE AUGUST 13, 2026,
REGULAR MEETING AT 6:31 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.**

By: /s/ Erika Monreal

*Erika Monreal, Administrative Assistant
Planning and Zoning Department
City of Edinburg, Texas*

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 27, 2026

PUBLIC HEARINGS

Agenda Item No: 8.A.

Sign Variance Request - AJ Ferrara

1. Agenda Item:

Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code as Follows: 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to Allow an Electronic Message Area Exceeding 50% of the Total Sign Area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Area and Height for a Pole Sign, Being Lot 20, Sheaval Subdivision, Located at 503 Conquest Boulevard, as Requested by AJ Ferrara.

2. Description:

The applicant is requesting a variance to the Unified Development Code Article 4, Section 4.302(E) (4B), and Article 4, Section 4.303-3 as it applies to signs. The sign in question is for the advertisement of Bert Ogden at this location. The property is located at the north side of Conquest Boulevard, near the intersection of I-69C frontage road. The proposed sign will be located on the east side of the of the property along I-69C frontage road. The sign is a freestanding sign that is 30 feet wide by 65 feet height with display area from one side face. The property is currently zoned Commercial, General (CG) District. Adjacent land uses are residential uses, commercial uses and vacant land.

Staff received a Sign Variance Application for the subject property on June 8, 2026 requesting the following variances: 1.) The applicant is proposing a sign with an area of 1,950 square feet, exceeding the maximum permitted sign area of 200 square feet. 2.) To allow an electronic message that exceeds the maximum allowable 50% of the total sign area. 3.) To permit a sign height of 65 feet, exceeding the maximum permitted height of 40 feet.

Article 9, Table 9.103-1 states that a variance to a sign permit must come before the Planning & Zoning Commission in the form of a public hearing. The applicant then has an opportunity for the item be heard before City Council.

Staff mailed a notice of the public hearing to 8 neighboring property owners on Friday, August 14, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 26, 2026.

3. Staff's Recommendation:

Staff recommends denial of the Variance Request to the City's Unified Development Code. 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.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Prepared by:

Eduardo Huerta, Planner II

Attachments:

- A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/27/2026
CITY COUNCIL –09/15/2026
DATE PREPARED – 08/18/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code as follows: 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to allow an electronic message area exceeding 50% of the total sign area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign area and height for freestanding signs.

APPLICANT: Big Ranch Holding Company, Inc.

AGENT: AJ Ferrara

LEGAL: Lot 20, Sheaval Subdivision

LOCATION: Located at 503 Conquest Boulevard

LOT/TRACT SIZE: Lot 20

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Urban University (UU) District
South – Commercial, General (CG) District
East – Agriculture and Open Space (AO) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

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

RECOMMENDATION: Staff recommends denial of the Variance Request to the City’s Unified Development Code. 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.

SIGN VARIANCE REQUEST
AJ FERRERA

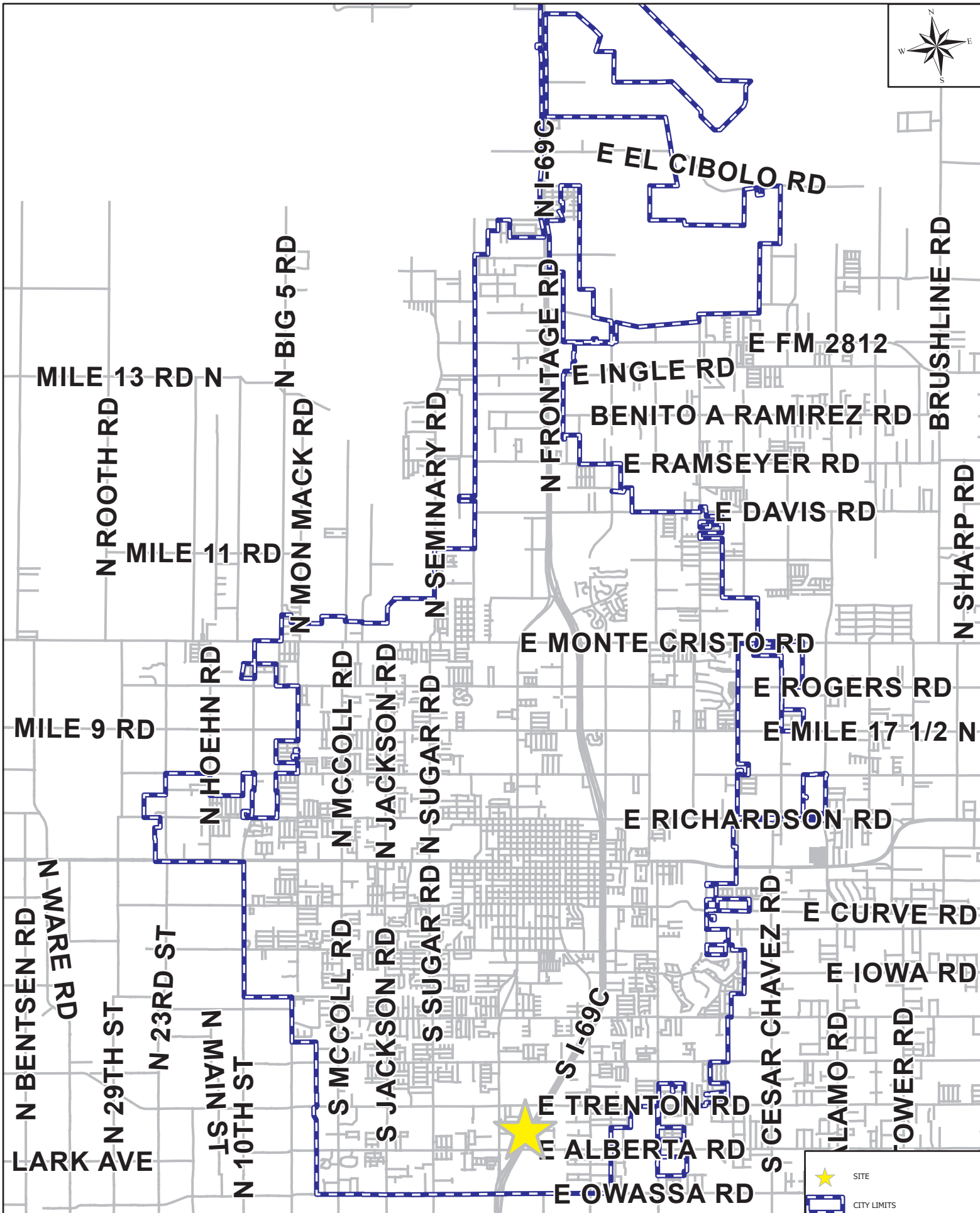
EVALUATION

The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Bert Ogden at this location.
2. Based on 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to allow an electronic message area exceeding 50% of the total sign area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign area and height for freestanding signs.

Staff recommends denial of the Variance Request to the City's Unified Development Code. 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.

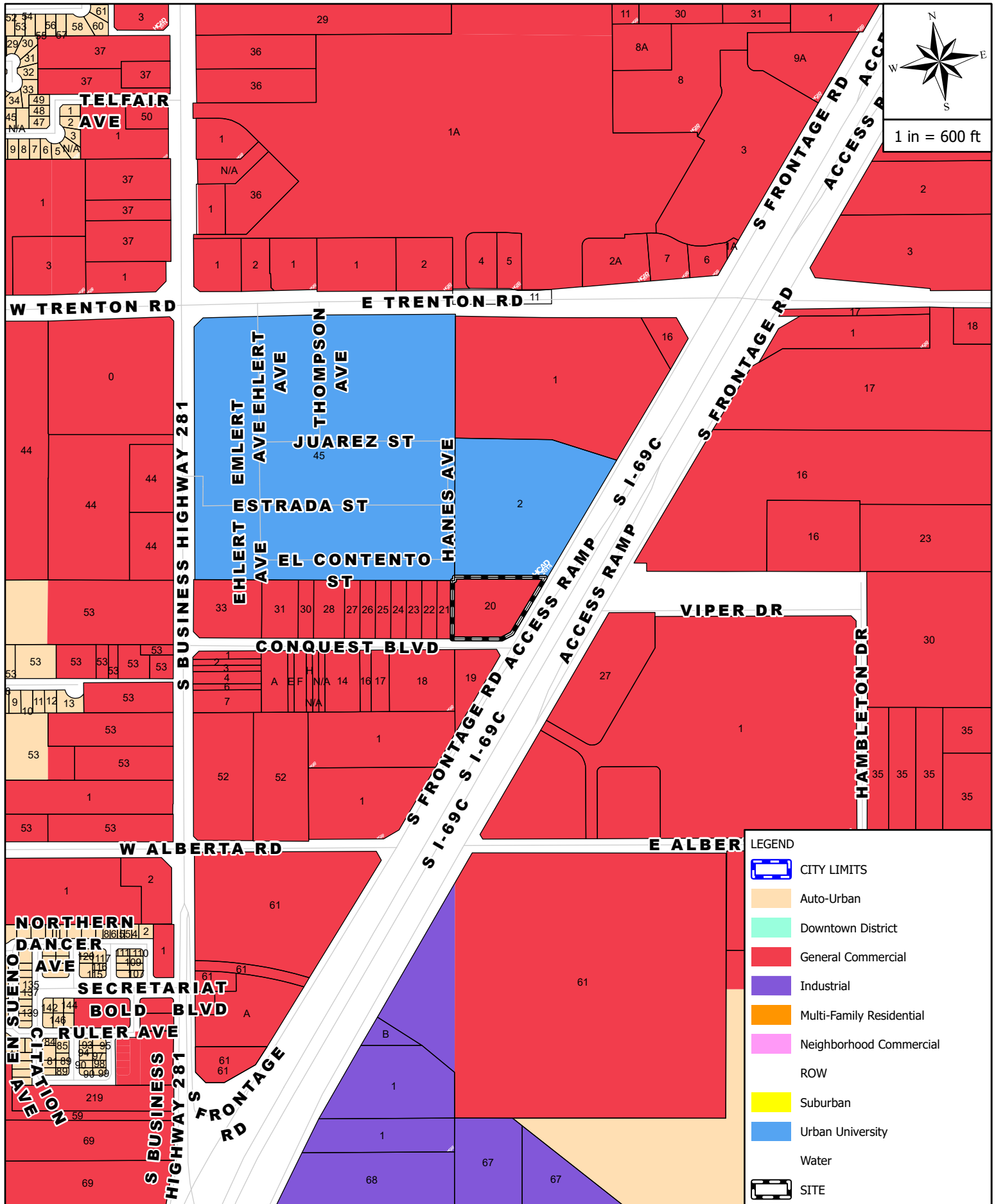
Staff mailed a notice of the public hearing to 8 neighboring property owners on Friday, August 14, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 26, 2026.





AERIAL MAP

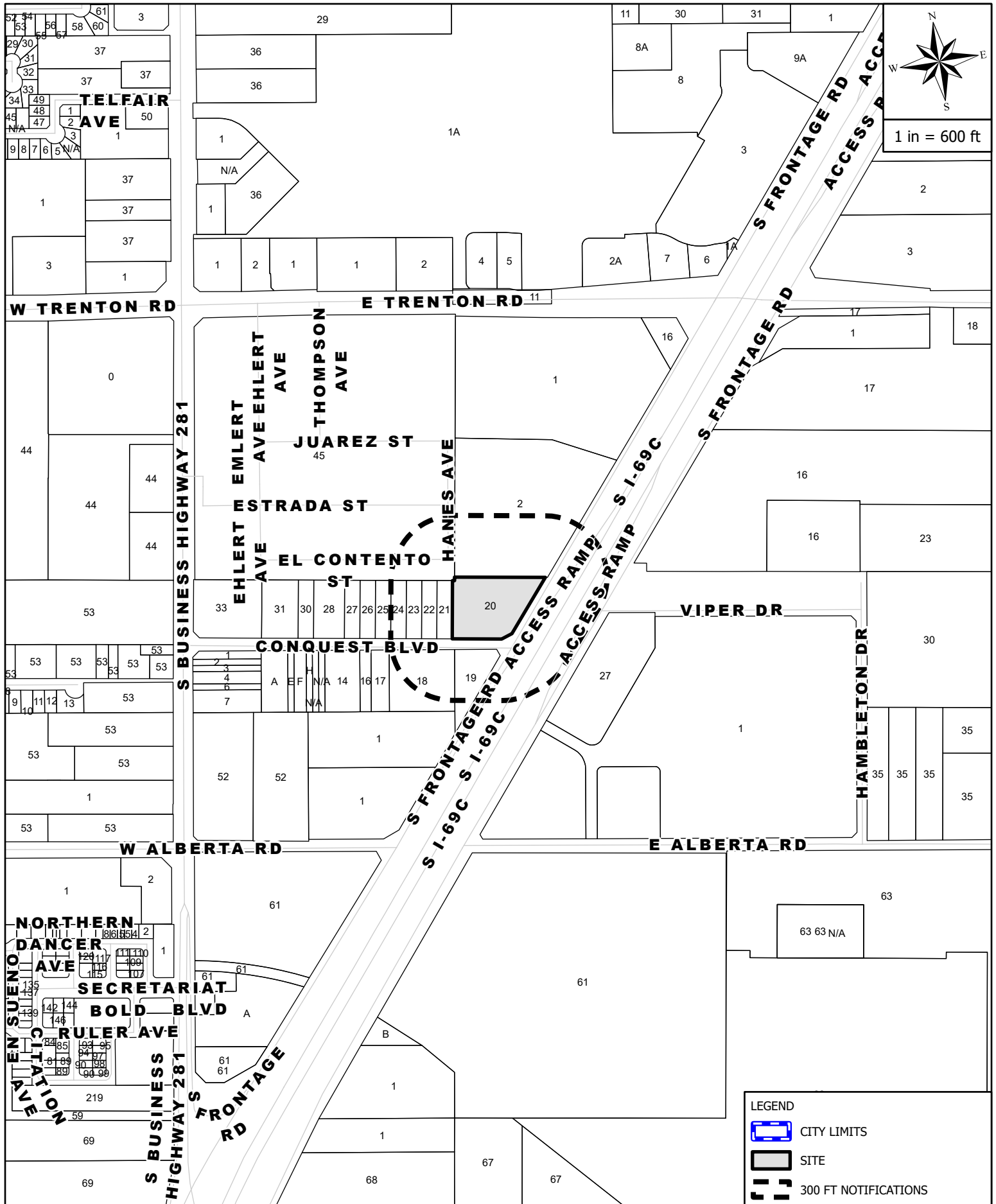
503 CONQUEST BLVD



FUTURE LANDUSE MAP

503 CONQUEST BLVD





MAILOUT AND SITE MAP

503 CONQUEST BLVD



Sign Variance Request Site Photo

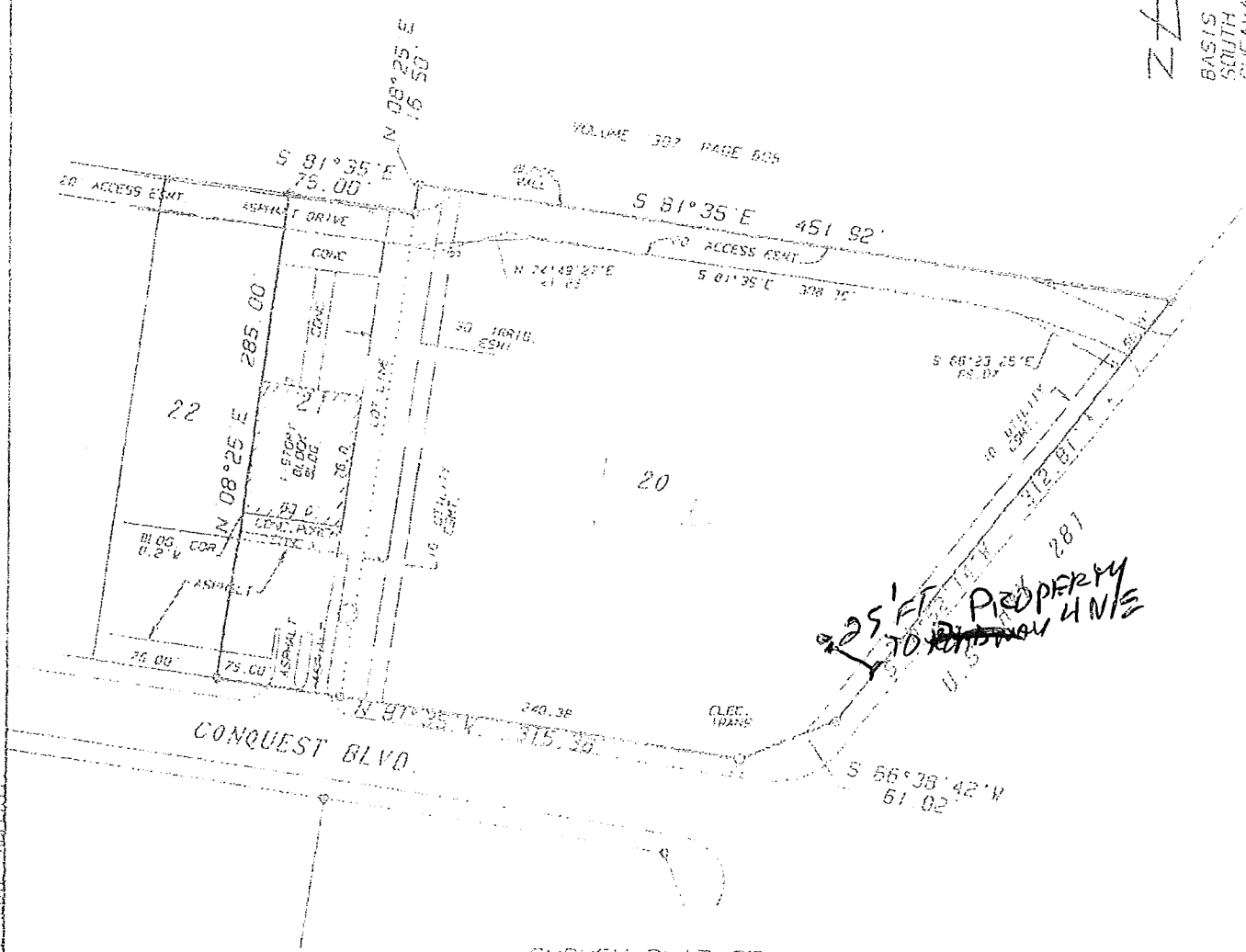
AJ Ferrara
503 Conquest Boulevard



LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "RA"
- Light pole
- Fire hydrant
- Power pole
- Road fence

7
BASIS OF BEARINGS
SOUTH LINE OF
SHEAVAL SUB



SURVEY PLAT OF
LOTS 20 AND 21
SHEAVAL SUBDIVISION
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME 39 PAGE 13 P.E.N.R.

I, REMALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION. THAT THERE ARE NO VISIBLE ENCROACHMENTS NOR VISIBLE EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY DASHED PLACING ONLY THE PROPERTY LINES. I FILED THIS PLAT OF COMPLETION PAPER NO. 480231 0000 I REFUSED TO REFLECT CORRECTIONS DATED MAY 14, 2009

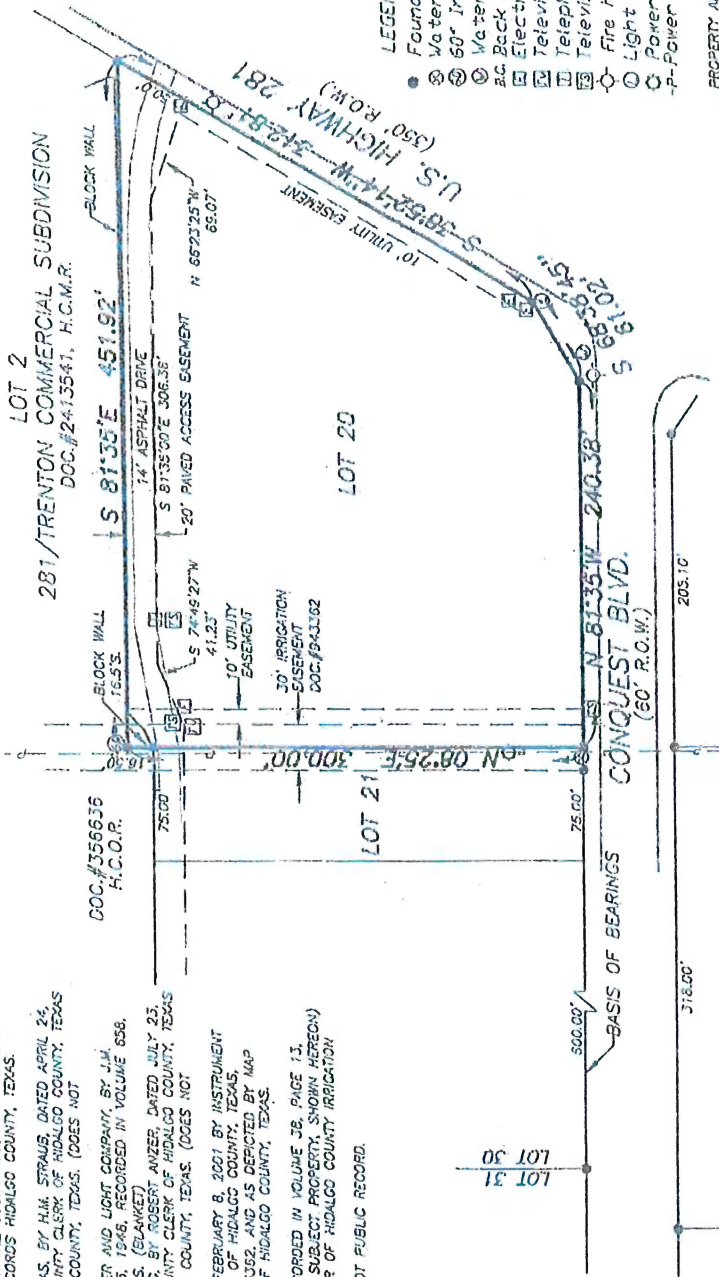
Remaldo Robles
REMA LDO ROBLES, RPT S #4079

PREPARED FOR: SUELE FLOREANO	
RA ROBLES AND ASSOCIATES, PLLC PROFESSIONAL LAND SURVEYORS	
P.O. BOX 476 107 W. PLACAS ST WESLACO, TEXAS 78095 PHONE (956) 563-2422 FAX (956) 563-2011	
SURVEYED 09-16-13	DRAWN BY: LOYOR-18-13
SCALE 1"=100'	JOB NO. 18580-3
TITLE COMMITMENT NO.	REVISED
SURVEY & VAL. S. ONLY IF PARTY HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD	

COPYRIGHT 2013

22225A

- NOTE: EASEMENTS PER SCHEDULE B
- 10a. RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF TEXAS, BY J.M. BLANKENBOWER, JR. DATED APRIL 24, 1980, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IN VOLUME 687, PAGE 511. DEED RECORDS HIDALGO COUNTY, TEXAS.
- 10b. RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF TEXAS, BY H.M. STRAUS, DATED APRIL 24, 1980, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IN VOLUME 745, PAGE 429. DEED RECORDS HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)
- 10c. RIGHT-OF-WAY EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, BY J.M. BLANKENBOWER, JR., BY INSTRUMENT DATED FEBRUARY 3, 1948, RECORDED IN VOLUME 658, PAGE 437. DEED RECORDS HIDALGO COUNTY, TEXAS. (BLANKET)
- 10d. UTILITY EASEMENT GRANTED TO THE CITY OF EDINBURG, BY ROBERT ANZER, DATED JULY 23, 1979, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IN VOLUME 1651, PAGE 287. DEED RECORDS HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY)
- 10e. RIGHT-OF-WAY EASEMENT RESERVED IN DEED DATED FEBRUARY 8, 2001 BY INSTRUMENT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON FEBRUARY 14, 2001, UNDER CLERK'S FILE NO. 943392, AND AS DEPICTED BY MAP RECORDED IN VOLUME 39, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
- 10f. EASEMENTS AND CONDITIONS AS SHOWN ON PLAT RECORDED IN VOLUME 39, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
- 10g. EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 5.
- 10h. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT PUBLIC RECORD.



- LEGEND
- Found 1/2" iron rod
 - Water meter
 - 60" irrigation stand pipe
 - Water valve
 - Back of curb
 - Electric transformer
 - Television pedestal
 - Television sign
 - Fire hydrant
 - Light pole
 - Power pole
 - P-Power line

PROPERTY ADDRESS: 503 CONQUEST BLVD.
EDINBURG, TX 78539

PREPARED FOR: HITTANCK INVESTMENTS, LLC

RA ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

RA ROBLES & ASSOCIATES, PLLC
10000 W. 100th St.
Suite 100
Edinburg, TX 78539
PHONE (361) 988-2403
FAX (361) 988-2404
E-MAIL: info@ra-robles.com
WEB: www.ra-robles.com

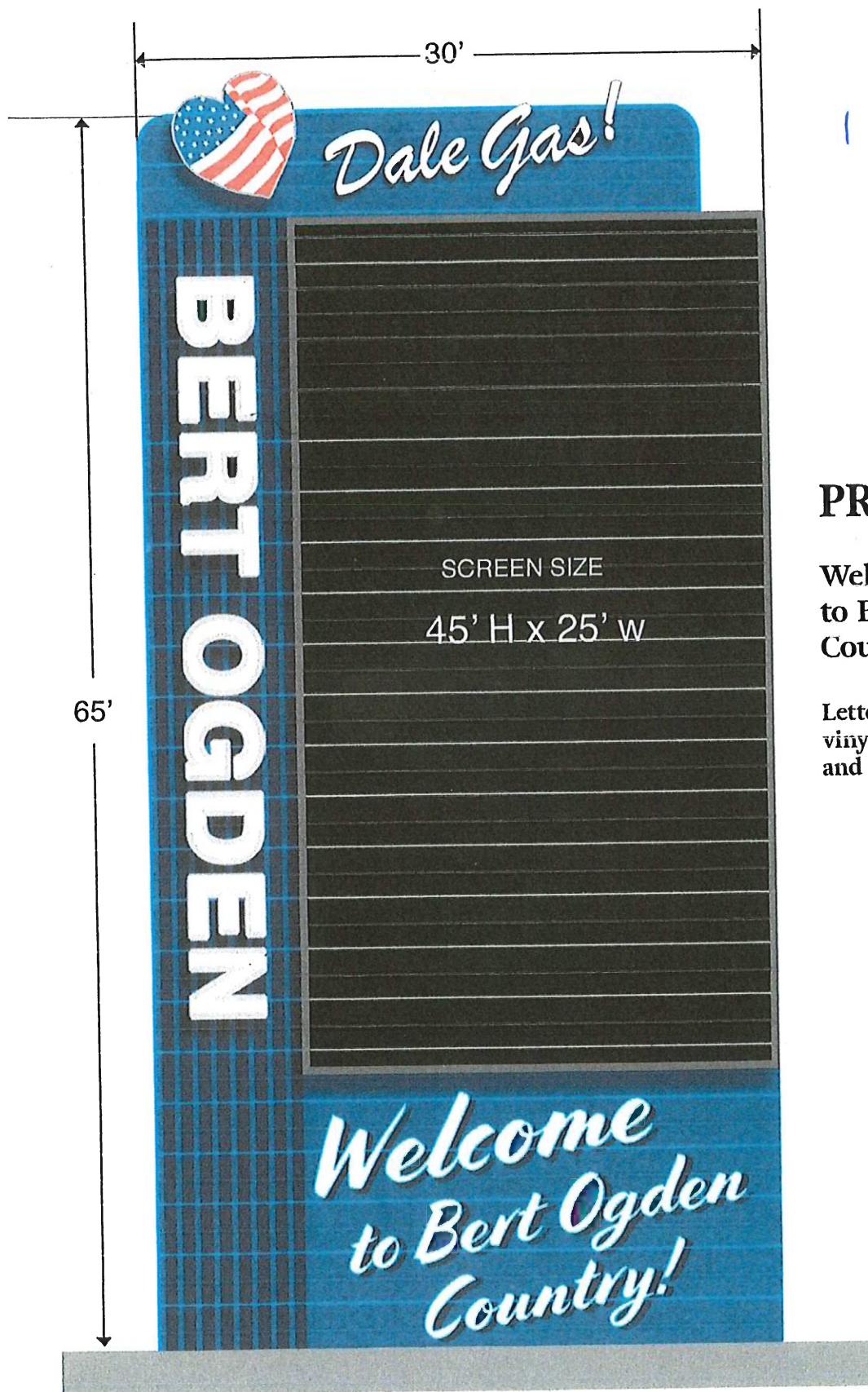
ISSUED: 10/08/25
DRAWN BY: JB 10/14/25
SCALE: 1"=100'
TITLE COMMITMENT NO: 107707
ISSUE DATE: 09/12/25
REVISION:
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSSSED SEAL OF SURVEYOR OF RECORD.

SURVEY PLAT OF LOT 20
SHEAVAL SUBDIVISION
AN ADDITION TO THE CITY OF EDINBURG
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOL. 39, PG. 13, H.C.M.R.

I, REYNOLDO ROBLES, JR., REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY, EXCEPT AS SHOWN AND BENEVOLENTLY SET OUT ON THIS PLAT. THIS PROPERTY IS BOUNDARY ADJACENT TO THE CHURCH OF CHRIST, CHURCH OF GOD, 10000 W. 100th St., Edinburg, Texas. THE CHURCH OF GOD, 10000 W. 100th St., Edinburg, Texas, IS LESS THAN 100 SQUARE FEET OF WITH DRAINAGE AREA, LESS THAN 1 SQUARE MILE, AND AREA LESS THAN 1 SQUARE MILE, AND AREA LESS THAN 100-YEAR FLOOD, OF FIRM COMMUNITY PANEL NO. 480336 0030 E. REVISIONS TO REFLECT LOUW DATED JUNE 8, 2000.

REYNOLDO ROBLES, JR., R.P.L.S. #7067

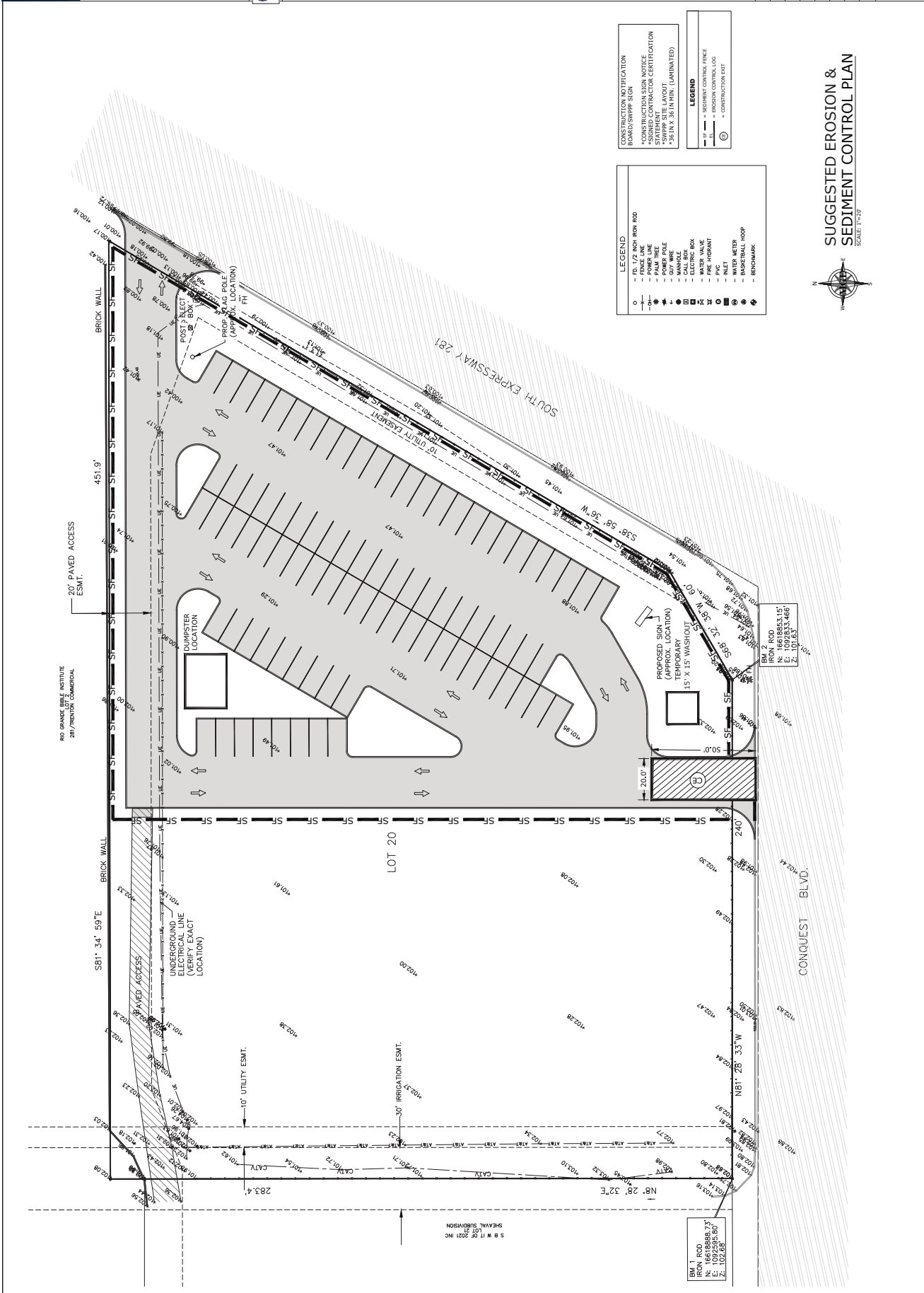
THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE COMMITMENT PREPARED BY OTHERS, ROBLES & ASSOCIATES, NOR THIS SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.



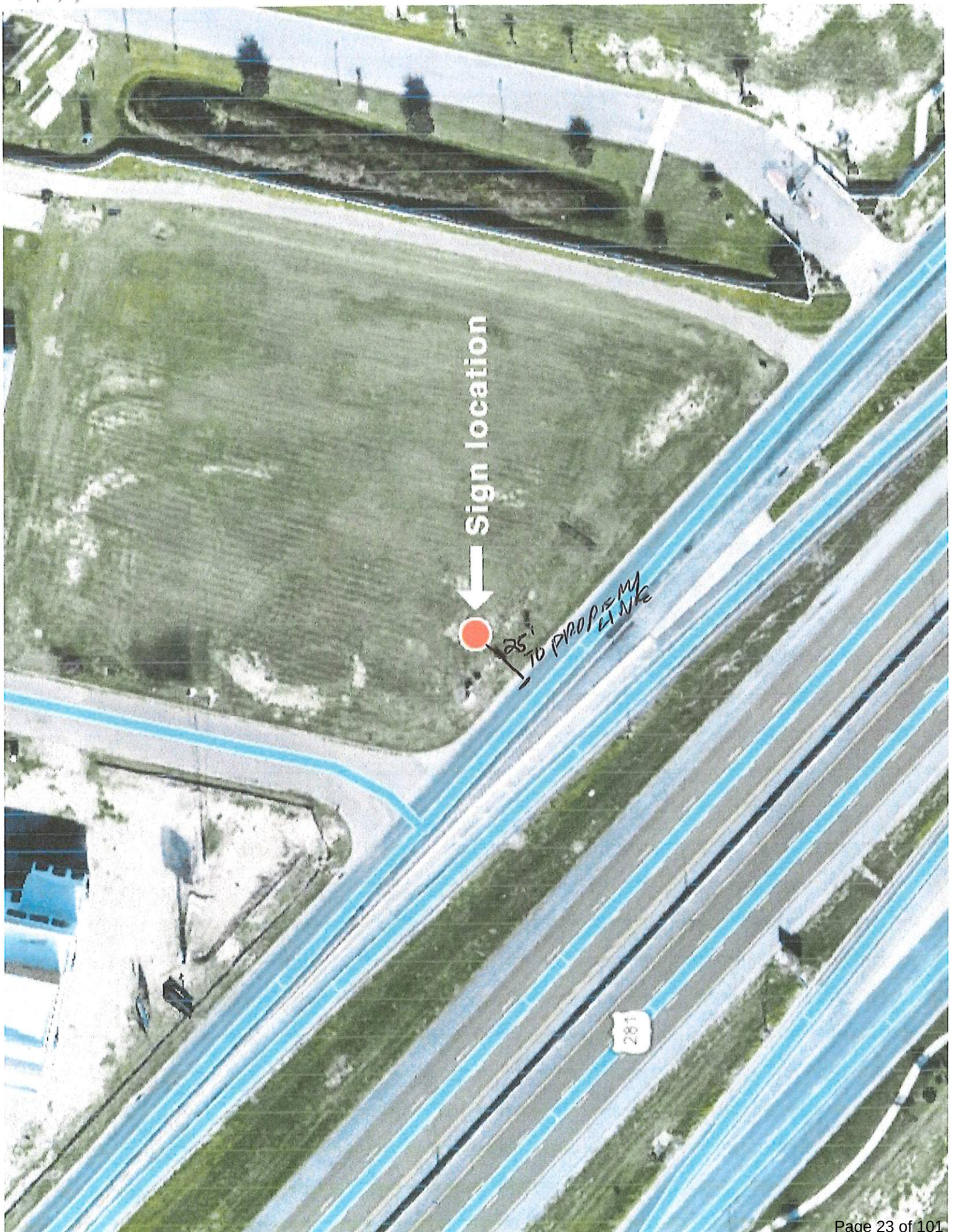
PROOF#4-C

Welcome
to Bert Ogden
Country!

Letters will have 3 different
vinyl colors light blue outline
and dark blue/black shadow



SUGGESTED EROSION & SEDIMENT CONTROL PLAN
 SCALE: 1"=20'





**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 27, 2026

PUBLIC HEARINGS

Agenda Item No: 8.B.

Sign Variance Request - Roberto Gonzalez

1. Agenda Item:

Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.305-B18, Prohibited Signage that are Located on or Extended over any Public Sidewalk, Street, Alley or other Public Property, Being Lot 1, Doctor's Center Phase 2 Subdivision, Located at 5502 S. McColl Road, as Requested by Roberto Gonzalez.

2. Description:

The applicant is requesting a variance to the Unified Development Code Article 4, Section 4.305-B18 as it applies to signs. The sign in question is for the advertisement of Driscoll Children's Hospital at this location. The property is located at the northwest corner of the intersection of S. McColl Road and W. Michaelangelo Dr. The proposed sign will be a double-sided freestanding sign that will be 10 feet and 6 inches wide by 9 feet 9 inches height and approximate 17 feet tall within the right of way at the corner clip of the intersection. The property is currently zoned Commercial, General (CG) District. Adjacent land uses are commercial uses.

Staff received a Sign Variance Application for the subject property on July 24, 2026 requesting the following variance to replace an existing sign and install a new sign using the current pole and location within the right-of-way. City of Edinburg Unified Development Code does not allow for any freestanding sign to be located on or extended over any public sidewalk, street, alley or other public property.

Article 9, Table 9.103-1 states that a variance to a sign permit must come before the Planning & Zoning Commission in the form of a public hearing. The applicant then has an opportunity for the item be heard before City Council.

Staff mailed a notice of the public hearing to 4 neighboring property owners on Friday, August 14, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 26, 2026.

3. Staff's Recommendation:

Staff recommends denial of the Variance Request to the City's Unified Development Code. 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.

Reviewed by:

Prepared by:

Rita Guerrero, Assistant
Director of Planning and
Zoning

Attachments:

A. Planning and Zoning Agenda Packet Attachments

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/27/2026
CITY COUNCIL –09/15/2026
DATE PREPARED – 08/17/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.305-B18, Prohibited Signage that are located on or extended over any public sidewalk, street, alley or other public property.

APPLICANT: Day Surgery at Renaissance, LTD.

AGENT: Roberto Gonzalez

LEGAL: Lot 1, Doctor's Center Phase 2 Subdivision

LOCATION: Located at 5502 S. McColl Road

LOT/TRACT SIZE: Lot 1

CURRENT USE: Existing Hospital Building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Outside City Limits of Edinburg
East – Commercial, General (CG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water.

RECOMMENDATION: Staff recommends denial of the Variance Request to the City's Unified Development Code. 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.

SIGN VARIANCE REQUEST
ROBERTO GONZALEZ

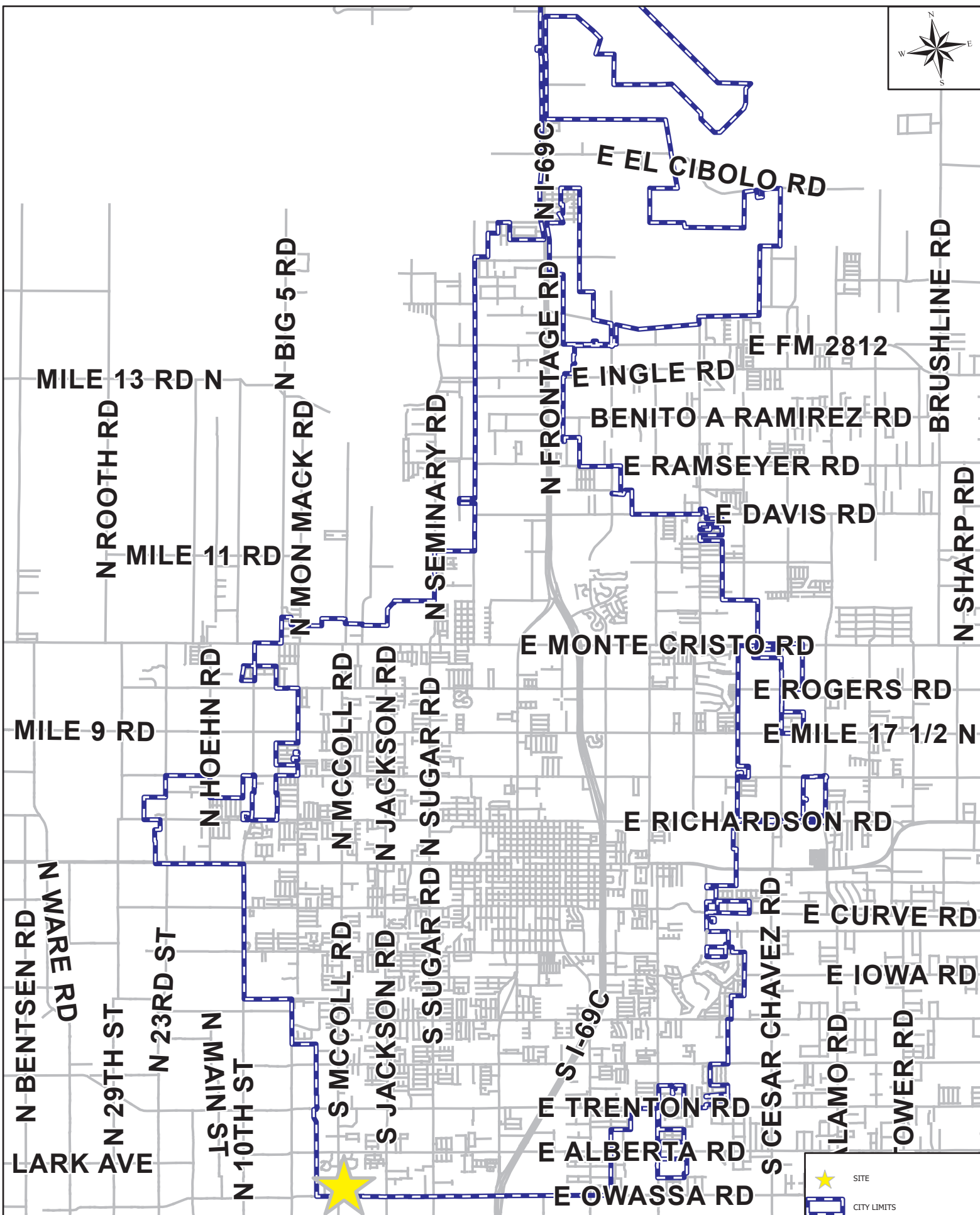
EVALUATION

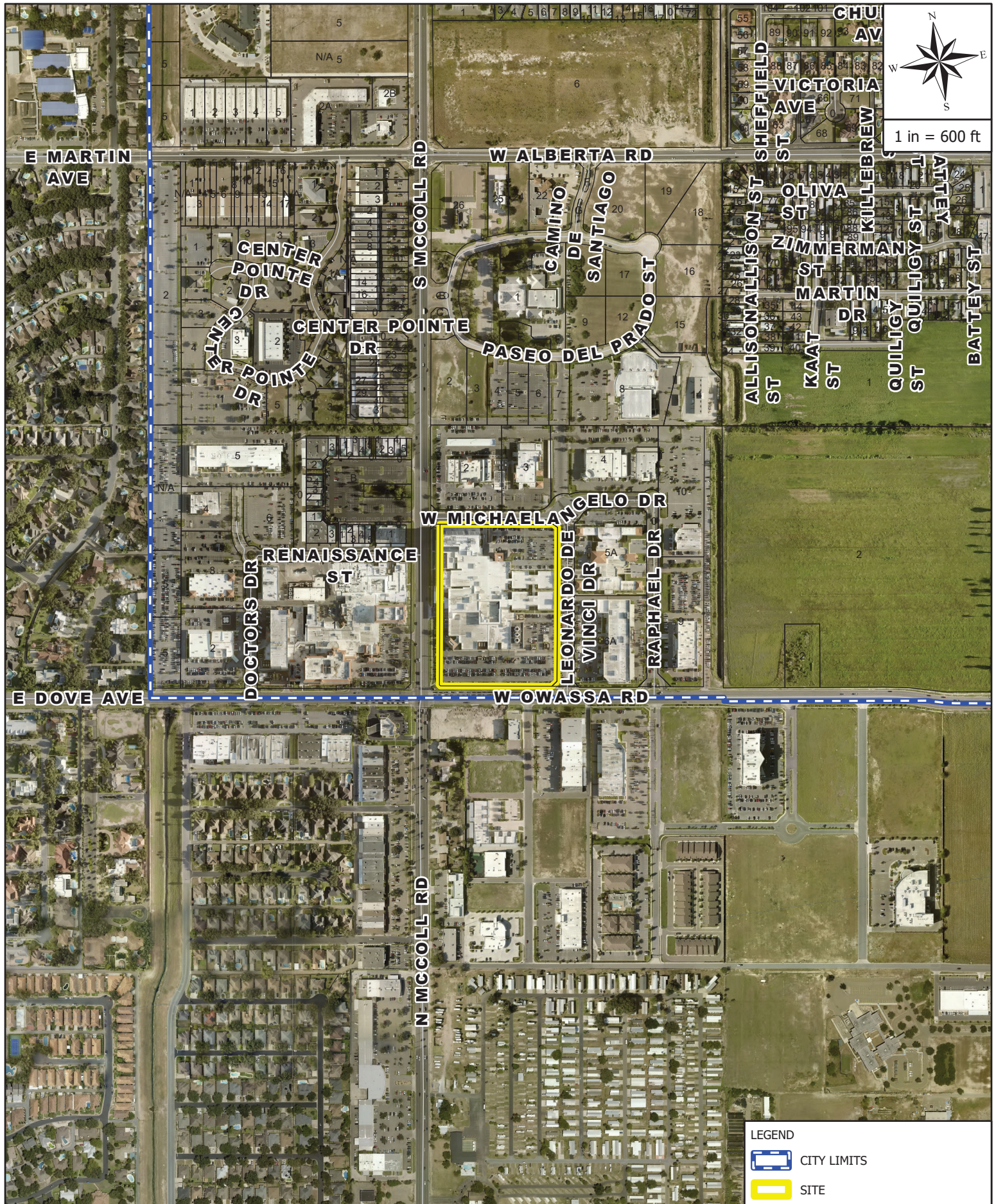
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Driscoll Children's Hospital at this location.
2. Based on Article 4, Section 4.305-B18, Prohibited Signage that are located on or extended over any public sidewalk, street, alley or other public property.

Staff recommends denial of the Variance Request to the City's Unified Development Code. 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.

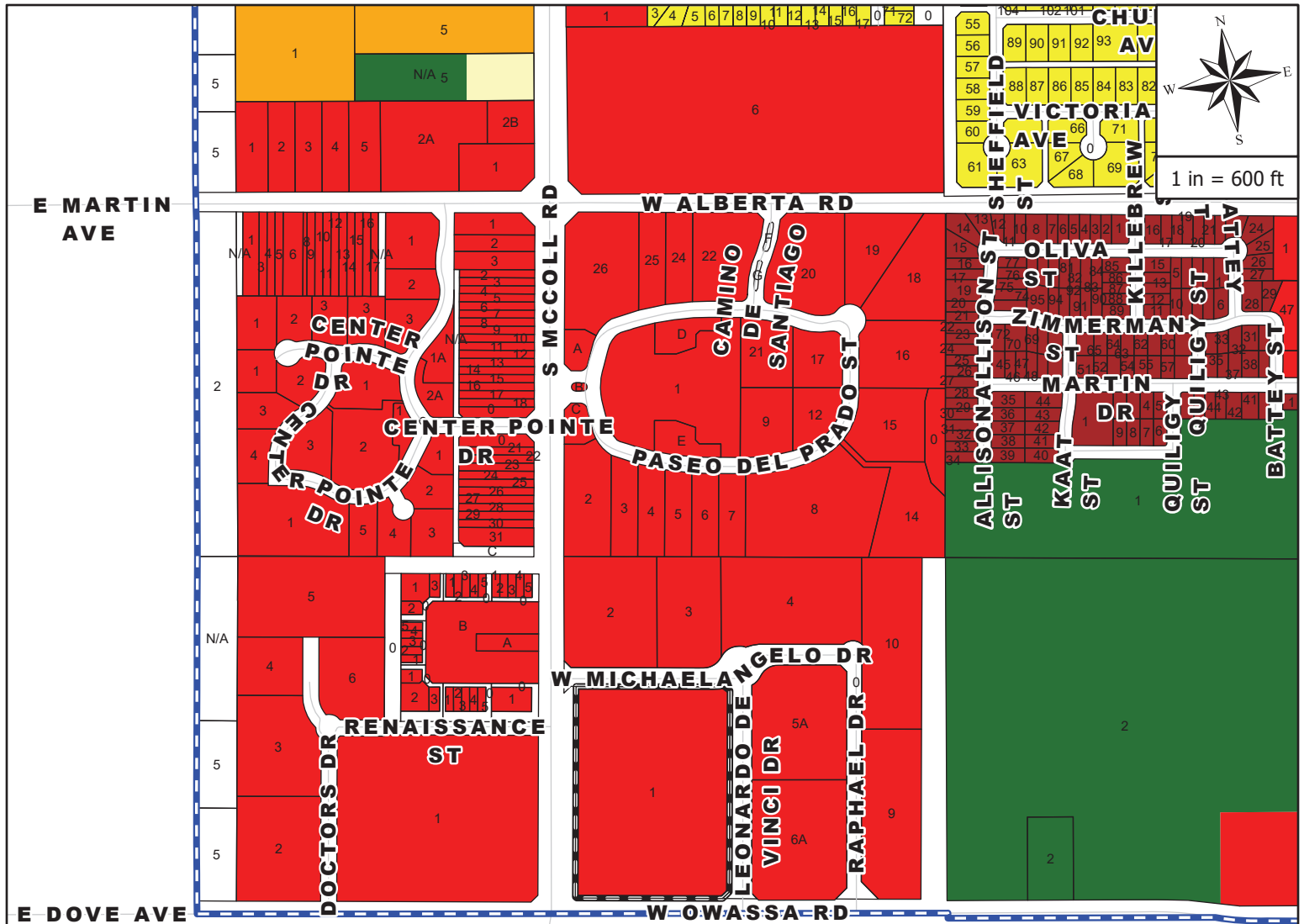
Staff mailed a notice of the public hearing to 4 neighboring property owners on Friday, August 14, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 26, 2026.





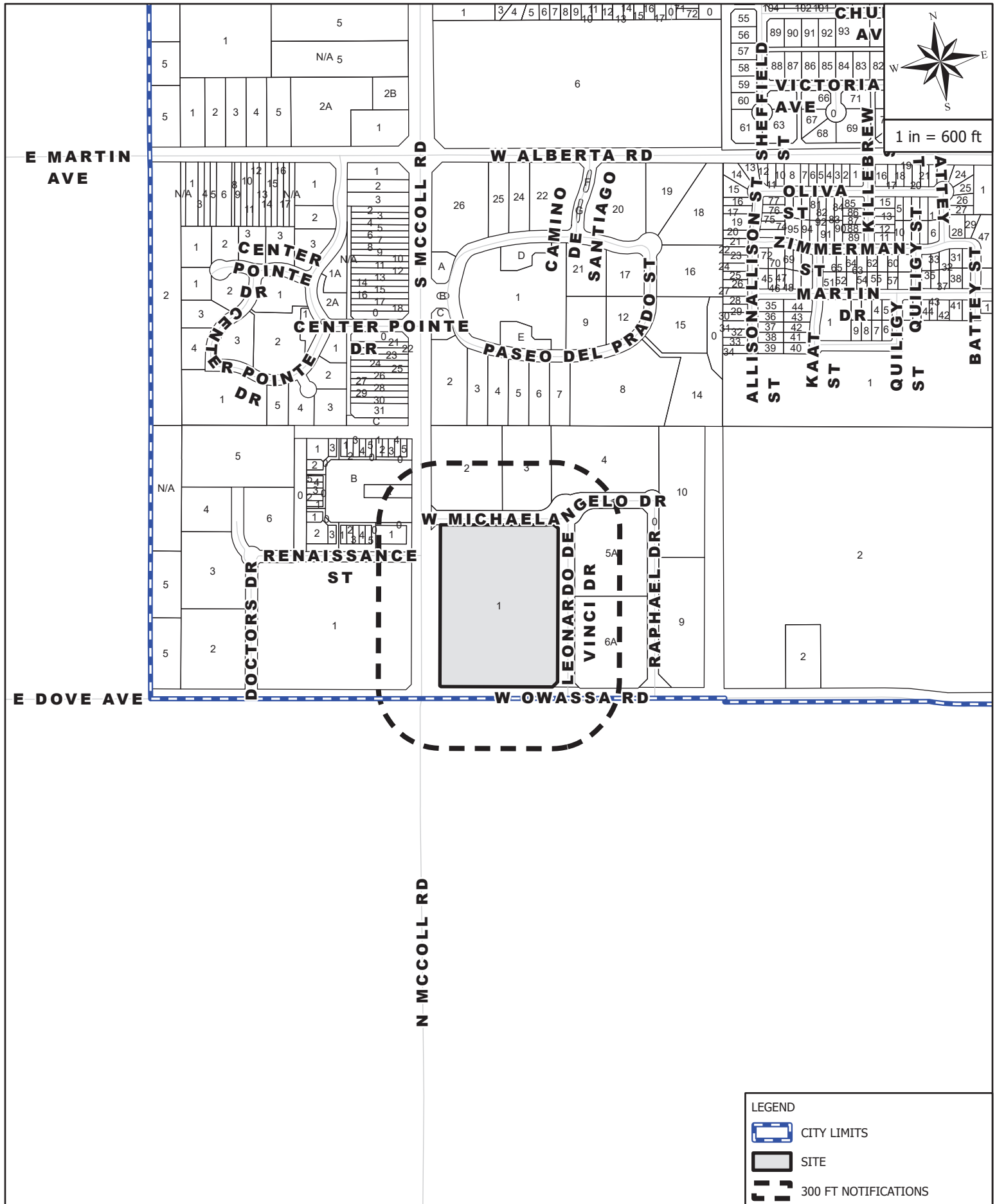
AERIAL MAP

5502 S MCCOLL RD



ZONING MAP

5502 S MCCOLL RD



MAILOUT AND SITE MAP

5502 S MCCOLL RD



Sign Variance Request Site Photo

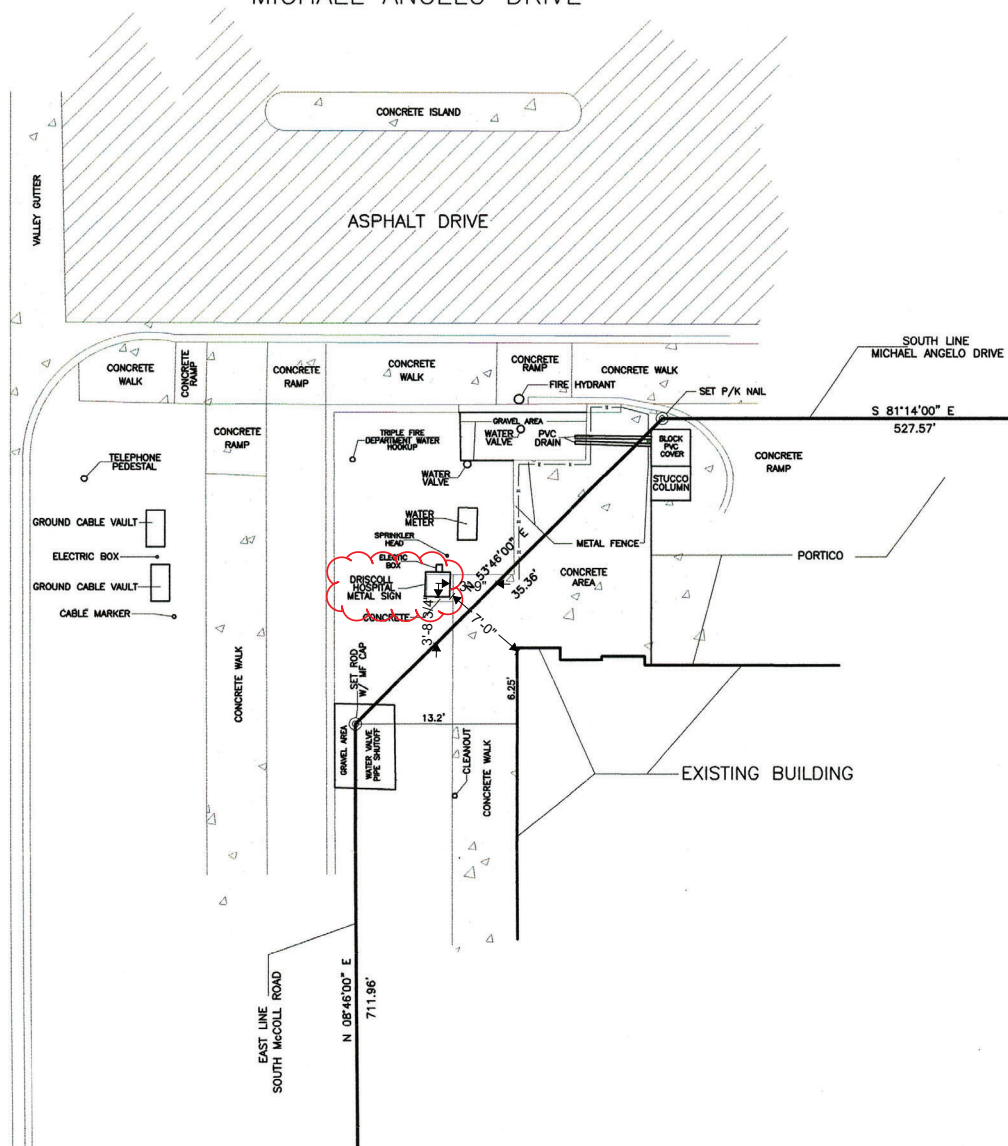
Roberto Gonzalez
5502 S. McCall Road





MICHAEL ANGELO DRIVE

SOUTH McCOLL ROAD
(FM 2061)



MAP
SHOWING
EXISTING SIGN LOCATION
AND IMPROVEMENTS
IN THE NORTHWEST CORNER
LOT 1 DOCTOR'S CENTER
PHASE 2 SUBDIVISION
HIDALGO COUNTY, TEXAS
RECORDED IN VOL.50, PG.15, M/R

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DESCREPARCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLEN, TEXAS
4893



COMPRISED MICHAEL FABIAN SURVEYING, INC. 2024 NO LICENSE HAS BEEN CREATED.
COPYRIGHT 2024 MICHAEL FABIAN SURVEYING, INC. THIS PLAT OF SURVEY
DOES NOT MEAN ANY GUARANTEE OF ACCURACY OR LIABILITY FOR DAMAGES
AND, PER 19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER
ARTICLE 2026 C, VERSION 1000 ONE STATUTE.

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
MCALLEN, TEXAS 78501 (956) 630-1432 FAX (956) 687-4660

MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

W.O.# 04511 CRD : SM PRINT SIZE: LEDGER
SCALE: 1"= 10' DATE: 02/11/2026

EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM
FIRM # 10193965

General Notes:

- ① Design is based on IBC 2018 & Wind speed of 130 mph at 3 sec gust (Risk Cat 2, Exp C)
- ② These drawings shall only be used for the intended reasons when issued and should not be used for any other purpose on this project and shall not be used on any other project either by the recipient or others without the prior approval of TMM Consultants.
- ③ TMM Consultants is not the Engineer of Record for overall project and shall only be responsible for the design of the sign structure and/or sign anchors shown on the drawing. Sign cabinet structure design shall be provided by others.
- ④ Contractor shall be responsible for any discrepancies on the drawings. Any such discrepancies shall immediately be reported to TMM Consultants for verification and adjustments.
- ⑤ If any part of existing structure does not meet specifications listed or dimensions shown, contractor shall not proceed with construction and request for a redesign
- ⑥ All HSS sections shall meet ASTM 500 Grade B with minimum yield stress $F_y=46$ ksi for HSS Square & Rectangular Sections and $F_y=42$ ksi for HSS Round Sections.
- ⑦ All Standard Steel Pipes and Tubes shall meet minimum yield stress $F_y=35$ ksi.
- ⑧ All other existing and new steel including plates, angles, anchor rods, etc. shall meet ASTM A36 with minimum yield stress $F_y=36$ ksi.
- ⑨ All Aluminum Tubes and Plates shall meet 6061 or 6063 specs
- ⑩ All existing and new structural bolts shall conform to ASTM A325 unless noted otherwise.
- ⑪ Bolts Shall not be connected to existing building facia, brick or stone veneer at any location. It should be properly anchored to the building frame w/ appropriate blocking or to Concrete wall or CMU walls that has cells filled with grout
- ⑫ All Steel welding shall be made with E70xx electrodes and All Aluminum welding shall be made with E40xx electrodes. Weldings shall be performed by certified welders in accordance with latest AWS standards
- ⑬ All Rebars shall conform to ASTM A615 and will be Grade 60 steel.
- ⑭ Analysis of existing building structure, where applicable, to support proposed loads not in scope of TMM Consultants and hence not performed and provided.
- ⑮ Wall type information, where applicable, provided by the Sign Installer. The Contractor shall not proceed with the installation if the actual Wall type is other than shown and request for a redesign
- ⑯ For Concrete Masonry Unit Construction, Masonry Units shall conform to ASTM C90 and the cells shall be fully grouted and will have fm of 2000 psi minimum (attained @ 28 days)
- ⑰ Concrete Piers and Spread footing shall have normal weight concrete with minimum compressive strength of 3000 psi (attained in 28 days. Care shall be taken for not placing concrete over soil fill.
- ⑱ Prior to construction contractor shall verify dimensions and grade of existing steel and concrete.
- ⑲ Field verification for accuracy and structural integrity of all elements of existing structure - including but not limited to - steel support, foundation, connections - not in scope of TMM Management..
- ⑳ TMM Consultants shall not be held responsible for damage caused to existing Building due to the Sign Project.





M.A. Bostwell

10/13/2025

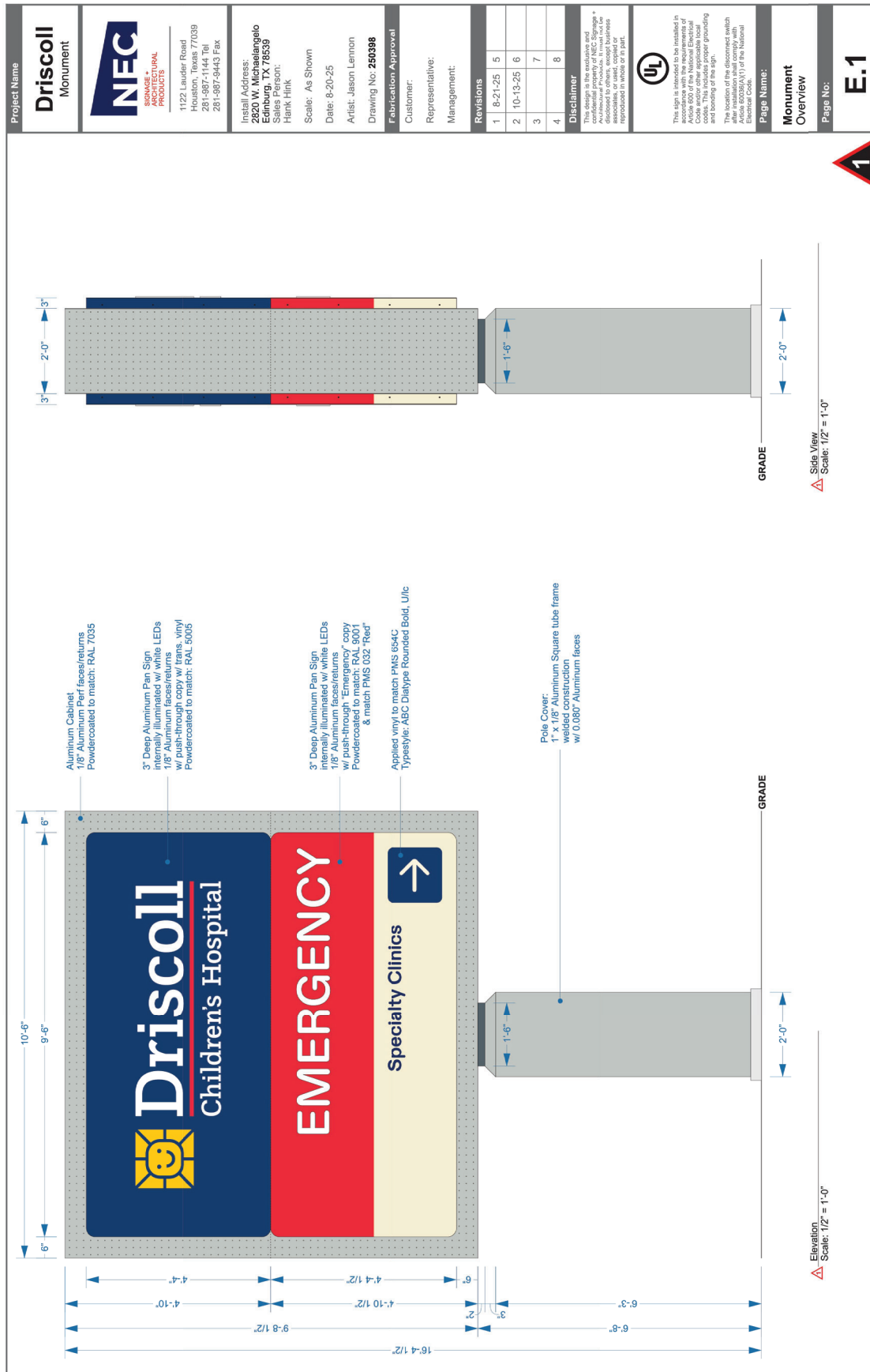
NEC Signage
1122 Lawler Road
Houston, TX 77039

PROJECT #: 25480

PROJECT NAME

Driscoll CH @ 2820 W
Michaelangelo, Edinburg,
TX 78539

SHEET: 1





M.A. Rashed

10/13/2025

PREPARED FOR

10/13/2023

NEC Signage

1122 Lauder Road

Houston, TX 77039

PROJECT #: 25480

PROJECT NAME

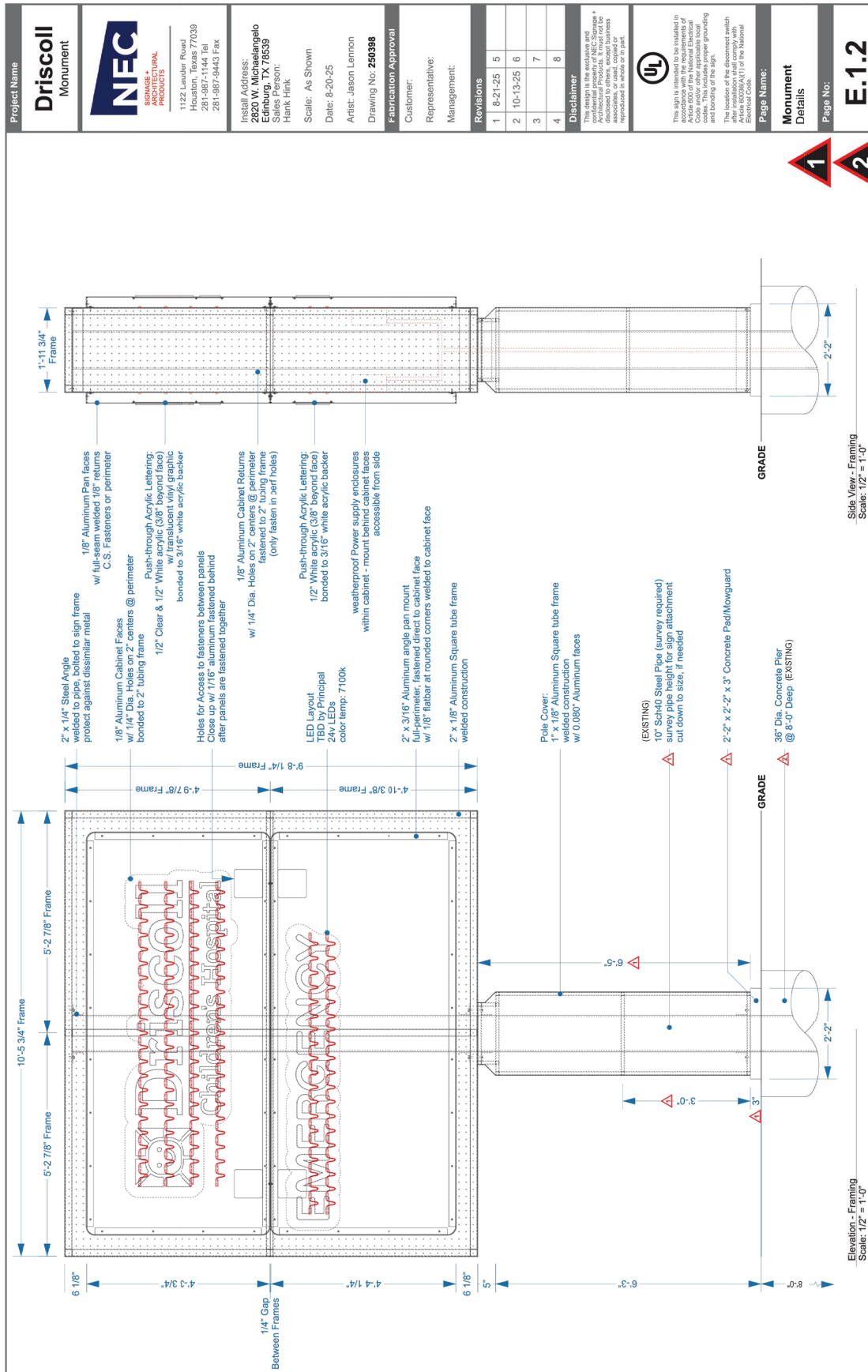
FACULTY NAME

Driscoll CH @ 2820 W

Michaelangelo, Edinburg,

TX 78539

SHEET 2 OF 2



SCALE: NOT TO SCALE



10/13/2025
MA Bootwala

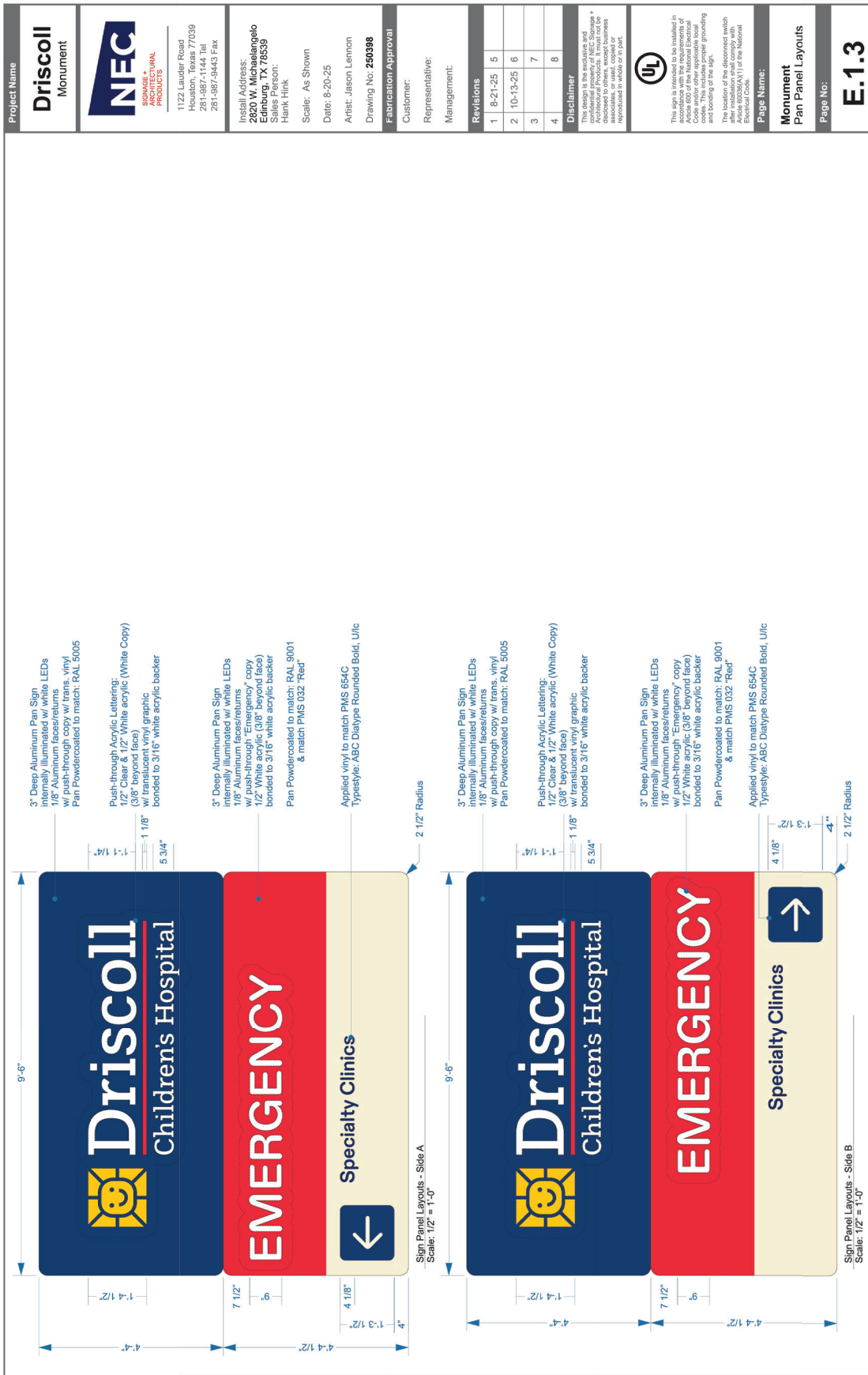
PREPARED FOR
NEC Signage
1122 Lander Road
Houston, TX 77039

PROJECT # 25480

PROJECT NAME

Driscoll CH @ 2820 W
Michaelangelo, Edinburg,
TX 78539

SHEET: 3



Project Driscoll CH @ 2820 W Michaelangelo, Edinburg, TX 78539
Risk Category II
Exposure C
V 130
Applicable Design Code IBC 2018

Analysis										Bottom Support					
Section	B (ft)	s (ft)	h (ft)	K _h	K _g	K _{sc}	V mph	q _z (psf)	G	C _f	ASD LF	Force (psf)	Force (lb)	Centroid (ft)	Moment (lb-ft)
1	10.48	9.69	16.38	0.86	0.85	1.00	130	31.8	0.85	1.75	0.60	28.4	2,881	11.53	33,223
2	2.00	6.69	6.69	0.85	0.85	1.00	130	31.2	0.85	1.65	0.60	26.3	351	3.34	1,175
													3,232		34,398

Steel Design

Bottom Support Design				
M_{reqd}		34.4 k-ft		
P_H		3 k		
Any of the following Sections Okay				
	M_u/Ω_b		Wt/Ft	
Steel Pipe 8.625 in Dia x 0.322 in Wall (fy=35 ksi)	36		29	
Steel Pipe 10.75 in Dia x 0.365 in Wall (fy=35 ksi)	64		41	
Steel Pipe 8.625 in Dia x 0.5 in Wall (fy=35 ksi)	54		43	

Round Pier Foundation Design	
b =	3.00 ft
L =	150
h =	10.64
d_{reqd} =	8.00 ft
Lateral Pressure based on 1/3rd depth	
Permitted Lateral Pressure	
2250 OK	
Provide 3 ft Diameter x 8 ft deep Concrete Pier	

SCALE: NOT TO SCALE



10/13/2025

PREPARED FOR

NEC Signage
1122 Lander Road
Houston, TX 77039

PROJECT # 25480

PROJECT NAME

Driscoll CH @ 2820 W
Michaelangelo, Edinburg,
TX 78539

SHEET C1



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 27, 2026

SUBDIVISION VARIANCE

Agenda Item No: 9.A.

Subdivision Variance- Margie Garza & Jorge Garza

1. Agenda Item:

Consider the Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability, Being a One Acre Tract of Land, Being the North 1.00 Acre of the South 5.00 Acres of the East 10.00 Acres of the West 20.00 Acres of Lot 7, Section 239, Texas Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 1407 W. Rogers Road, as Requested by Margie Garza & Jorge Garza.

2. Description:

The property is located on the north side of Rogers Road and along an access easement 334 ft. east of N. Sugar Road and is within the City of Edinburg, City Limits. The 1.00 acre tract of land currently has a storage structure that was built without a building permit. The applicant came in to apply for a permit to add electricity for agricultural purposes, however due to the zoning and lot size, agricultural purposes are not permitted. The applicant is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Article 5, Subdivision Standards, Section 5.102, Applicability

Article 5, Subdivision Standards, Section 5.102, Applicability of the Unified Development Code states no development shall commence, nor shall any building permit, utility connection permit, electrical connection permit, or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County.

City of Edinburg Unified Development Code has a section providing the exemption from platting under certain provisions as stated below:

City Only. The following situations do not require a plat in the City limits:

a. Large Parcels. A division of land into parcels that are greater than five acres, where each parcel has access to a public right-of-way and no public improvements will be dedicated. (Local Government Code, Section 212.004(a);

b. No Development. Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision, or alteration is occurring;

c. Cemeteries. Existing cemeteries complying with all state and local laws and regulations;

d. Family Partitions. A family partition as provided in Subsection E, Lot Partitions for Family Members, below;

e. City-Owned Property. City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:

- i. The development of the property meets all applicable infrastructure requirements; and
- ii. The map of the property in question is recorded in the Hidalgo County Clerk's Office.

f. Court Orders. Divisions of land created by a court order unless the owner of a court-subdivided parcel seeks further subdivision; or

g. Older Properties.

i. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:

- 1. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or
- 2. A building was in existence on the subject property; or
- 3. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and

ii. The subject property has frontage on an existing publicly dedicated and accepted road; and

iii. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:

- 1. A survey of the property; and
- 2. A letter of commitment from a public water supply agreeing to supply the subject property

Analysis:

After review of warranty deeds found in the Hidalgo County Clerks Official Records, it was discovered in 2020 the property consisted of 1.00 of acre, meaning the property was divided by metes and bounds after the year 1987. Based on the findings this property does not qualify for the platting exemption.

3. Staff's Recommendation:

Staff recommends denial of the variance requests as the property does not qualify under any of the platting exemptions. If approved, staff recommends the applicant comply with the requirements of the City of Edinburg Unified Development Code.

Reviewed by:

Erika Monreal, Administrative Assistant
Rita Guerrero, Assistant Director of Planning and Zoning
Jaime Acevedo, Director of Planning and Zoning

Prepared by:

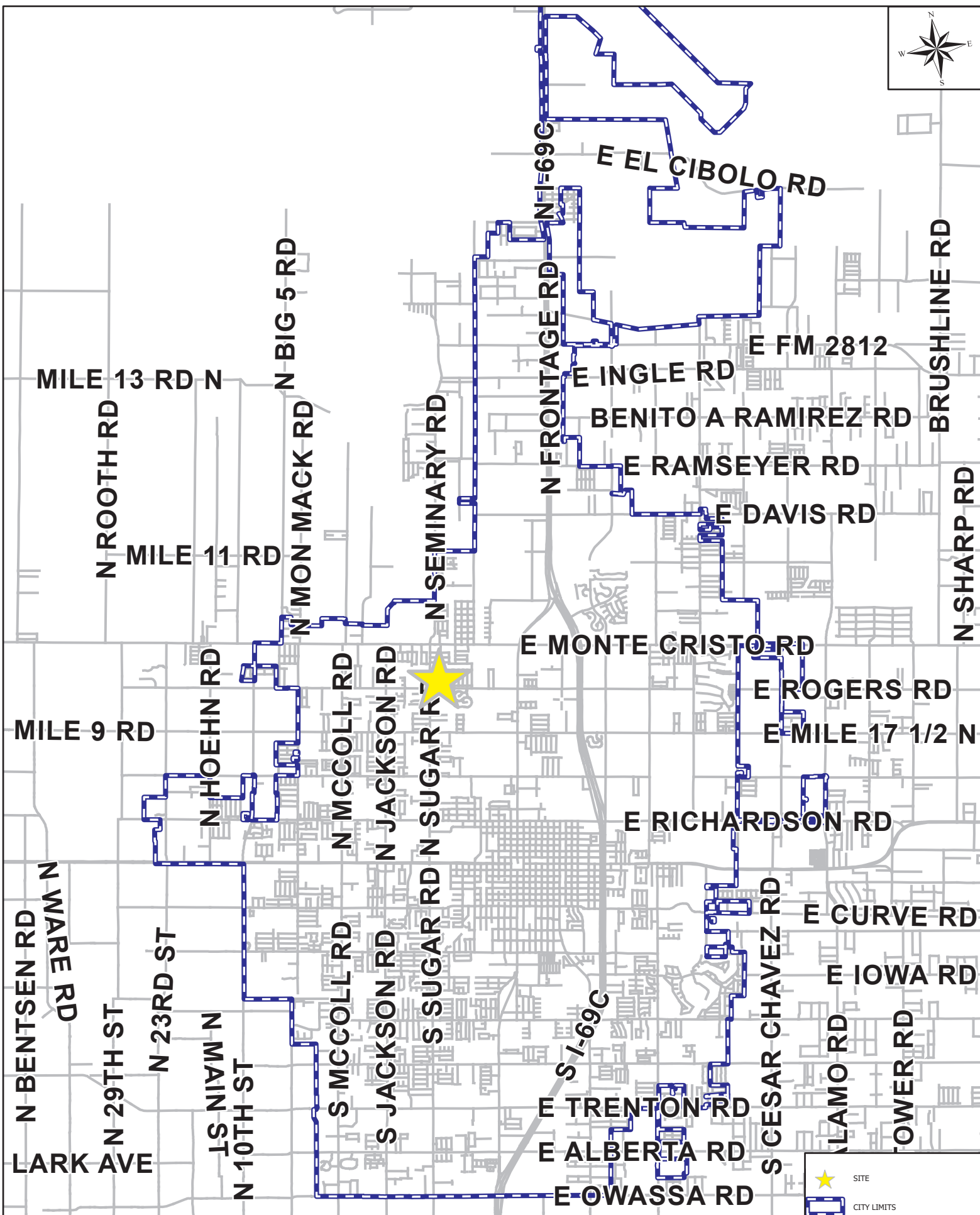
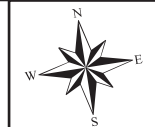
New - Claudia Mariscal, Planner I

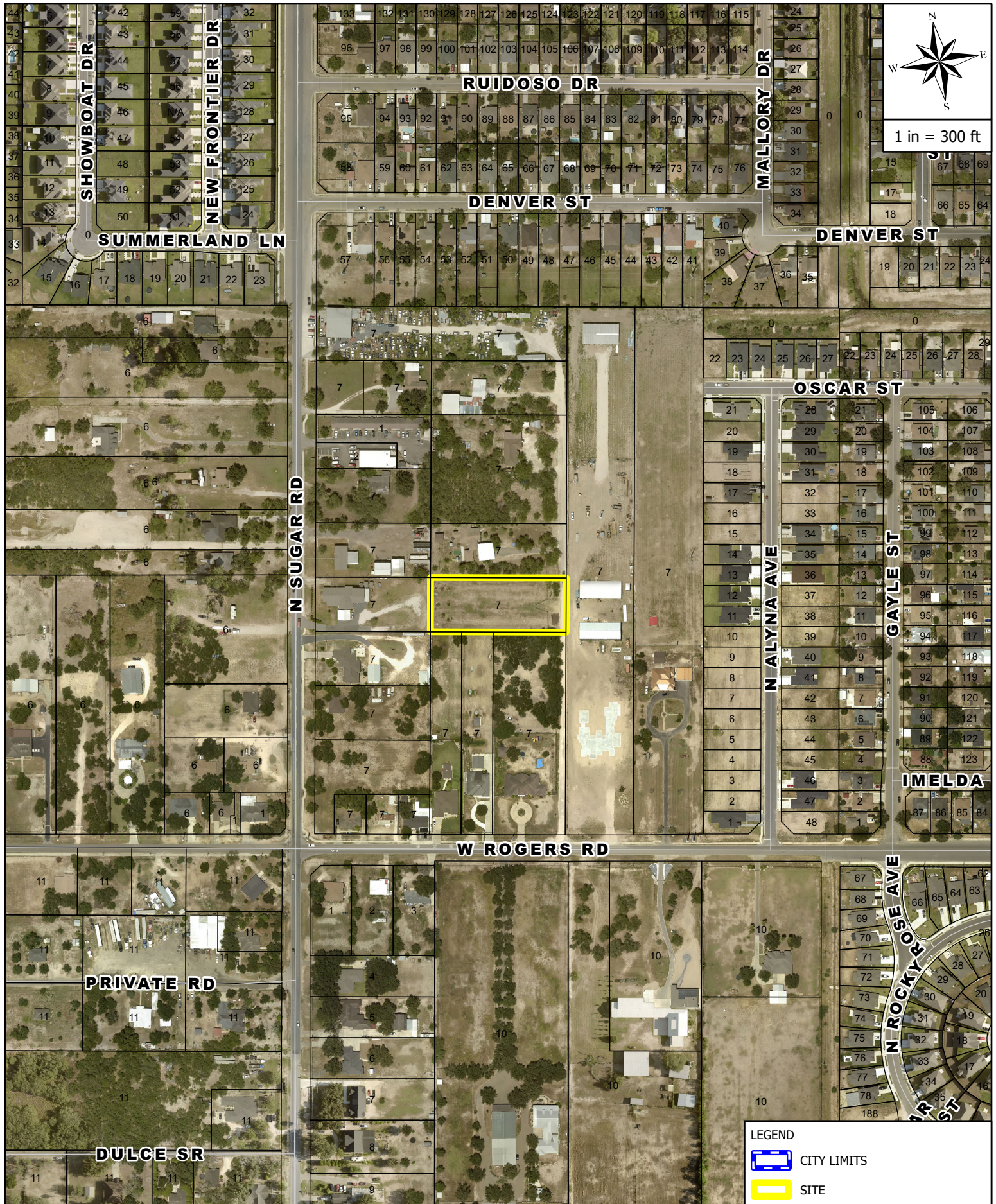
Attachments:

A. VARIANCE REQUEST 1407 W ROGERS

Sec. 5.102, Applicability

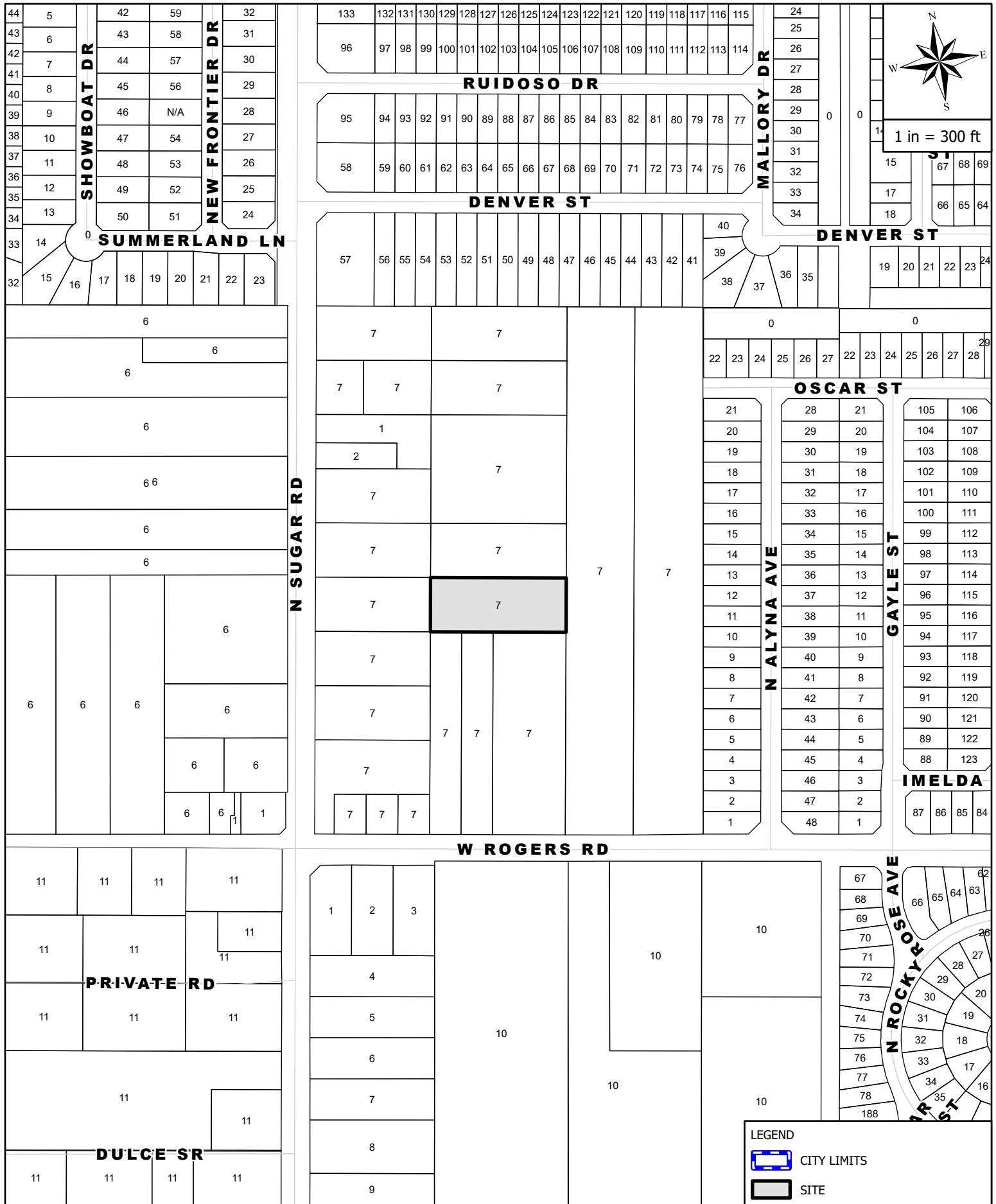
- A. Generally.** No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit, or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County. However, the City shall not require building permits or otherwise enforce the City's Building Code in the City's extraterritorial jurisdiction in relation to any plat required by this Code unless the development is connected to city utilities, or upon request by a developer or builder and upon coordination with County authority.
- B. Requirement to Plat.** Except as set forth in Subsection D, *Exemption from Platting*, below, the owner or owners of a tract of land within the City limits or in the ETJ who divides the land into two or more parts shall have a plat of the subdivision prepared in accordance with the Texas Local Government Code, Title 7, Chapter 212.004. Plats within the extraterritorial jurisdiction shall also come under the authority, review, and approval of the Hidalgo County Commissioners Court in accordance with Chapter 232 of the Texas Local Government Code.
- C. Compliance with UDC Required to Subdivide.** Unless a subdivision is specifically exempted from the requirements of this Article, it shall be unlawful for any person or entity to take any of the following actions until an appropriate plat is approved and recorded in conformity with this Article:
1. *Subdivide.* Subdivide any tract, lot, or parcel of land;
 2. *Construction.* Construct or permit to be constructed any public or private street, utility service or facility, building, structure, or other improvements on any tract, lot, or parcel of land, except when completion of construction is required prior to recording a plat; and
 3. *Utilities.* Connect or serve any utility service or facility to any tract, lot, or parcel of land.
- D. Exemption from Platting.** The following exemptions apply only to residential uses.
1. *City Only.* The following situations do not require a plat in the City limits:
 - a. *Large Parcels.* A division of land into parcels that are greater than five acres, where each parcel has access to a public right-of-way and no public improvements will be dedicated. (Local Government Code, Section 212.004(a));
 - b. *No Development.* Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision, or alteration is occurring;
 - c. *Cemeteries.* Existing cemeteries complying with all state and local laws and regulations;
 - d. *Family Partitions.* A family partition as provided in Subsection E, *Lot Partitions for Family Members*, below;
 - e. *City-Owned Property.* City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:
 - i. The development of the property meets all applicable infrastructure requirements; and
 - ii. The map of the property in question is recorded in the Hidalgo County Clerk's Office.
 - f. *Court Orders.* Divisions of land created by a court order unless the owner of a court-subdivided parcel seeks further subdivision; or
 - g. *Older Properties.*
 - i. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:
 1. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or
 2. A building was in existence on the subject property; or
 3. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and
 - ii. The subject property has frontage on an existing publicly dedicated and accepted road; and
 - iii. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:
 1. A survey of the property; and
 2. A letter of commitment from a public water supply agreeing to supply the subject property.





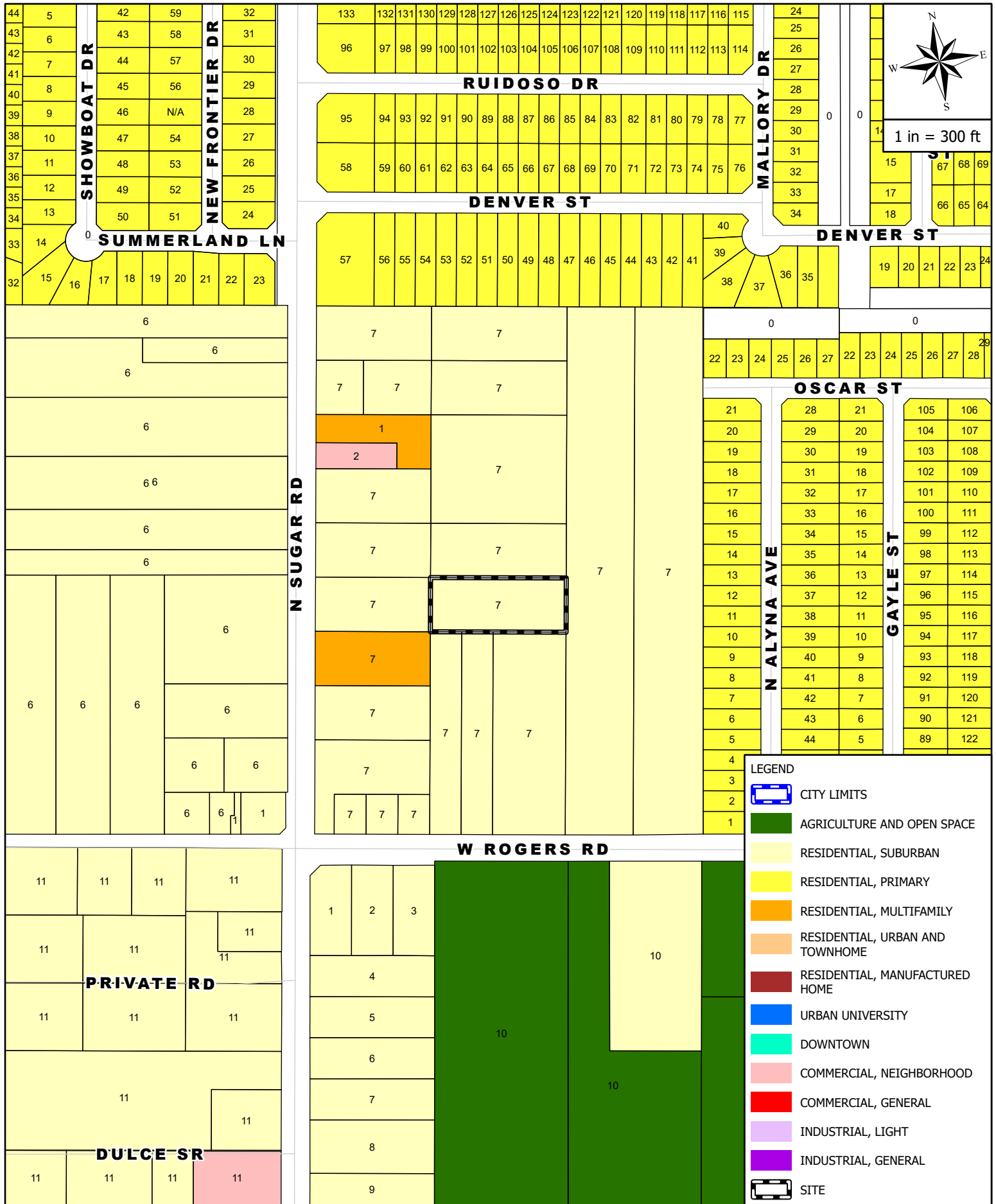
AERIAL MAP

1407 W ROGERS RD



MAILOUT AND SITE MAP

1407 W ROGERS RD



ZONING MAP

1407 W ROGERS RD

LEGEND

- - SET 1/2 INCH IRON ROD
W/ A RED CAP STAMPED
"RIO DELTA SURVEYING"
- - FD. 1/2 INCH IRON ROD
- X- - FENCE
- ☒ - UTILITY BOX

DUARTE BLANCA
TEX-MEX SURVEY E330'-W660'-N264'-S1056' LOT 7 SEC 239
DOC # 2375122 O.R.

TOBIAS MOISES
TEX-MEX SURVEY E330'-W660'-N132'-S792' LOT 7 SEC 239
DOC # 441797 O.R.

CANTU JESUS
TEX-MEX SURVEY W330'-S132'-N660' LOT 7 SEC 239
DOC # 405366 O.R.

ELIZONDO SAMUEL
TEX-MEX SURVEY N132'-S660'-W330' LOT 7 SEC 239
DOC # 308714 O.R.

SUAREZ NANCY
TEX-MEX SURVEY N132'-S528'-W330' LOT 7 SEC 239
DOC # 3217977 O.R.

(DEED S 80°54'00" E)
S 81°05'31" E

1.00 ACRE TRACT

N 81°05'31" W
(DEED N 80°54'00" W)

P.O.B.
(DEED N 09°06'00" E)
N 08°54'29" E
(DEED N 09°06'00" E)
N 08°54'29" E 528.0'

PENA JOSE
TEX-MEX SURVEY E76.25'-W405.25'-S528' LOT 7 SEC 239
DOC # 598541 O.R.

GUTIERREZ DANIEL
TEX-MEX SURVEY E76.25'-W482.5'-S528' LOT 7 SEC 239
DOC # 3536632 O.R.

CANTU EDWARD
TEX-MEX SURVEY E77.50'-W660'-S528' LOT 7 SEC 239
DOC # 3235812 O.R.

528' TO ROGERS RD

25' INGRESS/EGRESS EASEMENT
VOL. 2295 PAGE 737 O.R.

ROGERS RD
(PUBLIC R.O.W.)

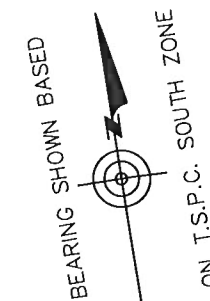
SCHEDULE B ITEMS

F. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH
IN WARRANTY DEED DATED APRIL 22, 1986, RECORDED
IN VOLUME 2295, PAGE 737, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS. (AFFECTS)

G. SUBJECT TO ANY PORTION OF THE LAND WITHIN THE LIMITS
OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY
AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC THERETO.
H. SUBJECT TO ANY PORTION OF THE LAND DESCRIBED HEREIN
LYING WITHIN CANAL RIGHT OF WAY.

I. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

J. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE
RECORDED MAP AND DEDICATION OF SAID
SUBDIVISION.



SCALE: 1" = 100'

PLAT SHOWING

A 1.00 ACRE TRACT OF LAND, MORE OR
LESS, BEING THE NORTH 1.00 ACRE OF THE
SOUTH 5.00 ACRES OF THE EAST 10.00
ACRES OF THE WEST 20.00 ACRES OF LOT
7, SECTION 239, TEXAS-MEXICAN RAILWAY
COMPANY'S SUBDIVISION, AS PER MAP OR
PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 12, MAP RECORDS, HIDALGO COUNTY,
TEXAS. (SEE METES AND BOUNDS)

REQUESTED BY: JORGE GARZA AND MARGIE GARZA

ADDRESS: ROGERS RD
EDINBURG TX

SURVEYED: 09-25-26

GF#: 960961

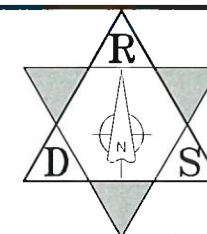
FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: 06-06-2000 LOMR 5-14-2001

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



 09-26-25

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222

EMAIL: MARIO@RIODELTASURVEYING.COM

T.B.P.L.S. FIRM # 10013900

JOB NUMBER

RIO 25 270

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OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.







**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 27, 2026
SUBDIVISION VARIANCE

Agenda Item No: 9.B.

Subdivision Variance-Quintanilla, Headley and Associates, Inc.

1. Agenda Item:

Consider the Variance Requests to the City's Unified Development Code as Follows: 1.) Article 5, Section 5.301 Dedication of Improvements A.) Street and Rights-of-Way 3. Perimeter Streets; Pavement or Fee in Lieu Required A., and 2.) Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, for Montemayor Estates Subdivision, Being a 4.00 Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey Hidalgo County, Texas, Located at 3220 W. Chapin Road, as Requested by Quintanilla, Headley and Associates, Inc.

2. Description:

The property is located on the south side of W. Chapin Road approximately 976 feet west of N. McColl Rd and is within the City of Edinburg, city limits. The proposed development consists of 6 single-family residential lots. The property owners were granted a variance for the Required Lot Frontage Article 5, Section 5.206 on June 2, 2026 by City Council. Quintanilla, Headley & Associates, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1.) Variance Request: Article 5, Section 5.301

This requested variance is to Article 5, Section 5.301 Dedication of Improvements as it applies to the requirements Streets and Right-of-Way. The developer is requesting to not dedicate additional 10 feet of right of way along Chapin Rd. UDC Section 5.301-A-3-A states 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.

2.) Variance Request: Article 5, Section 5.210 Utilities-E-2

This requested variance is to Article 5, Section 5.210, Utilities E.) Sanitary Sewer as it applies to the requirements for sanitary sewer. The developer is requesting that the properties not be connected to the sanitary sewer because they have existing, functioning septic systems and each property exceeds half an acre. UDC Section 5.210-E-2-A states all developments shall make provision for water, sewer, stormwater, electric, telephone, and other public and/or private utilities available to City Residents.

3. Staff's Recommendation:

Staff recommends denial of the variance requests due to the City of Edinburg's Thoroughfare Plan has Chapin Rd. identified as a collector road. There is a connection for the sanitary sewer available within a few feet of the existing properties. If approved, staff recommends the applicant comply with all other requirements of the City of Edinburg Unified Development Code.

Reviewed by:

Erika Monreal, Administrative Assistant
Rita Guerrero, Assistant Director of Planning and Zoning
Jaime Acevedo, Director of Planning and Zoning

Prepared by:

Claudia Mariscal, Planner I

Attachments:

A. VARIANCE PACKET 3220 CHAPIN RD

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

UNIFIED DEVELOPMENT CODE

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

ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

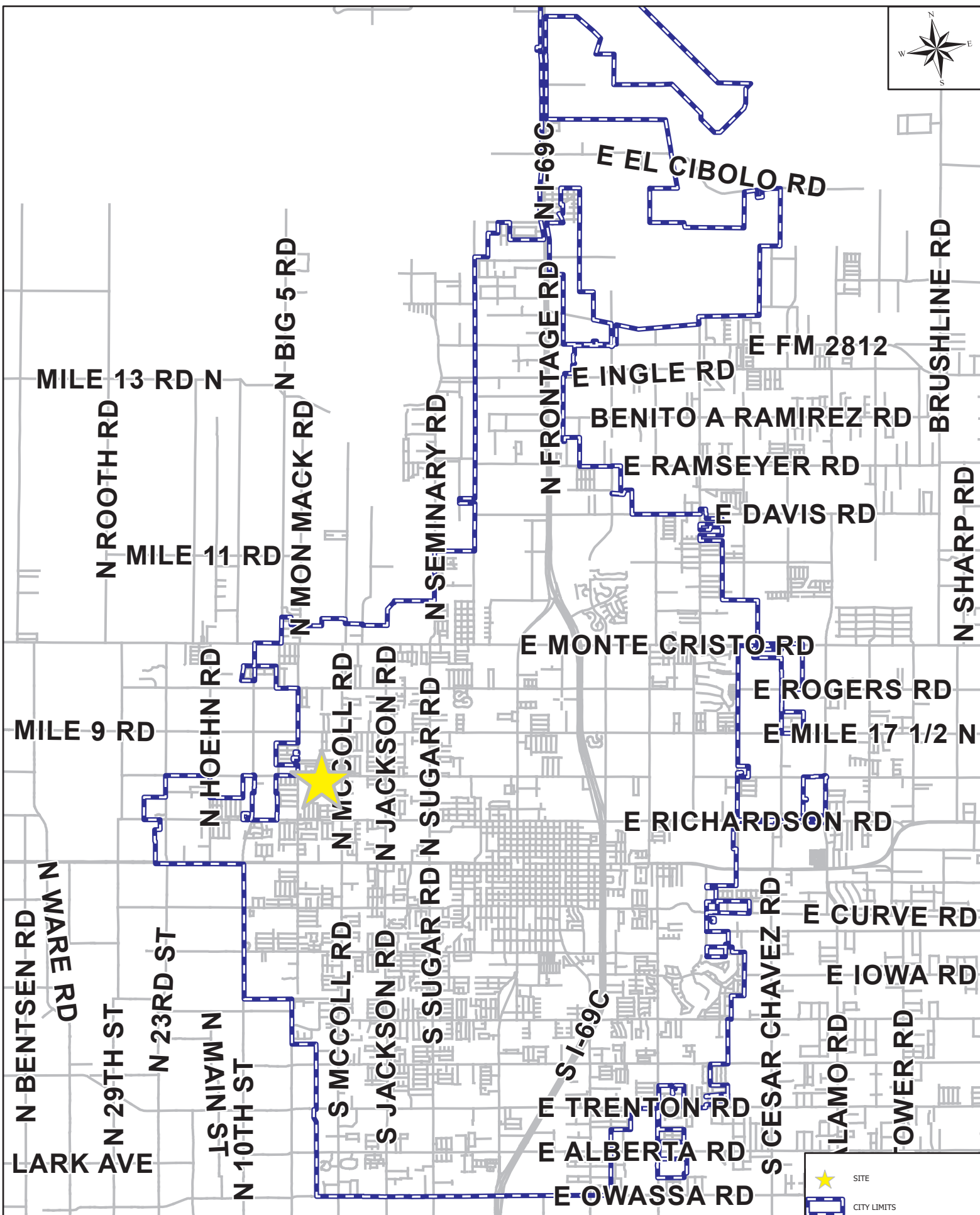
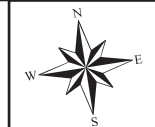
A. Streets and Rights-of-Way.

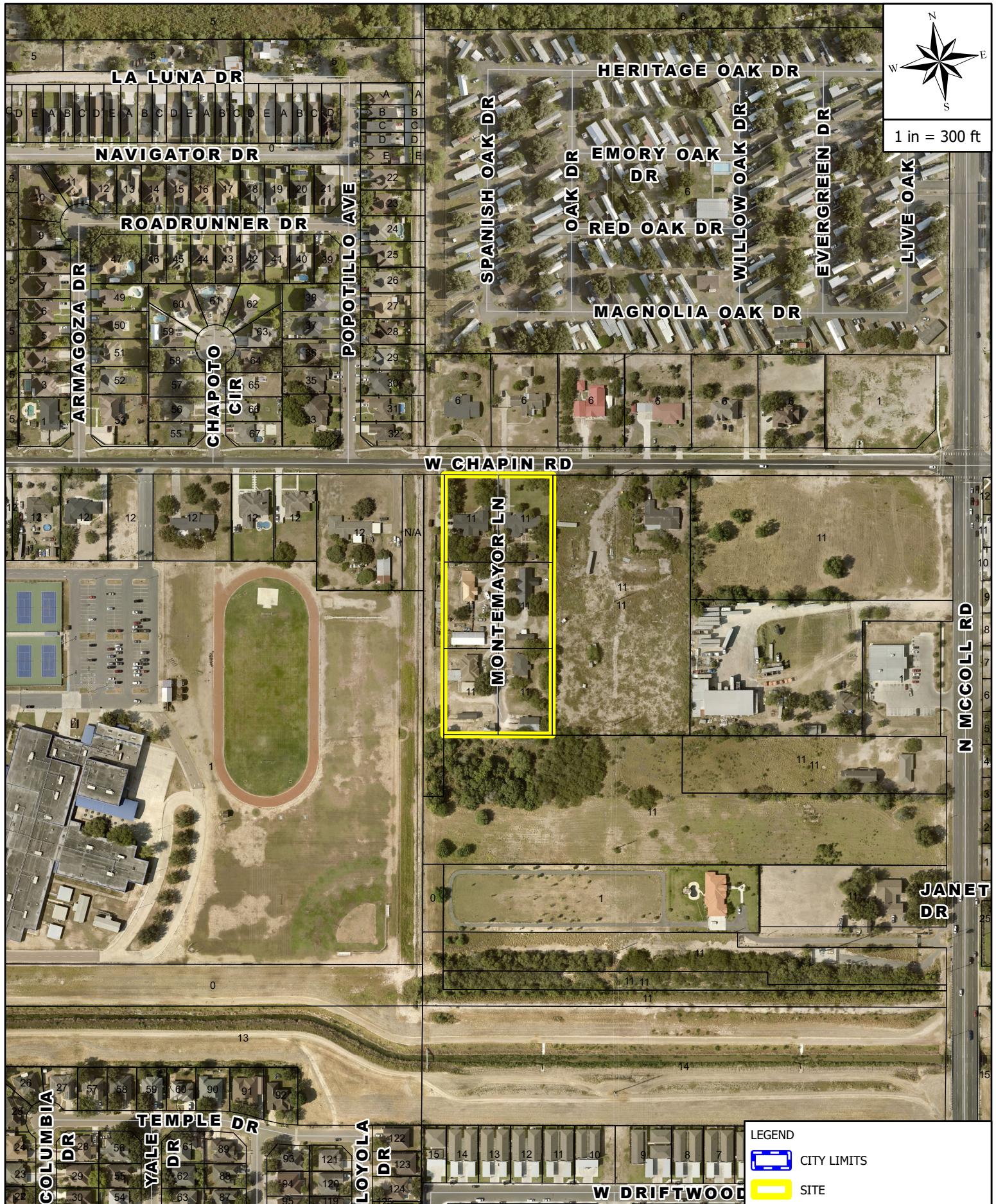
1. *Within Proposed Development.* Streets, alleys, and other rights-of-way within proposed development shall be appropriately dedicated for the purposes they are intended to serve.
2. *Perimeter Streets; Dedication.* Where the proposed subdivision abuts upon an existing street or half-street that does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

Sec. 5.210, Utilities

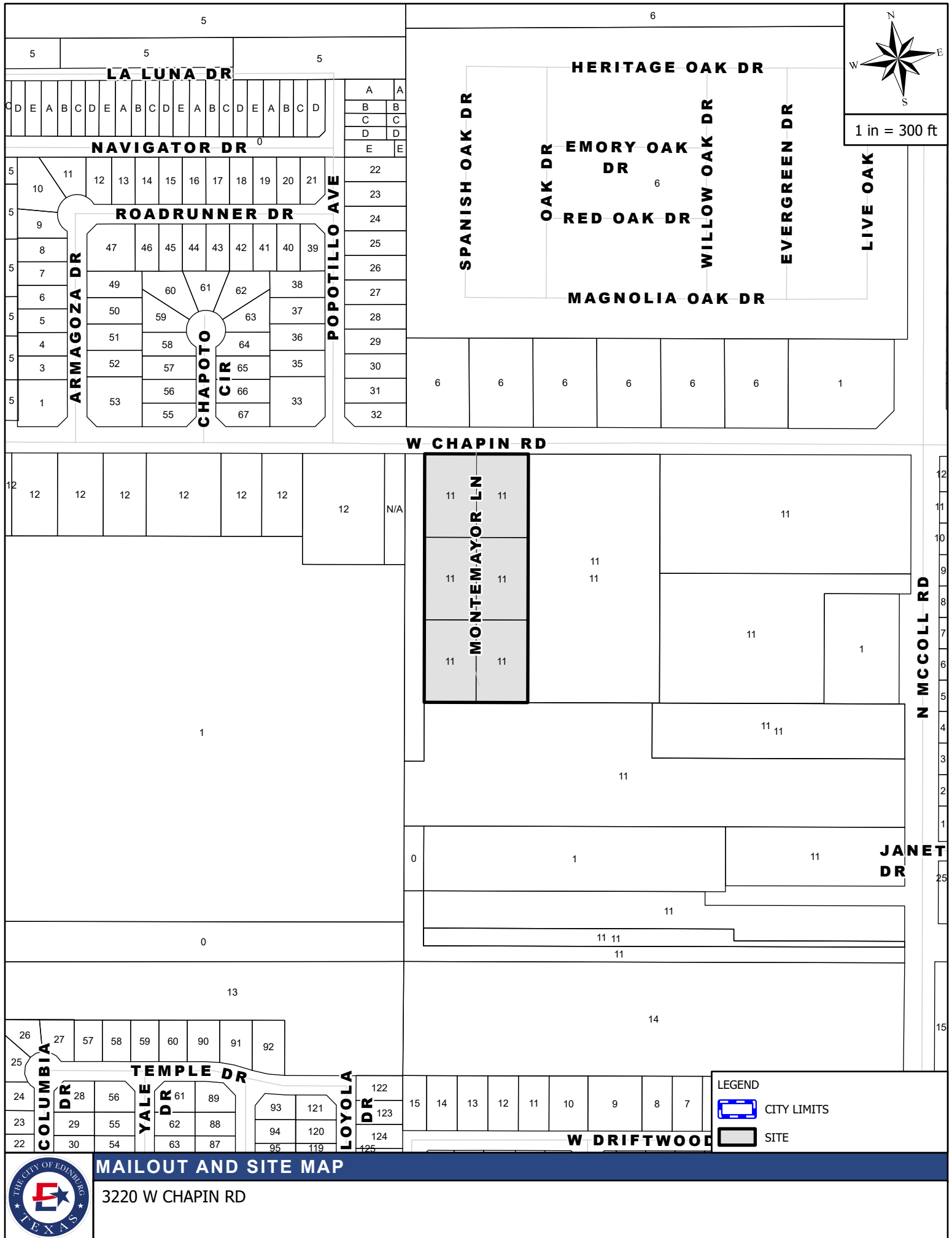
All developments shall make provision for water, sewer, stormwater, electric, telephone, and other public and/or private utilities available to City residents. Where on-site water and sewer are permitted by the Hidalgo County Health Department., Residential Use District Standards, on-site systems will satisfy this requirement. All drainage and utilities shall be efficiently and unobtrusively integrated into the design and shall avoid off-site impacts.

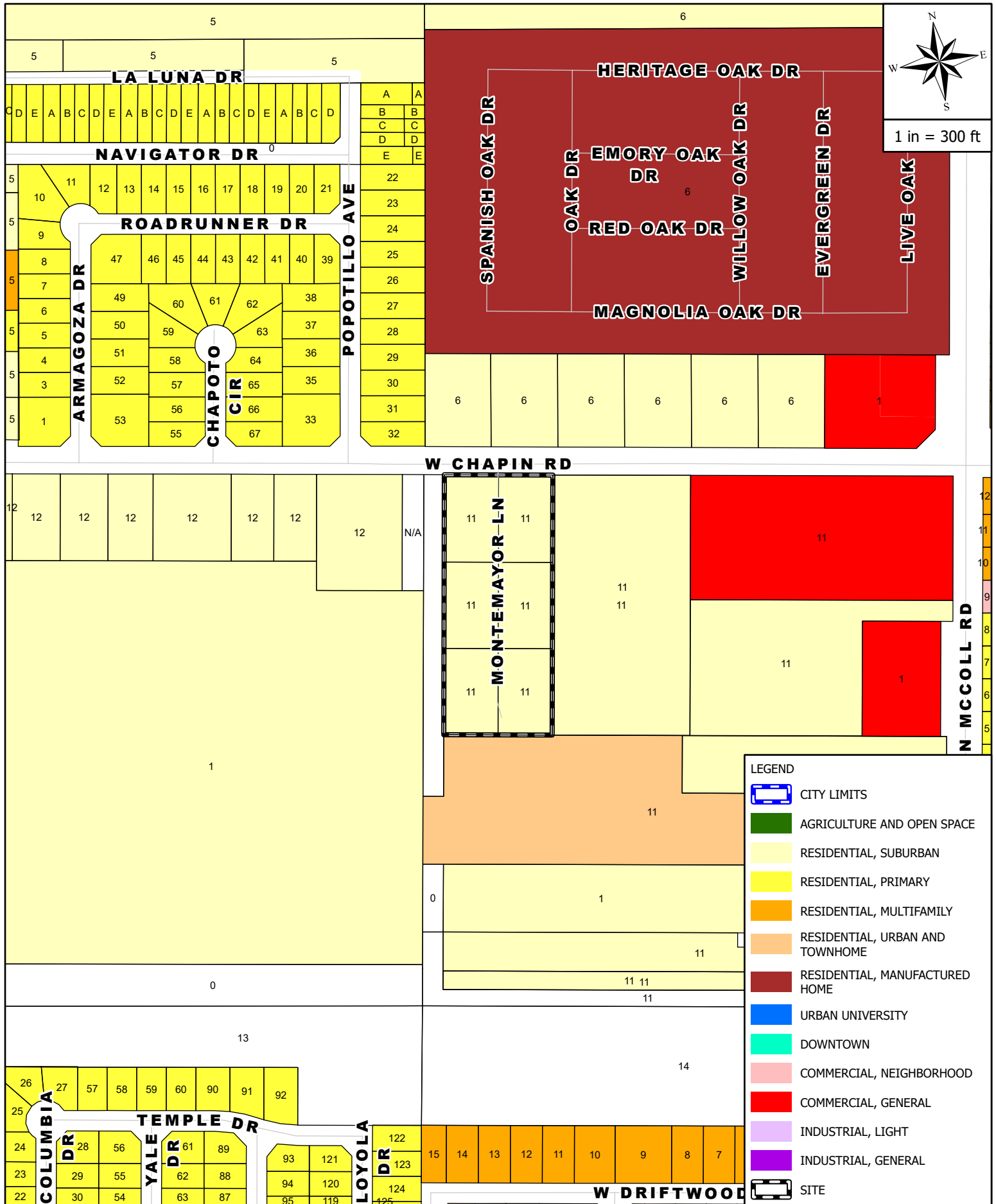
- A. **Capacity.** Where a development is part of a larger parcel of land, the City shall require the capacity of facilities to be adequate to serve the entire property to the extent that the capacity is matched to that of the lines that it extends.
- B. **Potable Water Line Loops.** Potable water lines shall be looped and shall have a secondary feed to the potable water supply.
- C. **Interceptors.** Where an interceptor is to be extended through the area being developed, the landowner shall provide the needed easements. The applicant shall pay its proportionate fair share of the cost of the construction of the interceptor, or enter into a participation agreement pursuant to Section 5.211.B, *Responsibility for Payment of On-Site and Off-Site Installation Costs*.
- D. **Common Use Easements.** Wherever possible, the City shall require compatible utilities to share easements. See Section 5.207, *Easements*.
- E. **Sanitary Sewers.**
 - 1. **Public Sanitary Systems.** All uses shall be required to be served by public sanitary sewer systems, except for permitted uses in the AO District, which are permitted to use on-site systems. The presence of adequate public sanitary sewer capacity shall be certified by the City Engineer and/or Utility Director. Construction shall be approved by the City Engineer, or a designee, unless on-site systems are permitted by this Section for specific conditions.
 - 2. **Requirements for Sanitary Sewer.**
 - a. Lots of record on the effective date of this Code shall be allowed to use on-site systems, provided that the lot is not within 400 feet of a reasonably accessible sewer system. Lots of record that are located within 400 feet of a reasonably accessible sewer system shall connect to the system at the earliest of:
 - i. The time a building permit is applied for;
 - ii. A change in the use of a structure or land use;
 - iii. A septic tank on the lot fails; or
 - iv. An addition is made to existing structure on the lot.





AERIAL MAP
 3220 W CHAPIN RD

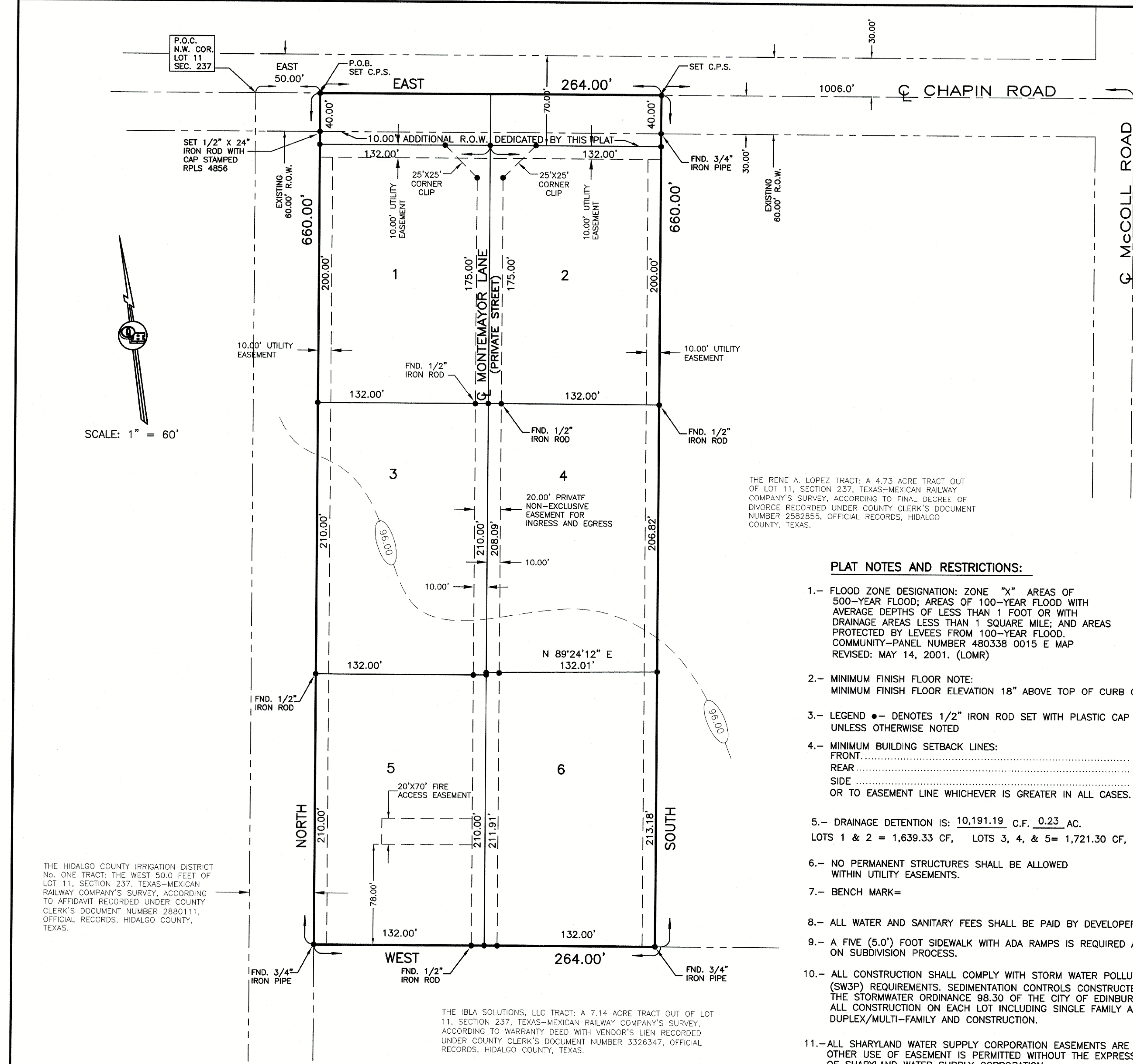




ZONING MAP

3220 W CHAPIN RD





STATE OF TEXAS
COUNTY OF HIDALGO

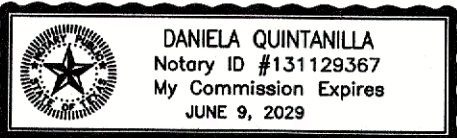
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MONTEMAYOR ESTATES ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

LOT 1 GUSTAVO MONTEMAYOR 730 OREGANO ST EDINBURG, TX 78541	DATE	LOT 2 CRISTELIA RAMIREZ 3112 W CHAPIN ST EDINBURG, TX 78541	DATE
LOT 3 YOLANDA MONTEMAYOR 1309 MONTEMAYOR LN EDINBURG, TX 78541	DATE	LOT 4 GRACIELA M. GONZALEZ 1312 MONTEMAYOR LN EDINBURG, TX 78541	DATE
LOT 5 CRISTELIA M. RAMIREZ 3112 W CHAPIN RD EDINBURG, TX 78541	DATE	LOT 5 GUSTAVO MONTEMAYOR 730 OREGANO ST EDINBURG, TX 78541	DATE
LOT 5 GRACIELA GONZALEZ 1312 MONTEMAYOR LANE EDINBURG, TX 78541	DATE	LOT 5 YOLANDA MONTEMAYOR DIAZ 1309 MONTEMAYOR LANE EDINBURG, TX 78541	DATE
LOT 5 ELESVIA MONTEMAYOR TORRES 3901 W. SCHUNIOR EDINBURG, TX 78541	DATE		
LOT 6 DAVID TORRES CO-TRUSTEES OF THE DAVID AND ELESVIA M. TORRES LIVING TRUST 3901 W. SCHUNIORS ST EDINBURG, TX 78541	DATE	LOT 6 ELESVIA M. TORRES CO-TRUSTEES OF THE DAVID AND ELESVIA M. TORRES LIVING TRUST 3901 W. SCHUNIORS ST EDINBURG, TX 78541	DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared GUSTAVO MONTEMAYOR, CRISTELIA RAMIREZ, YOLANDA MONTEMAYOR, GRACIELA M. GONZALEZ, ELESVIA MONTEMAYOR TORRES AND DAVID TORRES known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.



DANIELA QUINTANILLA-- NOTARY PUBLIC

PLANNING & ZONING
COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as MONTEMAYOR ESTATES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____."

CHAIRPERSON--PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE DATE CITY SECRETARY DATE

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR MONTEMAYOR ESTATES, LOCATED IN THE CITY OF EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE



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

ON: _____ AT _____ AM/PM

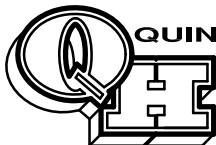
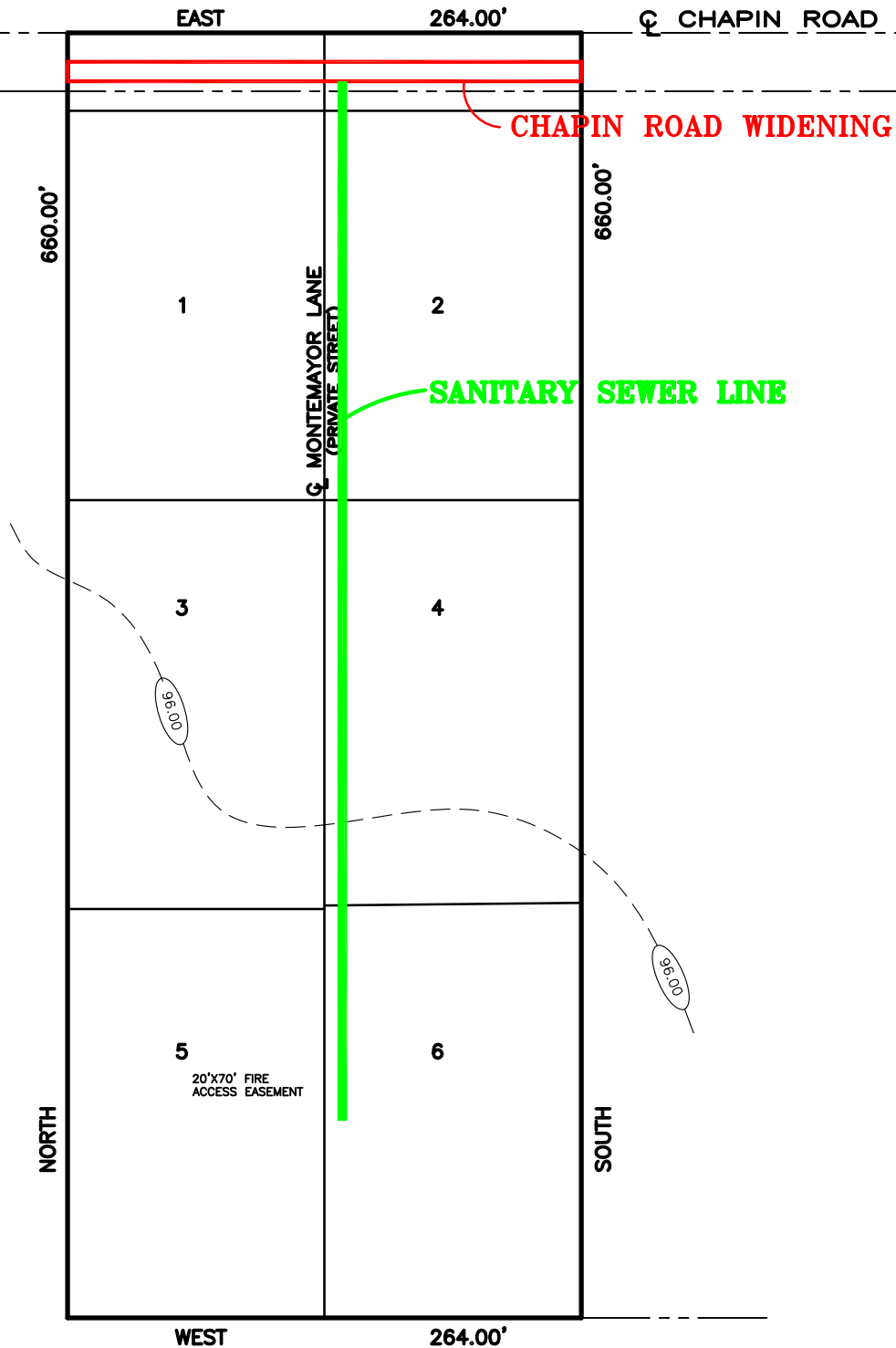
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME : F:\DATA\SUBDIVS\EDINBURG\MONTEMAYOR ESTATES\ PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUGUST 19, 2025	JULIUS CVZS	J.G.	
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: JULY 14, 2021

MONTEMAYOR ESTATES VARIANCE EXHIBIT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

STAFF REPORT: AMIRA SUBDIVISION

Date Prepared: August 17, 2026
Planning and Zoning Meeting: August 27, 2026
Final Plat Approval

Subject: Consider the Final Plat Approval of Amira Subdivision, Being a 3.19-acre tract of land more or less, out of and forming a part of Lot 5, Section 274, Texas-Mexican Survey, Hidalgo County, Texas, located at 1210 S. Jackson Road, as Requested by Salinas Engineering & Associates.

Location: The property is located on the east side of S. Jackson Road and approximately 970 ft. north of W. Freddy Gonzalez Drive, and is within the City of Edinburg, City Limits.

Zoning: Property is currently zoned Residential, Urban & Townhome (RU), District.

Setbacks: Setbacks for Residential, Urban & Townhome (RU) District are as follows; Front 10 ft. / 18 ft., Side 6 ft., and Rear 10 ft. / 18 ft as per Table 3.102-1 for attached dwelling units with a maximum of 8, minimum 3, consecutive units with a minimum 12 ft. building separation.

Analysis: The Final Plat development consist of twenty-nine (29) Single-Family Residential lots with townhomes averaging approximately 2,620 square feet.

Utilities: Water Distribution System and Sanitary Sewer service 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.



LEGEND

● FOUND 1/2" IRON ROD

SET 1/2" IRON ROD WITH YELLOW CAP MARKED "HLC-RPLS 2791"

SET NAIL

R.O.B. RIGHT OF WAY

P.O.B. POINT OF COMMENCEMENT

S.O.B. POINT OF BEGINNING

H.C.D.B. HDALGO COUNTY DEED RECORDS

H.C.O.B. HDALGO COUNTY OFFICIAL RECORDS

H.C.M.R. HDALGO COUNTY MAP RECORDS

S.W.C. SOUTHWEST CORNER

S.E.C. SOUTHEAST CORNER

SEC. SECTION

H.C.I.D. HDALGO COUNTY IRRIGATION DISTRICT

AN ADDITION TO THE CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS.

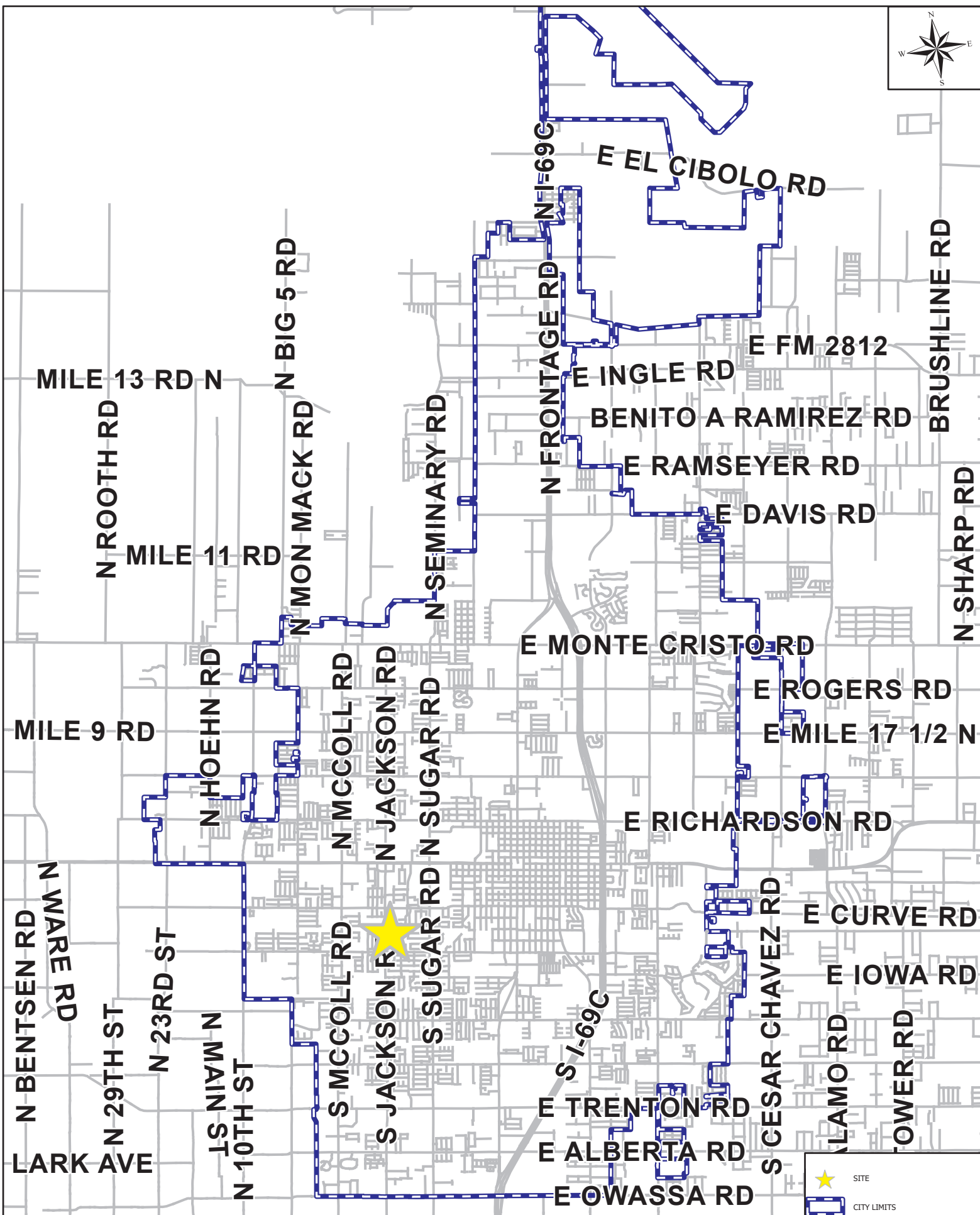
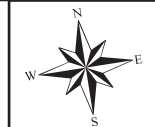
GENERAL PLAT NOTES:

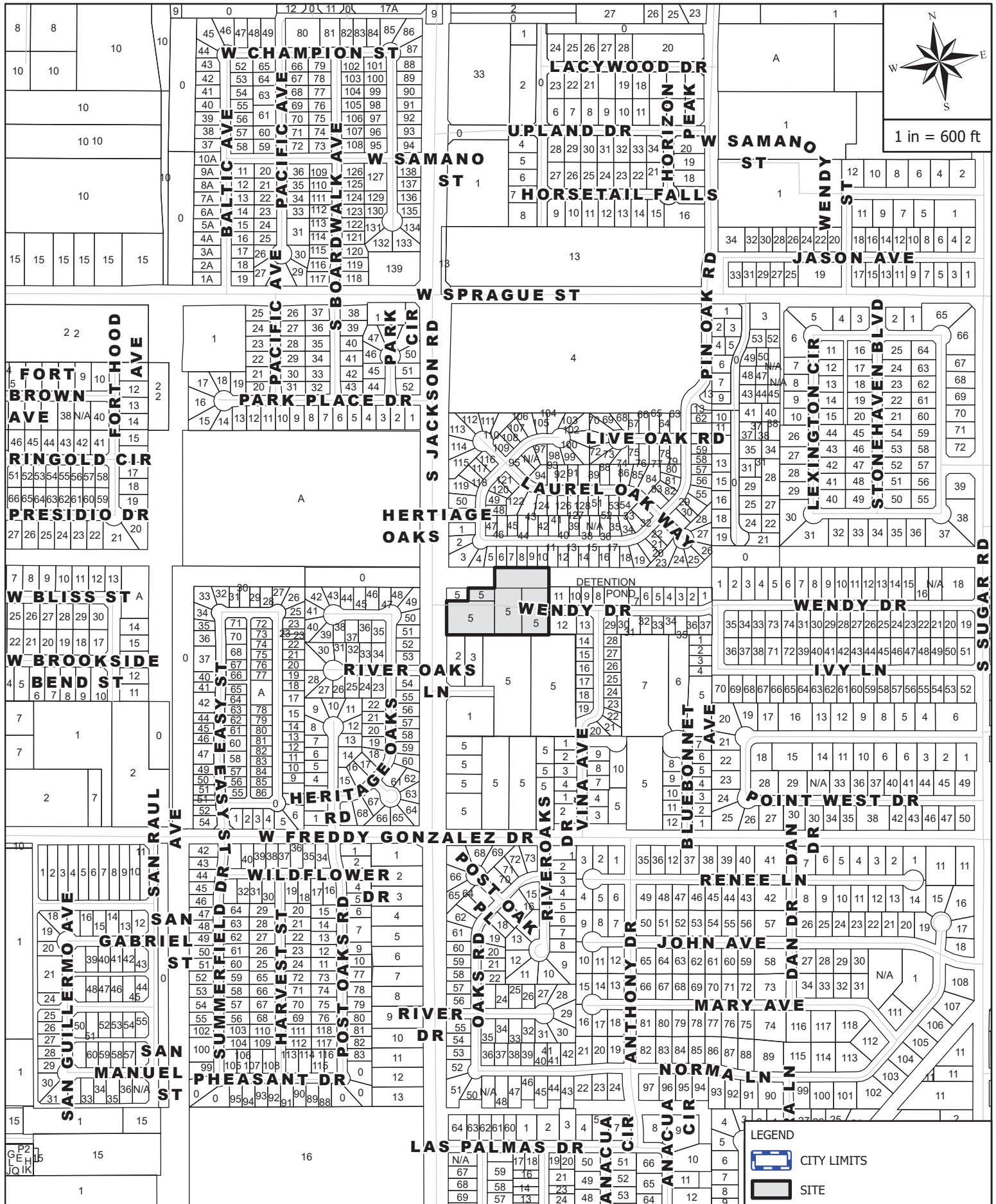
- THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS _____ DAY OF _____, 2008
- THIS HIDALGO COUNTY IRRIGATION DISTRICT NO. (1) WILL NOT BE RESPONSIBLE FOR
DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE
WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS
AND/OR EASEMENTS.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDALGO COUNTY
IRRIGATION DISTRICT NO. (1) RIGHTS-OF-WAYS OR EASEMENTS WITHOUT THE
EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NO.
(1).
- ATTEST:



PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: AUGUST 4, 2026.
JOB NUMBER: SP-23-26067
OWNER: SHERIFF MUSE-ARIYOH
1242 MORTON TRCE SE.
ATLANTA, GEORGIA 30316

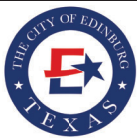
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER





MAILOUT AND SITE MAP

1210 S JACKSON RD



STAFF REPORT: OAKHAVEN ESTATES SUBDIVISION

Date Prepared: August 17, 2026
Planning and Zoning Meeting: August 27, 2026
Preliminary Plat Approval

Subject: Consider the Preliminary Plat Approval of Oakhaven Estates Subdivision, a tract of land containing 17.843 acres being a part or portion out of Lot 3, Section 237, Texas-Mexican Railway Company Survey Subdivision, according to the Plat thereof Recorded in Volume 24, Page 268, Hidalgo County, Texas, Located at 3002 W. Mile 17 ½ Rd., as Requested by Supreme Engineering, PLLC.

Location: The property is located south of W. Mile 17 ½ Rd. and approximately 125 feet west of N. McColl Road, and within the City of Edinburg, City Limits.

Zoning: Property zoning is currently Residential, Primary (RP) District.

Setbacks: UDC Setbacks for Residential, Primary (RP) District, Front 20 ft., Side 6 ft., Side Corner 10 ft, and Rear 20 ft.

Analysis: The Preliminary Plat development consists of 82 Single Family Residential lots averaging approximately from 6,527 square feet to 7,853 square feet.

Utilities: Water Distribution System will be provided by Sharyland Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. 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.



SUBMITTAL SUMMARY REPORT (PLAT-2026-0375) FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3002 W MILE 17 1/2 RD
EDINBURG, TX 78541

PARCEL: T2100-00-237-0003-01

APPLICATION DATE: 04/15/2026

SQUARE FEET: 0

DESCRIPTION: New Subdivision Application

EXPIRATION DATE: 10/12/2026

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Omar Cano	Supreme Engineering	410 S. Jackson Rd. #2780 Edinburg, TX 78540

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	06/04/2026	06/17/2026		Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Reyna Martinez	06/17/2026	06/19/2026	Complete
<i>Comments</i>	See attachment			
Fire (Fire)	Anthony Riojas	06/17/2026	06/17/2026	Complete
<i>Comments</i>	GENERAL COMMENTS: 1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) 2. PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details) 3. BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating) 4. WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards. 5. FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details) 6. FIRE DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s); shall be established and installed prior to building construction stage. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements) 7. FIRE HYDRANTS: Need to provide fire hydrant(s) at 600' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks) 8. FIRE HYDRANTS - RESIDENTIAL: Need to provide fire hydrant(s); shall begin installation nearest the subdivisions main entrance and shall be spaced out every 600'; shall be installed in-between lot lines. Shall meet IFC 2018/UDC 2022/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 600ft based on designated zoning district, 30-inch setbacks) 9. FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline). 10. BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s). 11. PLAT NOTE REQUIREMENT: Pursuant to applicable fire safety regulations, the installation of additional fire hydrants, fire department access road(s), fire rated construction, and other fire protection equipment may be mandated during the Site Plan or Building Permit process.			
Planning & Zoning (Planning & Zoning)	Leonel Duran	06/17/2026	06/09/2026	Complete
<i>Comments</i>	Landscaping will be required at the time of site plan/ building permit review in the form of one tree in front of each lot to provide shade to paved surfaces and act as street trees. A 6ft. high CMU wall is required on the East and West property lines. It is required to apply and obtain a building permit for the 6ft. high CMU wall prior to obtaining the Notice to Proceed.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	06/17/2026	06/19/2026	Complete
<i>Comments</i>	Comments & Redlines in bluebeam			
Public Works (Public Works)	David De La Fuente	06/17/2026	06/17/2026	Complete
<i>Comments</i>	SW3p, NOI, Large Construction Site Notice, Erosion Control, Stormwater Plat Note			

SUBMITTAL SUMMARY REPORT (PLAT-2026-0375)

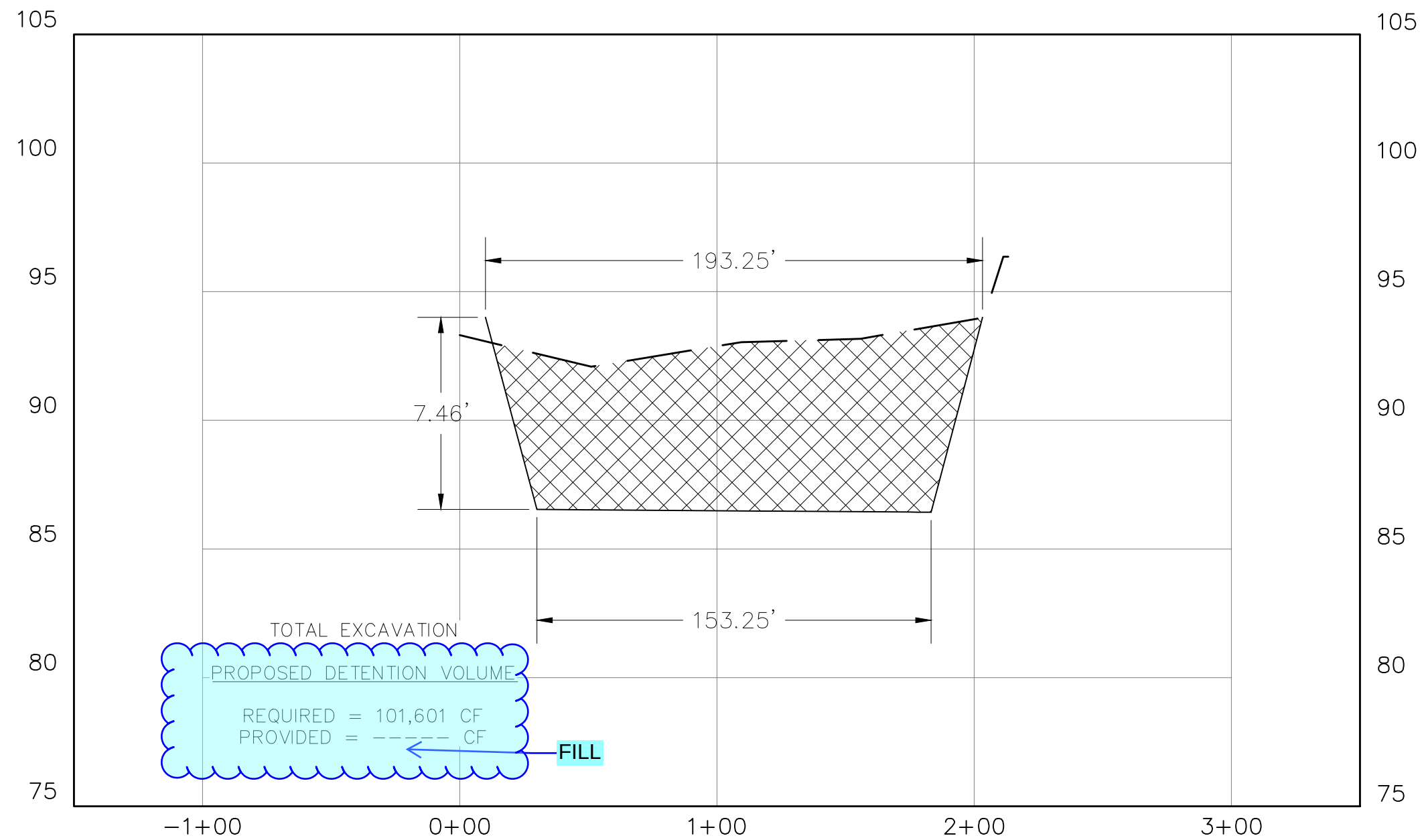
Solid Waste (Solid Waste)	Laura Olivarez	06/17/2026	06/04/2026	Complete
<i>Comments</i>	Submittal Requirements and Site Development Guidelines sent. (ET)			
Utilities (Utilities)	Alejandro Mercado	06/17/2026	06/05/2026	Approved
<i>Comments</i>	The preliminary utility fees are as follows: 1. Water Tap Fees - 2. Sewer Fees - 3. Water Rights - 4. Transfer Fees - Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning. The preliminary utility fees are as follows: 1. Water Tap Fees - SWSC 2. Sewer Fees - \$5,330.00 3. Water Rights - N/A 4. Transfer Fees - \$410.00 Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning.			
Utilities (Utilities)	Jose Guajardo	06/17/2026	06/12/2026	Complete
<i>Comments</i>	-SWSC CCN Area - Place SS line inside 15' UE - Existing 8" SS line needs to be upgrade - size TBD			

3/19/2007

###

C7.0 - STORM SEWER PLAN.DWG

----- PLOTTED 5/17/2026



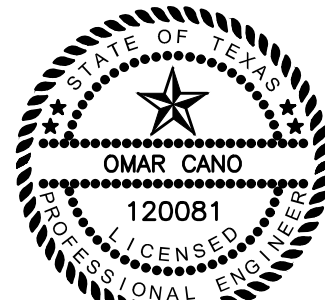
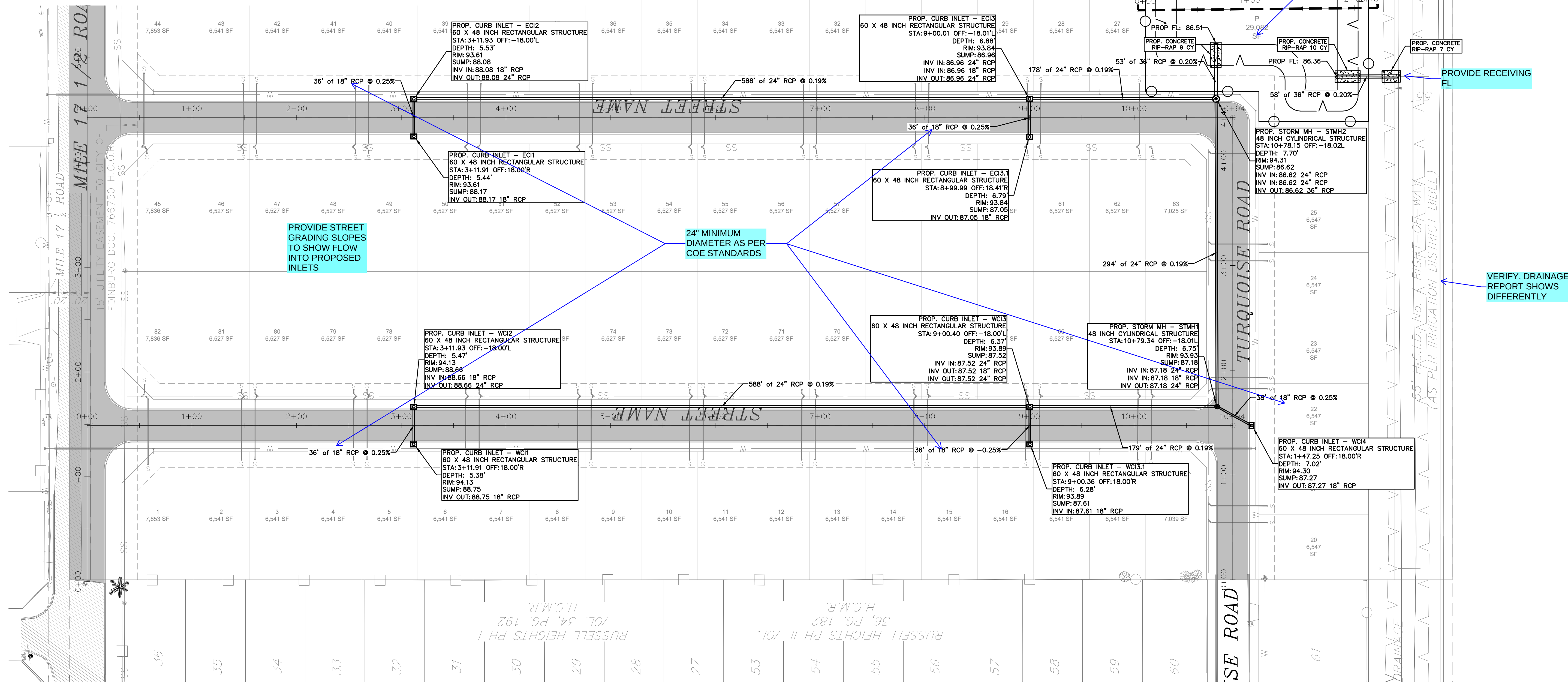
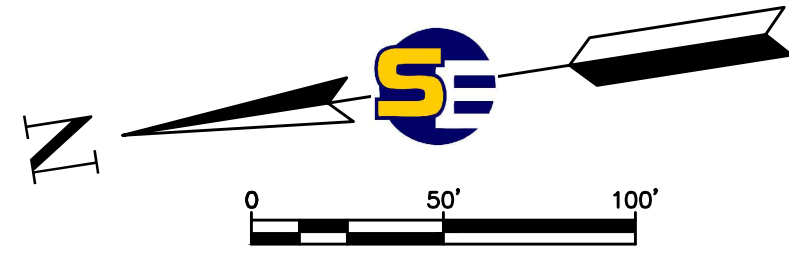
DETENTION POND - SECTION A-A
PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

General Utility Storm Comments:

1. Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2. The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation.
3. Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4. Review of Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR storm as per Engineering Standards manual or provide a model of this development. 25-year HGL must be below the gutter line.
5. Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
7. Pilot channel must be shown and labeled on cross-sections.
8. N/A
9. A Safety Buffer around detention pond shall be 6' for private detention ponds.
10. Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
11. Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
12. Use a lighter line weight for the water and sewer layout to avoid conflicts with the storm layout.
13. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
14. Detention Pond will require a 4' perimeter fence if depth exceeds 2.5 ft.
15. Label all street widths.
16. Show all valley gutters. Valley gutters are to be 6' wide.
17. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
18. Provide approved drainage report prior to recording of the plat.
19. Show street profiles with any required vertical curves.
20. Label all street radius and must comply with COE radius requirements.
21. All street slopes must have a min. slope of 0.25%.
22. Include trash racks into outlet structure design.
23. Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.

General Street Comments:

1. Provide 30" Stop Sign with Street Signs
2. Provide 24" Retro-Reflective Thermoplastic Stop Bar Stripe.
3. All lots must have a min 1% slope from rear to front of lots.
4. Label Street width
5. All valley gutters are to be 6' wide.
6. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, provide Signage and Striping Layout
7. Show street profiles with any required vertical curves.
8. Show COE standard Details.
9. Label all street radius and must comply with COE radius requirements.
10. All street slopes must have a min. slope of 0.25%.
11. Provide Retro-Reflective Thermoplastic Continental Type Crosswalk at Road Crossings. (Provide Detail for Review)
12. Provide location of cluster mailbox and to include ADA Accessibility and sidewalk. To be built during the Subdivision Phase.
13. Provide ROW Improvements (RD Widening, Sidewalk, Etc..)

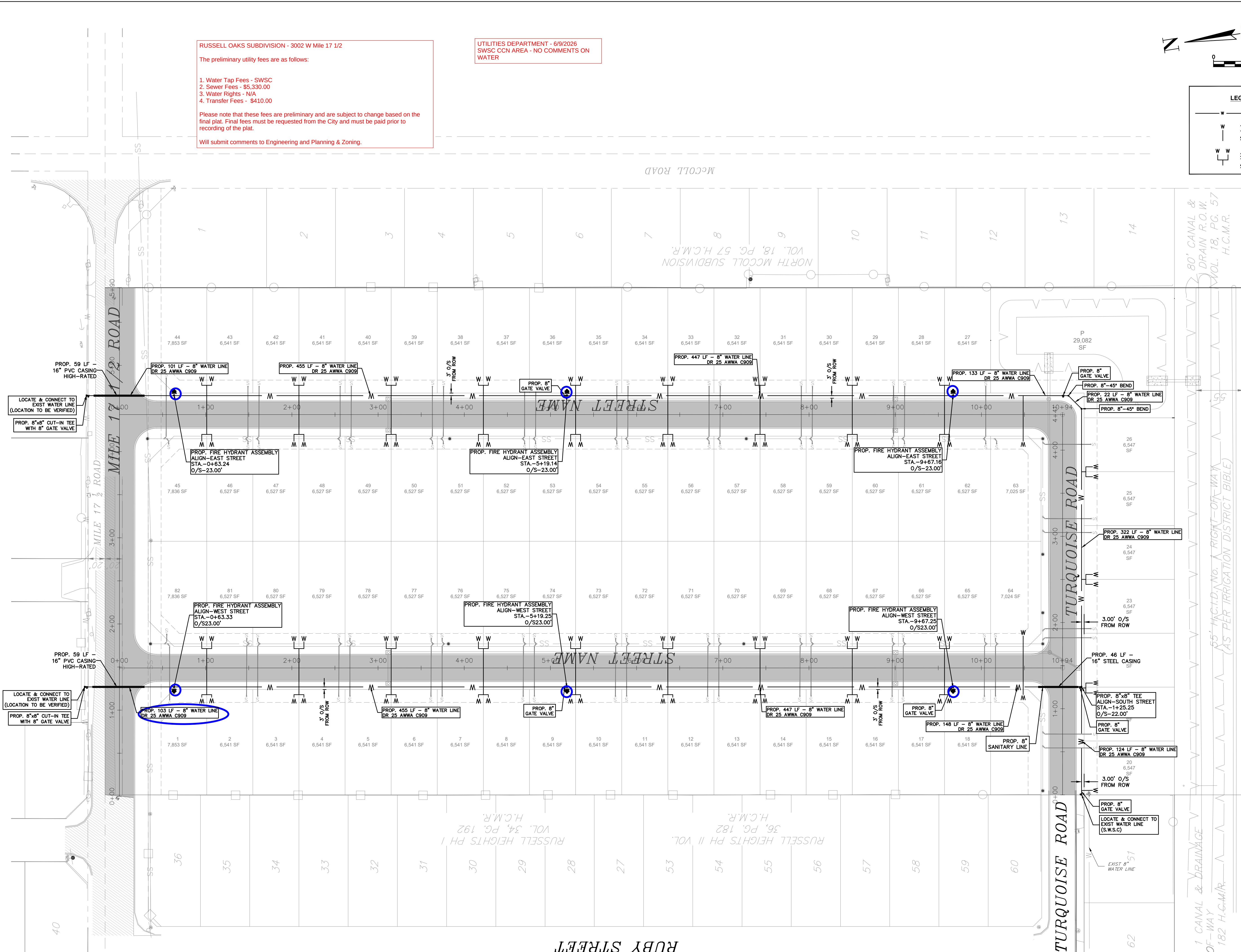


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 5/17/2026 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT No. ##	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.L.G.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RUSSELL OAKS SUBDIVISION
STORM SEWER PLAN



RUSSELL OAKS SUBDIVISION - 3002 W Mile 17 1/2

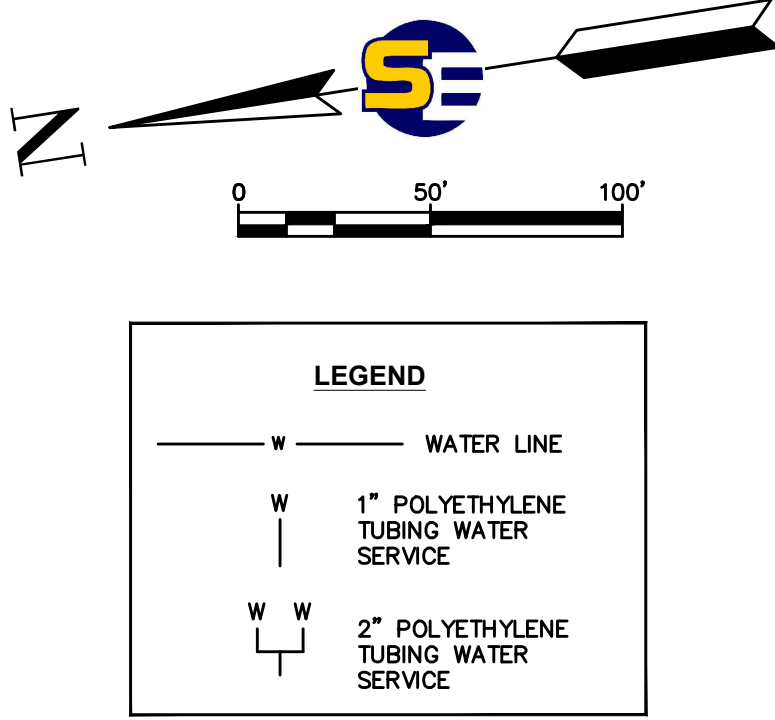
The preliminary utility fees are as follows:

1. Water Tap Fees - SWSC
2. Sewer Fees - \$5,330.00
3. Water Rights - N/A
4. Transfer Fees - \$410.00

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

Will submit comments to Engineering and Planning & Zoning.

UTILITIES DEPARTMENT - 6/9/2026
SWSC CCN AREA - NO COMMENTS ON WATER



PREPARED FOR:

DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RUSSELL OAKS SUBDIVISION
WATER DISTRIBUTION PLAN

C5.0

PROJECT No. / #	DESIGN BY: / O.C.	DRAWN BY: / J.L.G.	CHECKED BY: / O.C.	APPROVED BY: / O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

REVISIONS:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANG, P.E. ON 4/13/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SUPREME ENGINEERING, PLLC
13501 W. 15TH AVE., SUITE 7
EDINBURG, TX 78539
PH: (956) 403-1314



Drainage Statement

RUSSELL OAKS Subdivision

Edinburg, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo Del Prado Ste. 7
Edinburg, TX 78539
(956) 403-1314



May 17, 2026



In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Edinburg**'s drainage policy, the 11.14-acre property storm drainage system for the proposed **single-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18", 24", and 30" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Edinburg** during public improvements.

In accordance with HCDD1 and City of **Edinburg**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **101,601 cubic feet (2.33 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by creating a detention pond at the southeast of the proposed development to accommodate the required detention. The proposed excavation will accommodate approximately **106,928 cubic feet (2.45 acre-ft)** of detention runoff, discharging at the City of Edinburg ditch Z4-09 just south of the development which continues flowing east to discharge at the Hidalgo County Drainage District No. 1 – North Main Drain III that will serve as the ultimate outfall.

VERIFY, STORM
LAYOUT SHOWS
DIFFERENTLY



By _____
Engineer Signature

Date

Project Name: **Russell Oaks Subdivision**
 Project Location: **City of Edinburg**
 Lot Use: **Single Family**
 Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.843 Acres
777,241.1 Sq Ft

Time of Concentration, t_c : 86 Minutes

Velocity, V : 0.22 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 2.22 in/hr

Peak Flow, Q : 7.92 cfs

Surface Conditions
 Flow Length, L : 1150 Feet
 Surface Constant, K_u : 3.28
 Intercept Coefficient, k : 0.213 Table 3-2
 Slope, S_p : 0.10 %
 e : 0.8123
 Rainfall Coefficients
 b : 92.2303
 d : 12.3289

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 17.843 Acres
777,241.1 Sq Ft

Time of Concentration, t_c : 19 Minutes

Velocity, V : 1.02 ft/s

Runoff Coefficient, C : 0.41

Intensity, I : 7.90 in/hr

Peak Flow, Q : 57.78 cfs

Surface Conditions
 Flow Length, L : 1150 Feet
 Surface Constant, K_u : 3.28
 Intercept Coefficient, k : 0.619 Table 3-2
 Slope, S_p : 0.25 %
 e : 0.7952
 Rainfall Coefficients
 b : 123.4681
 d : 12.8577

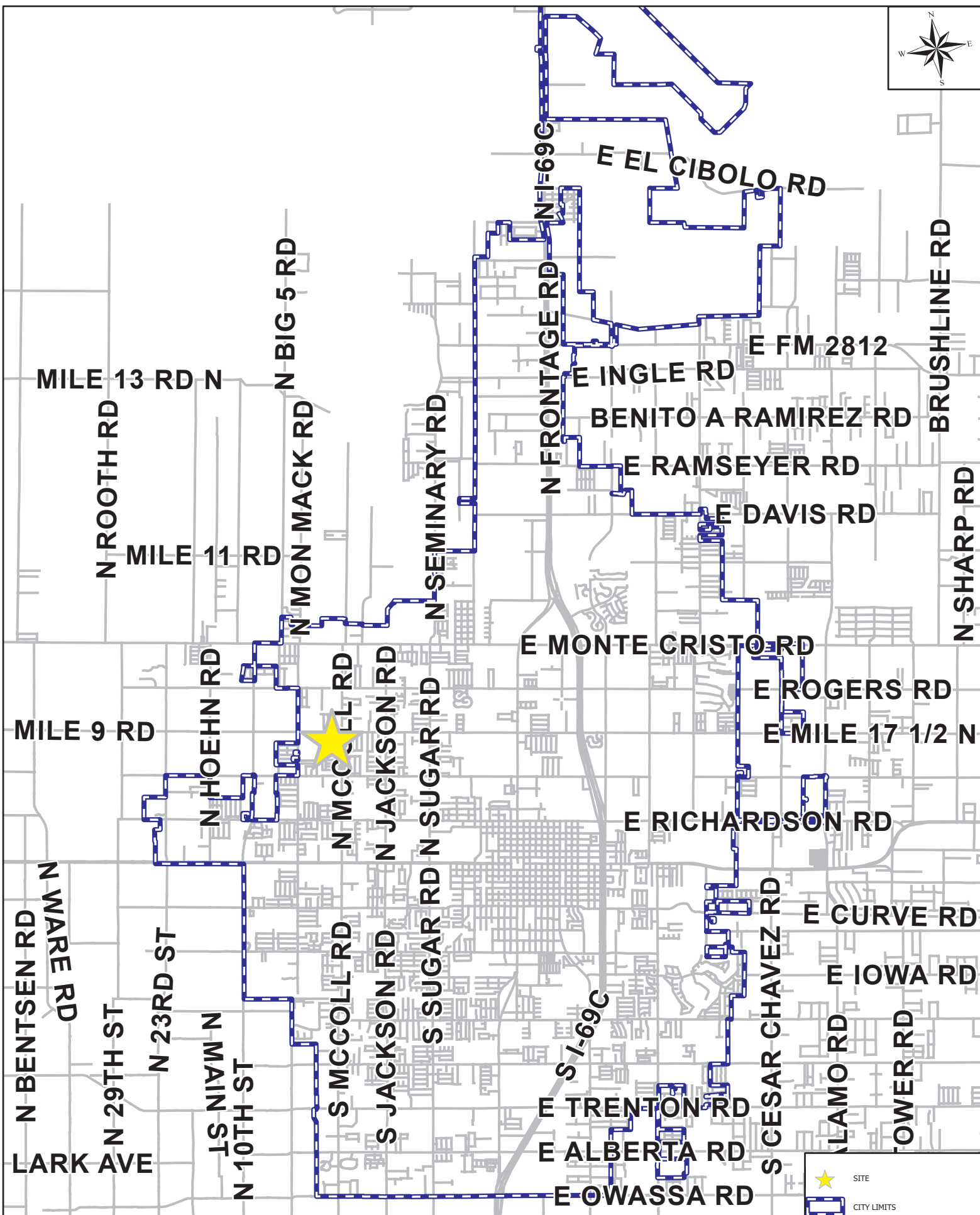
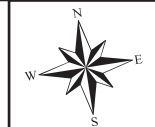
COEFFICIENT 0.5

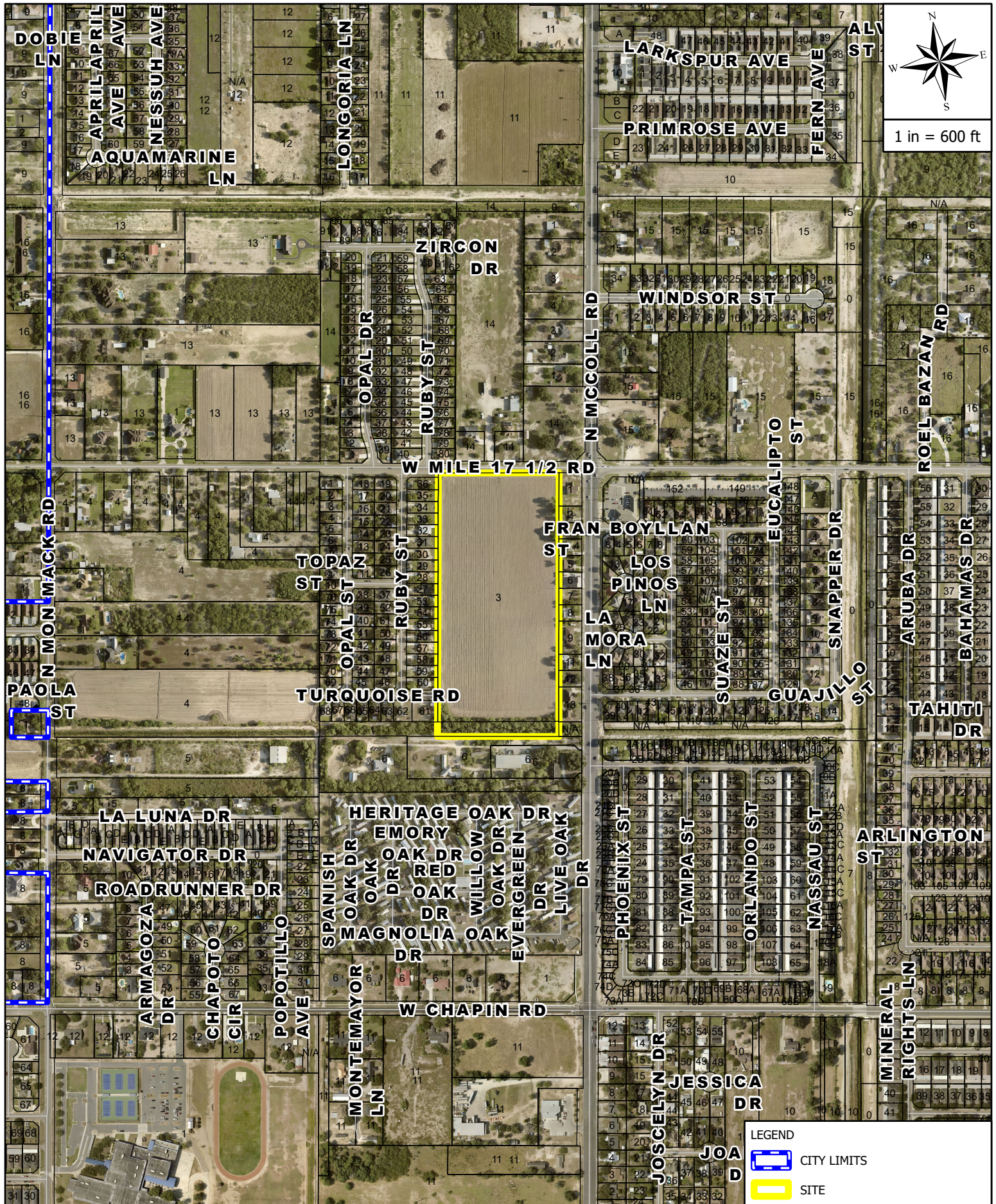
Modified Rational Method
 Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}^*	Vol_{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft^3)	(cfs)	(ft^3)	(ft^3)	(acre-ft)
100	1.67	2.88	21.07	126,411.02	7.92	28,245.43	98,165.59	2.25
110	1.83	2.69	19.69	129,974.35	7.92	30,621.39	99,352.97	2.28
120	2.00	2.53	18.51	133,236.09	7.92	32,997.34	100,238.75	2.30
130	2.17	2.39	17.47	136,245.36	7.92	35,373.29	100,872.07	2.32
140	2.33	2.26	16.55	139,040.24	7.92	37,749.24	101,291.00	2.33
150	2.50	2.15	15.74	141,650.81	7.92	40,125.20	101,525.61	2.33
160	2.67	2.05	15.01	144,101.22	7.92	42,501.15	101,600.07	2.33
170	2.83	1.96	14.35	146,411.17	7.92	44,877.10	101,534.07	2.33
180	3.00	1.88	13.76	148,596.92	7.92	47,253.06	101,343.86	2.33
190	3.17	1.81	13.22	150,672.04	7.92	49,629.01	101,043.03	2.32
200	3.33	1.74	12.72	152,647.99	7.92	52,004.96	100,643.03	2.31
210	3.50	1.68	12.26	154,534.50	7.92	54,380.91	100,153.59	2.30
220	3.67	1.62	11.84	156,339.95	7.92	56,756.87	99,583.09	2.29

Proposed Total Detention:	101,600.07 cu. ft.	2.33 acre-ft
Detention/Acre Developed	5,694.11 cu. ft.	0.13 acre-ft

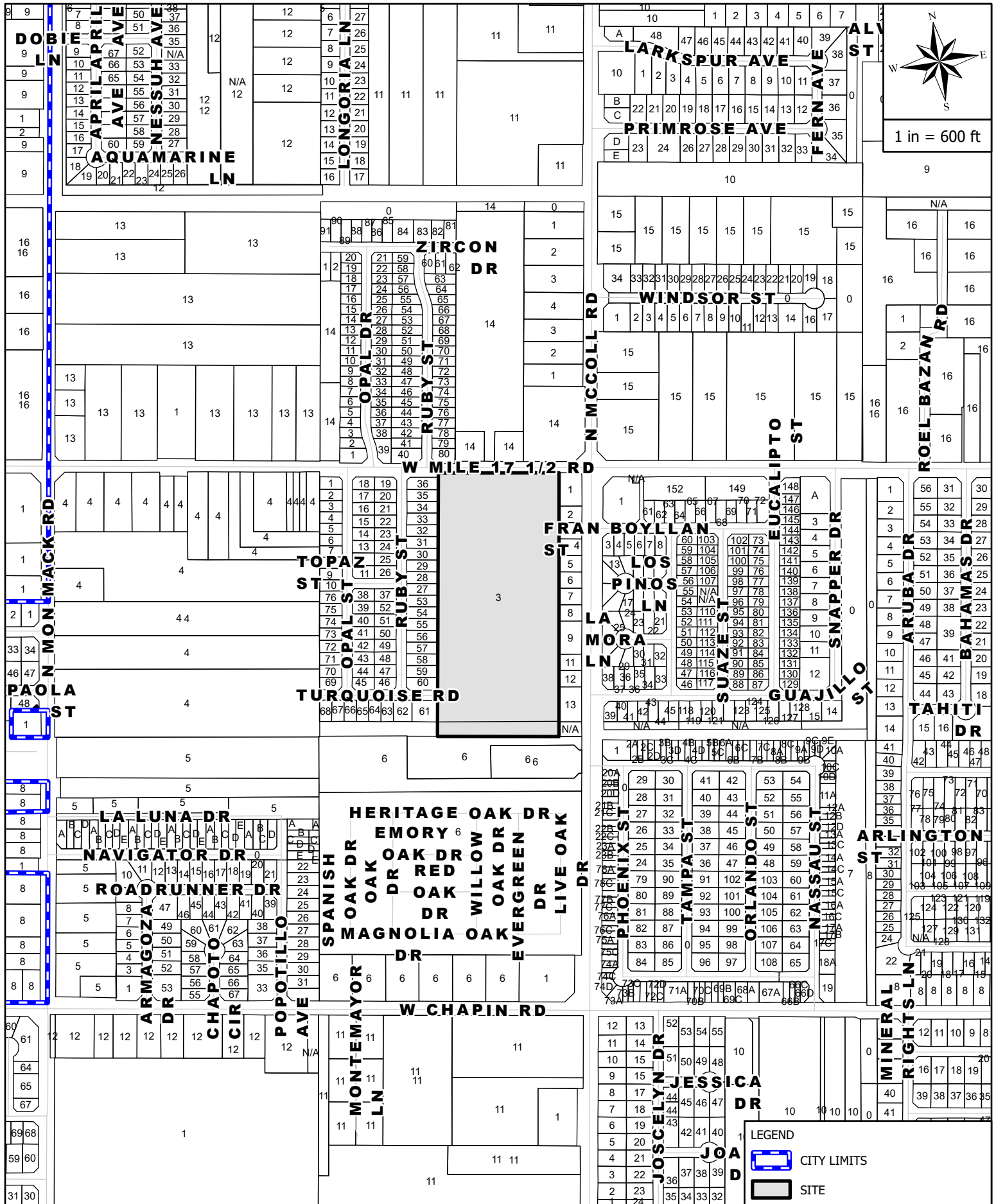






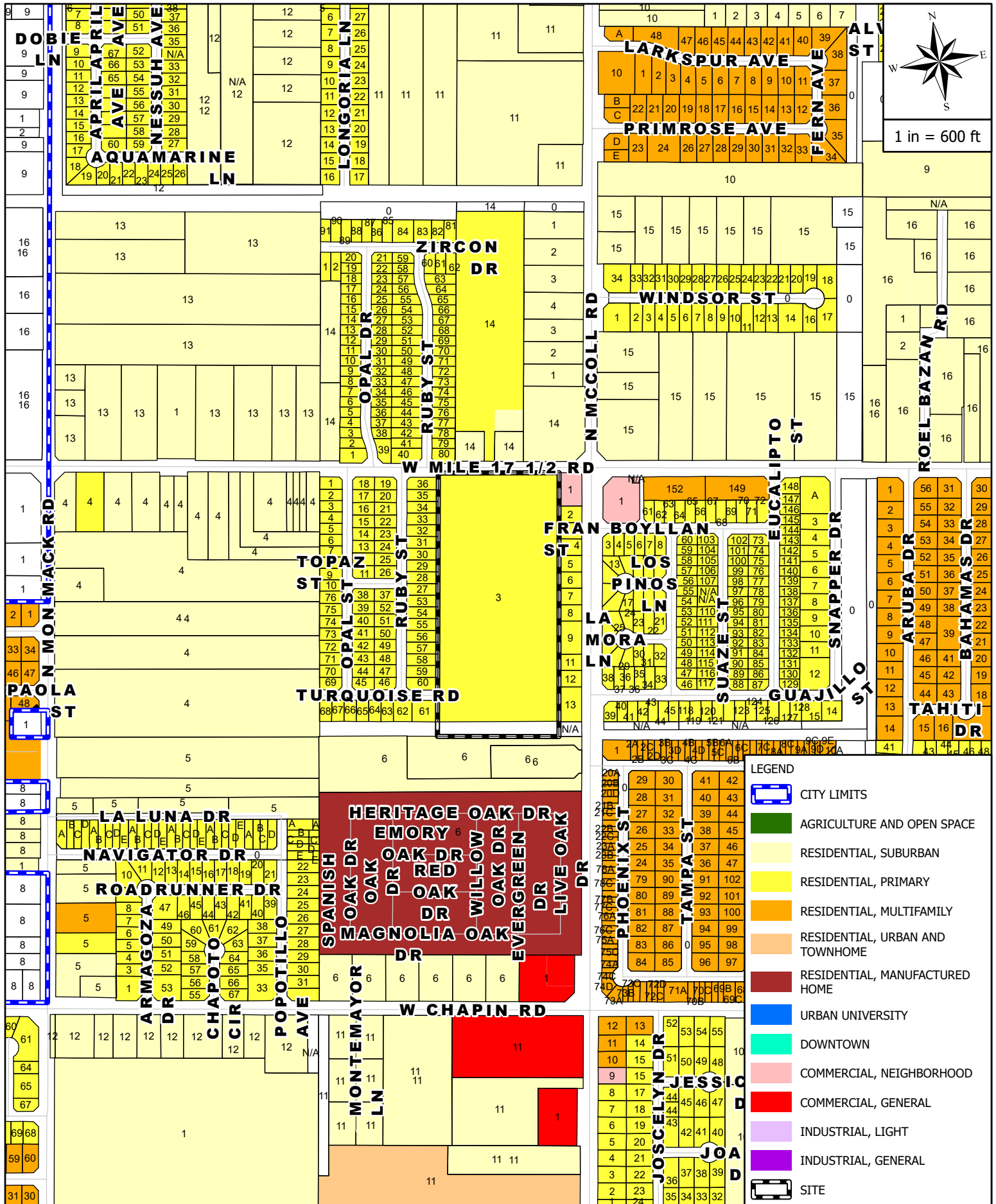
AERIAL MAP

3002 W Mile 17 1/2 Rd



MAILOUT AND SITE MAP

3002 W Mile 17 1/2 Rd



ZONING MAP

3002 W Mile 17 1/2 Rd

STAFF REPORT: CLOSNER PARK SUBDIVISION

Date Prepared: August 17, 2026

Planning and Zoning Meeting: August 27, 2026

Preliminary Plat Approval

Subject: Consider the Preliminary Plat Approval of Closner Park Subdivision, Being a 9.54 Acre Gross, 9.35 acre net. tract of land out of Lot 7, Section 244, Tex-Mex Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas and a 1.68 acre gross, tract of land, more or less being part of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, located at 3098 N. Business Highway 281, as Requested by Sames Engineering.

Location: The property is located on the east side of N. Business Highway 281 and approximately 1,320 feet south of E. Monte Cristo Road, and within the City of Edinburg city limits.

Zoning: Property zoning is currently Residential, Urban & Townhome (RU) District.

Setbacks: Setbacks for Residential, Urban & Townhome (RU) District are as follows; Front 10 ft. / 18 ft., Side 0 ft. / 6 ft., and Rear 10 ft. as per Table 3.102-3 for attached Townhouse dwelling units has a site area of 8,000 square feet, lot area of 2,500 square feet, minimum of 3 attached dwelling units with a maximum of 8 attached dwelling units.

Analysis: The Preliminary Plat development consists of 106 Single-Family residential lots averaging approximately from 2,538.08 to 6,223.25 square feet.

Utilities: City of Edinburg will provide Water Distribution Supply System after buyout to North Alamo Water Supply Corporation, and City of Edinburg will cover the 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.



SUBMITTAL SUMMARY REPORT (PLAT-2026-0389) FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 3098 N BUSINESS HIGHWAY 281
Edinburg, TX 78541

PARCEL:

APPLICATION DATE: 06/02/2026
EXPIRATION DATE: 11/29/2026

SQUARE FEET: 0
VALUATION: \$0.00

DESCRIPTION:

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Luis Mendez	Sames	4943 S JACKSON 101 Edinburg, TX 78539
Owner	Alejandro Zumba		2412 S Jackson RD Pharr, TX 78577

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	06/04/2026	06/17/2026		Approved
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Reyna Martinez	06/17/2026	06/19/2026	Complete
<i>Comments</i>	See attachment			
Fire (Fire)	Anthony Riojas	06/17/2026	06/19/2026	Complete
<i>Comments</i>	PENDING INFFORMATION: 1. FIRE HYDRANTS: Need to provide fire hydrant(s) at 300' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks)			
Planning & Zoning (Planning & Zoning)	Leonel Duran	06/17/2026	06/10/2026	Complete
<i>Comments</i>	A 6ft. high CMU wall is required on the southern property line. It is required to apply and obtain a building permit for the 6ft. high CMU wall prior to obtaining the Notice to Proceed. Landscaping will be required at the time of site plan/ building permit review. This will consist of one tree in the front of each lot to provide shading to paved surfaces and for pedestrians.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	06/17/2026	06/19/2026	Complete
<i>Comments</i>	Comments & Redlines in bluebeam			
Public Works (Public Works)	David De La Fuente	06/17/2026	06/18/2026	Complete
<i>Comments</i>	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan.			
Solid Waste (Solid Waste)	Laura Olivarez	06/17/2026	06/04/2026	Complete
<i>Comments</i>	Submittal Requirements and Site Development Guidelines sent.(ET)			
Utilities (Utilities)	Alejandro Mercado	06/17/2026	06/05/2026	Approved
<i>Comments</i>				

SUBMITTAL SUMMARY REPORT (PLAT-2026-0389)

The preliminary utility fees are as follows:

- 1. Water Tap Fees -
- 2. Sewer Fees -
- 3. Water Rights -
- 4. Transfer Fees -

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

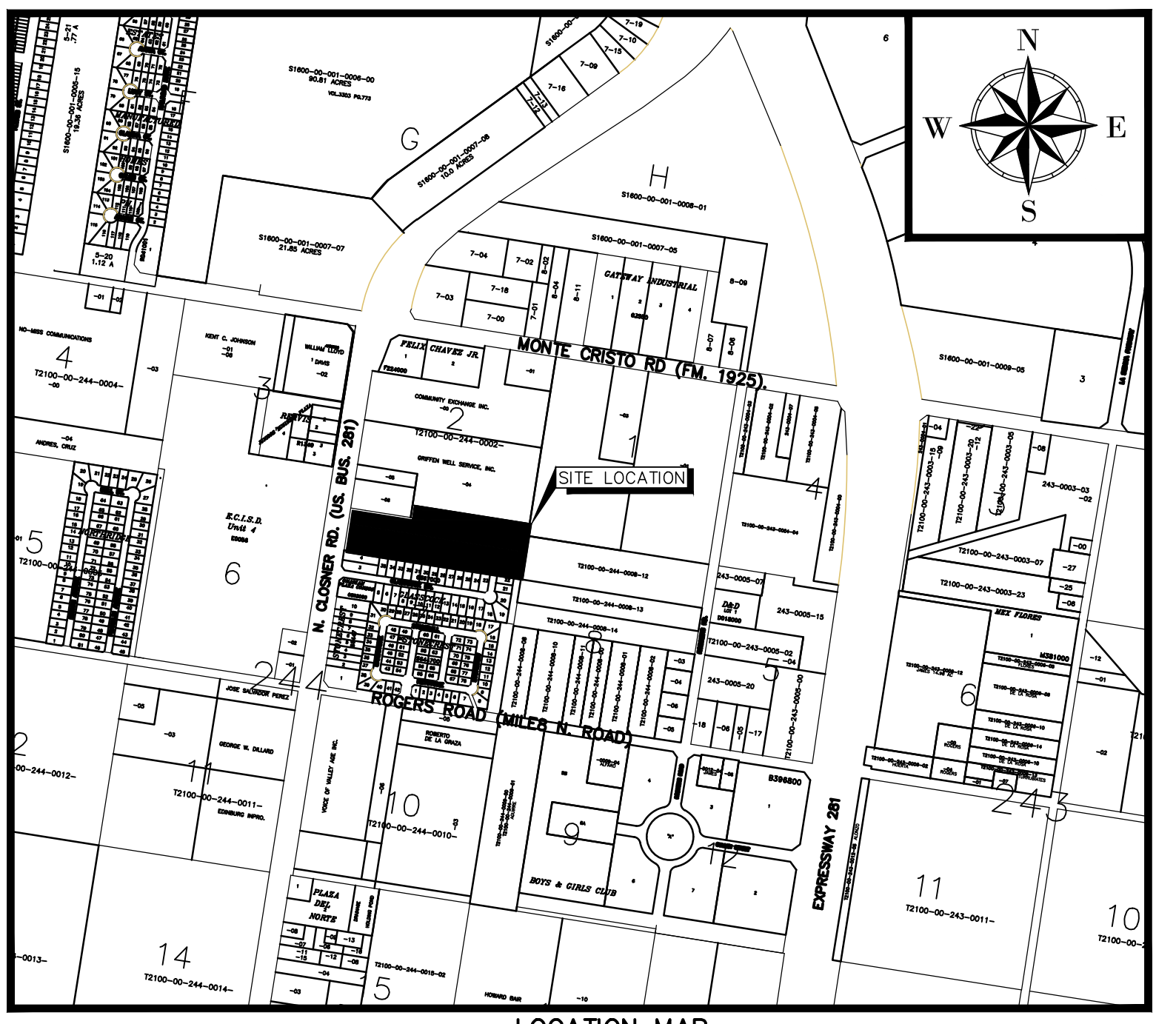
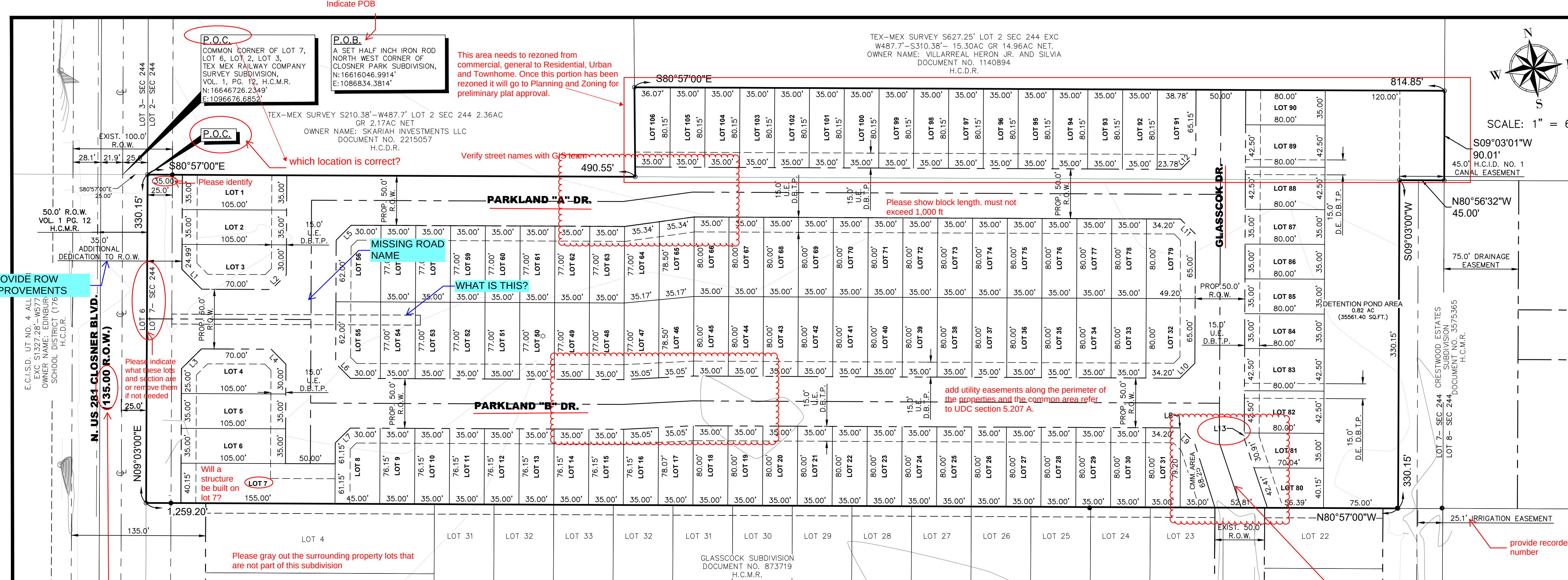
Will submit comments to Engineering and Planning & Zoning. The preliminary utility fees are as follows:

- 1. Water Tap Fees - \$68,900.00
- 2. Sewer Fees - \$6,890.00
- 3. Water Rights - \$33,690.00
- 4. Transfer Fees - N/A

Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat.

Will submit comments to Engineering and Planning & Zoning.

Utilities (Utilities)	Jose Guajardo	06/17/2026	06/19/2026	Complete
Comments	-NAWSC CCN Area a buy out will be necessary. -Locate Proposed WL inside 15' UE -All WL fittings materials must follow COE Std Manual. -Need to provide Proposed SS line information for a complete review. - Use COE Standard Detail sheets. - Label Slopes at SS lines and MJ for fittings at proposed WL. - This proposed SS system discharge directly to the Lift Station # 19, at this time the existing system don't have the capacity to receive any more SS discharges.			



CLOSNER PARK SUBDIVISION (PRIVATE)

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, a registered professional engineer in the state of Texas, do hereby certify that proper engineering consideration has been given to this plat.

I certify that the water and sewer service facilities for lots intended for residential purposes described above are in compliance with the model rules adopted under section 16.343, water code. The estimated cost to install unconstructed water and sewerage facilities described above are as follows: water facilities: these facilities will be constructed.

DATED THIS THE ____ DAY OF _____, 20__

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20__

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, the undersigned owners of the land shown on this plat and designated herein as CLOSNER PARK SUBDIVISION (PRIVATE), DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: ELIZONDO BROTHERS + Provide names of the Elizondo brothers BERTHA ELIZONDO

ADDRESS:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

Parcel Line Table	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE
Line # Length Direction	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.	LOT NO. AREA SQ.FT.
L1 28.28' S35°57'00"E	1 3675.00	21 2800.00	21 2800.00	41 2800.00	61 2695.00	81 2654.19	101 2805.25
L2 21.21' N54°03'00"E	2 3675.00	22 2800.00	22 2800.00	42 2800.00	62 2695.00	82 3399.82	102 2805.25
L3 28.28' N54°03'00"E	3 4412.17	23 2800.00	23 2800.00	43 2800.00	63 2695.00	83 3399.85	103 2805.25
L4 21.21' S35°57'00"E	4 4412.50	24 2800.00	24 2800.00	44 2800.00	64 2721.25	84 2799.90	104 2805.25
L5 21.21' S54°03'00"W	5 3675.00	25 2800.00	25 2800.00	45 2800.00	65 2773.75	85 2799.93	105 2805.25
L6 21.21' S54°03'00"W	6 3675.00	26 2800.00	26 2800.00	46 2800.00	66 2800.00	86 2799.95	106 2848.20
L7 21.21' S54°03'00"W	7 6223.25	27 2800.00	27 2800.00	47 2721.25	67 2800.00	87 2799.97	
L8 1.13' N35°57'00"W	8 3374.25	28 2800.00	28 2800.00	48 2800.00	68 2800.00	88 3399.99	
L9 20.09' N35°57'00"E	9 2665.25	29 2800.00	29 2800.00	49 2800.00	69 2800.00	89 3400.03	
L10 21.21' N54°03'00"W	10 2665.25	30 2800.00	30 2800.00	50 2800.00	70 2800.00	90 2800.05	
L11 1.13' N35°57'00"W	11 2665.25	31 2799.68	31 2799.68	51 2800.00	71 2800.00	91 2995.83	
L12 21.21' N54°03'11"E	12 2665.25	32 3823.74	32 3823.74	52 2695.00	72 2800.00	92 2805.28	
	13 2665.25	33 2800.00	33 2800.00	53 2695.00	73 2800.00	93 2805.27	
	14 2665.25	34 2800.00	34 2800.00	54 2695.00	74 2800.00	94 2805.27	
	15 2665.25	35 2800.00	35 2800.00	55 3352.50	75 2800.00	95 2805.27	
	16 2698.94	36 2800.00	36 2800.00	56 3352.50	76 2800.00	96 2805.26	
	17 2766.31	37 2800.00	37 2800.00	57 2695.00	77 2800.00	97 2805.26	
	18 2800.00	38 2800.00	38 2800.00	58 2695.00	78 2800.00	98 2805.26	
	19 2800.00	39 2800.00	39 2800.00	59 2695.00	79 3823.63	99 2805.25	
	20 2800.00	40 2800.00	40 2800.00	60 2695.00	80 2538.08	100 2805.25	

Missing L13 on table

Remove one of the tables

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE, 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

General Comments:
1.Must Contact the Growth Coordinator form the United States Postal Service- Ismael Medina (956)383-5383 for cluster box locations and pad details.
2.Provide an approved Drainage Report form HCDD #1 prior to recording.
3.Street names to be included in layout and initiate verification process with Engineering Department-GIS Division
coe_gis@cityofedinburg.com
4.Subdivision rear of lots shall have a min. 10ft and fronts of 15ft Utility Easement.
5.Any proposed ROW or Utility Easement must state "Dedicated By This Plat" at the end of them.
6.All corner clips must comply with COE Standards Manual.
7.Block length shall not exceed 1000'. Provide additional stubouts to break block length.
8.The plans must be signed and sealed by a licensed professional engineer in the State of Texas. Please ensure this requirement is met for the approved plans.
9.Missing Metes and Bounds description, ensure it includes the POB and POC and have GPS coordinates (Northing and Easting), include on layout.

EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CLOSNER PARK SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING

ON THE ____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: Please fill out owner information.				
ENGINEER: SAUL D. MALDONADO, PE	4943 S JACKSON RD., STE 101	EDINBURG, TEXAS 78539	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	4943 S JACKSON RD., STE 101	EDINBURG, TEXAS 78539	(956) 702-8880	(956) 702-8883

SURVEY NOTES:

- BASIS OF BEARING AS PER THE WEST LOT LINE OF LOT 7, SECTION 244, TEXAS MEXICAN RAILWAY SURVEY, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE 4205 .US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GENERAL NOTES:

- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
- SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION RESIDENTIAL URBAN (RU) AND TOWNHOME.
FRONT SETBACK: 10 FT
GARAGE SETBACK: 18 FT
SIDE SETBACK: 6 FT
REAR SETBACK: 10 FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
- FLOOD INSURANCE RATING:
COMMUNITY PANEL NUMBER 460338-0015E,
REVISED JUNE 06, 2000.
FLOOD ZONE DESIGNATION: "ZONE X" - AREAS DETERMINE TO BE OUTSIDE 500-YEAR FLOOD PLAIN
BENCHMARK 1: SQUARE CUT ON AN EXISTING CURB INLET ON THE EAST RIGHT OF WAY OF SUGAR RD.
NORTHING: 16617085.5900
EASTING: 10870255.5640
ELEVATION: 106.495'
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18" ABOVE THE ELEVATION OF THE LOWEST TOP OF CURB OR 12" FOR CENTER OF THE ROAD WHICH EVER IS GREATER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF CUBIC-Feet (6 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IMPROVEMENTS WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED ON APPROVED DRAINAGE REPORT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT., DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.
- A 5.0 FOOT WIDE SIDEWALK ALONG THE EAST ROW OF CLOSNER ROAD SHALL BE CONSTRUCTED BY THE DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE, WITH ADA RAMPS AND SIDEWALKS TO GO INTO SUBDIVISION MONUMENT OF LOT 7.
- THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.
- ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%.
- PARKLAND FEES \$800.00 PER RESIDENCE, \$300.00 PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER \$900.00 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.
- PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT OF WAY/ EASEMENT OR FACILITY.
- NO BUFFER YARD IS REQUIRED, HOWEVER A FENCE PERMIT MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE.
- DETENTION AREA 01 SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR CLOSNER PARK SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

Plat note requirement:
No access shall be permitted onto lots 1-7 from Closnor Boulevard as well lot 3 & 4 near the gate.

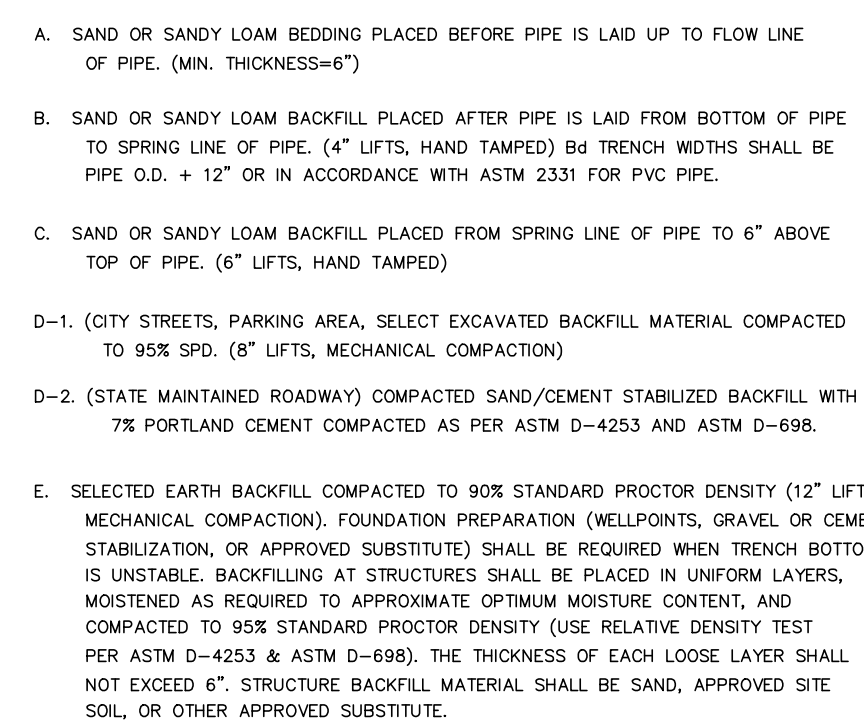
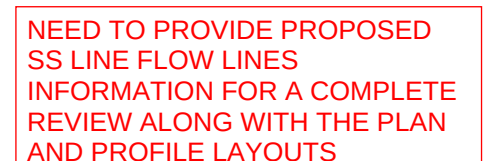
PRELIMINARY SUBMITTAL FOR REVIEW ONLY 6/1/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

LEGEND
● - FND. 1/2" IRON ROD
○ - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⬢ - ON-SITE BENCHMARK
⬤ - CENTER LINE
⬤ - LOT LINE
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
EXIST. - EXISTING
PROP. - PROPOSED
R.O.W. - RIGHT OF WAY
FND. - FOUND
SF - SQUARE FEET
VOL. - VOLUME
PG. - PAGE
D.B.T.P. - DEDICATED BY THIS PLAT
U.E. - UTILITY EASEMENT

Also a 5 ft. sidewalk for all internal street is required at subdivision permit stage.

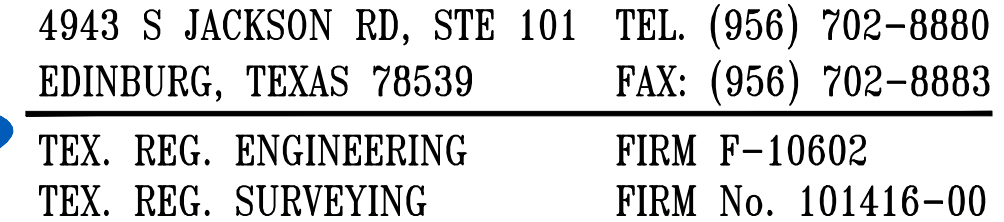
- Must submit a SW3P
- Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP
- Provide HOA documents prior to recording

4943 S. JACKSON RD. SUITE 101 TEL. (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



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SHEET 02 OF 03



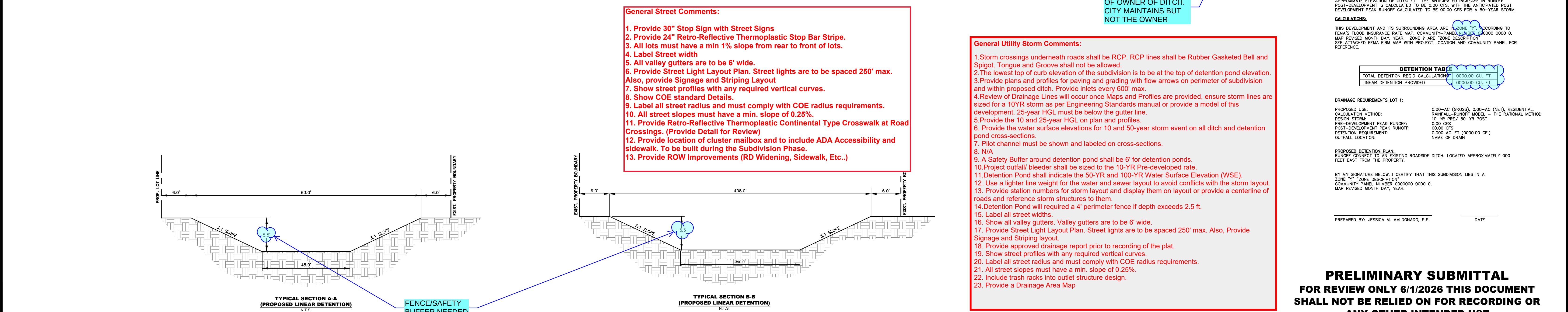
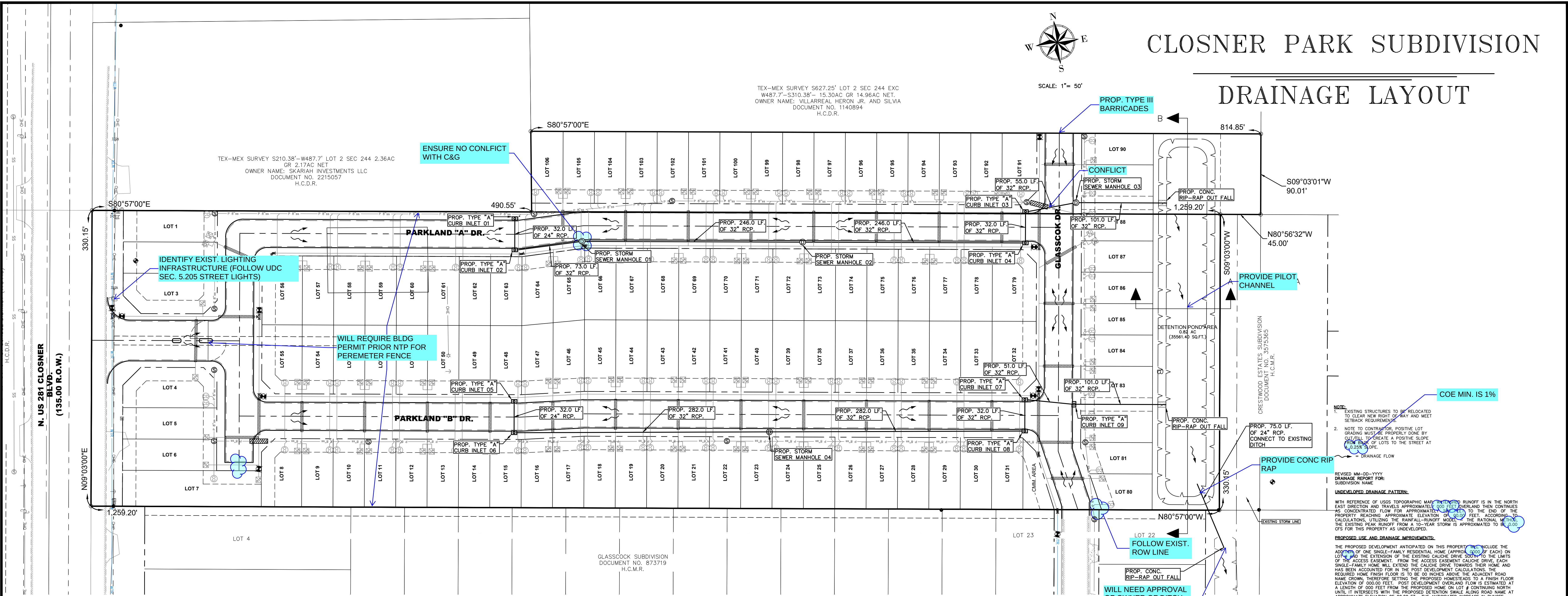
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER: SAUL D. MALDONADO, P.E.	4943 S JACKSON RD, STE 101	EDIMBURG, TX 78539	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 108	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

Page 85 of 101

CLOSNOR PARK SUBDIVISION

DRAINAGE LAYOUT



INDEX TO SHEETS OF SUBDIVISION NAME	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:	
OWNER:	NAME OWNER NAME
OWNER:	ADDRESS OWNER TWO (IF APPLICABLE)
ENGINEER:	JESSICA M. MALDONADO, P.E.
SURVEYOR:	SAMUEL D. MALDONADO, RPLS

CITY & ZIP	PHONE	FAX
CITY, TX ZIP CODE	(000) 000-0000	(000) 000-0000
CITY, TX ZIP CODE	(000) 000-0000	(000) 000-0000
McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: June 2026

SHEET 03 OF 03

4943 S JACKSON RD, STE 101 TEL. (956) 702-8880
EDINBURG, TEXAS 78539 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



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

Trip Generation Worksheet

Subdivision Name: Closer Park Subdivision

Project Location: Closer Rd.

(select one) ☒ C.O.E ☐ Edinburg ETJ

Applicant: SAMES Inc. ☒ Owner ☐ Agent

Address: 4943 S. Jackson Rd. Suite 101 Edinburg, Texas 78589

Email: Luis@samengineering-surveying.com Phone: 956-313-5926

Date: 6/01/2025

Proposed Type of Development

☒ New Development ☐ Re-Development ☐ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					
Single Family	11.23	1,350sf	106	72	95	924	870	210

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # N/A

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips
(if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

☒	A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐	A TIA is not required . The traffic generated by the proposed development does not exceed the threshold requirements.
Comments:	
Reviewed by:	<u>Isael Posadas Jr, E.I.T.</u>
Date:	<u>6/18/2026</u>

NOTE: GFA = Gross Floor Area (bldg. size)

TIA = Traffic Impact Analysis

ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

PROPOSED CLOSNER PARK SUBDIVISION

Edinburg, Hidalgo County, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78541**

Prepared By:



Reg. No. F-10602

**SAM Engineering & Surveying
4943 S Jackson Rd Ste 101
Edinburg, TX 78539
Tel 956.702.8880; Fax 956.702.8883**

MAY 2026

**PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 6/1/2026 THIS DOCUMENT
SHALL NOT BE RELIED ON FOR RECORDING OR
ANY OTHER INTENDED USE**

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MISSING SHEETS



1. PROJECT DESCRIPTION

NOT MATCHING PLAT INFO

A. Site Summary

Closner Park Subdivision is an 88-lot Residential Subdivision situated in City Edinburg, Hidalgo County, Texas. This drainage report is being prepared for Closner Park Subdivision, which is made up of 2 properties (Property ID: 295806, and 295807) consisting of 9.54 acres out of Edinburg, Hidalgo County, Texas. The property is located approximately 1,000 feet North of the intersection of North Closner Boulevard and East Rogers Road. The project is being evaluated to meet the County of Hidalgo requirements as per Hidalgo County Drainage District (HCDD) No. 1 and City of Edinburg drainage guidelines. See attached project vicinity map and USGS Topographic map.

B. Flood Plain

The property, in its entirety lies mainly within Zone “X”, according to FEMA’s Flood Insurance Rate Map, Community-Panel Numbers 480338 0015 E, and 480338 0020 E, effective June 6, 2000.

- Zone A consists of: areas of 500-year flood: areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile: and areas protected by levees from 100-year flood.

See the attached FEMA Firm Maps with approximate project location and community panel for reference.

C. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site, in its entirety, consists of Hidalgo sandy clay loam, ranging from 0 to 1 percent slopes. The Hidalgo sandy clay loam is classified as a well-drained soil with negligible to low runoff potential and is in hydrologic group “B”. See attached USDA soil map, legend, symbol, classification descriptions and properties.

2. SITE DRAINAGE ANALYSIS

A. Existing Conditions

The subject site is currently 9.54 acres (net) of residential land along the Closner Boulevard Frontage, as well as agricultural land towards the East portion of the property. There are currently 4 existing structures with associated caliche driveways along the West of the property. Based on a field obtained topographic survey, existing on-site runoff travels from the West of the property to the East. The runoff coefficient utilized for existing conditions is 0.22 for drainage calculations. Hydrologic calculations for existing conditions are provided in the “Drainage Calculations” section of this report and utilize the Rational Method to determine the pre-development storm runoff generated. Rational method calculations have determined that the pre-development runoff is 6.35 CFS.



B. Proposed Conditions

Hydrologic calculations for the proposed conditions are also included in the “Drainage Calculations” section of this report and utilize the Rational Method to determine the runoff generated for a 50-year storm event. The proposed development anticipates that this property will consist of 88 residential lots with associated entrance driveways and asphalt roads. The runoff coefficient utilized for proposed conditions is 0.51 for drainage calculations. The required storage will be provided with a detention pond at the development stage (building permit stage). For this analysis, the runoff coefficient increased from 0.21 to 0.47 to account for the proposed residential development. The anticipated post development peak runoff calculated for a 50-year storm event is **36.09 CFS**, an increase in post-development runoff is calculated to be **29.74 CFS** from the controlling release rate of **6.35 CFS**.

C. Detention Requirements

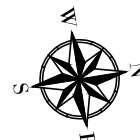
As per the City of Edinburg, Hidalgo County, Closner Park Subdivision is subject to detain the increased stormwater runoff generated by a 50-year storm which produces a total volume of approximately 62,380 CF (1.43 Ac-Ft) when accounting for a pre-developed release rate. The site will mitigate runoff generated by the site and detain it in the proposed detention pond located East of the property.

D. Conclusion

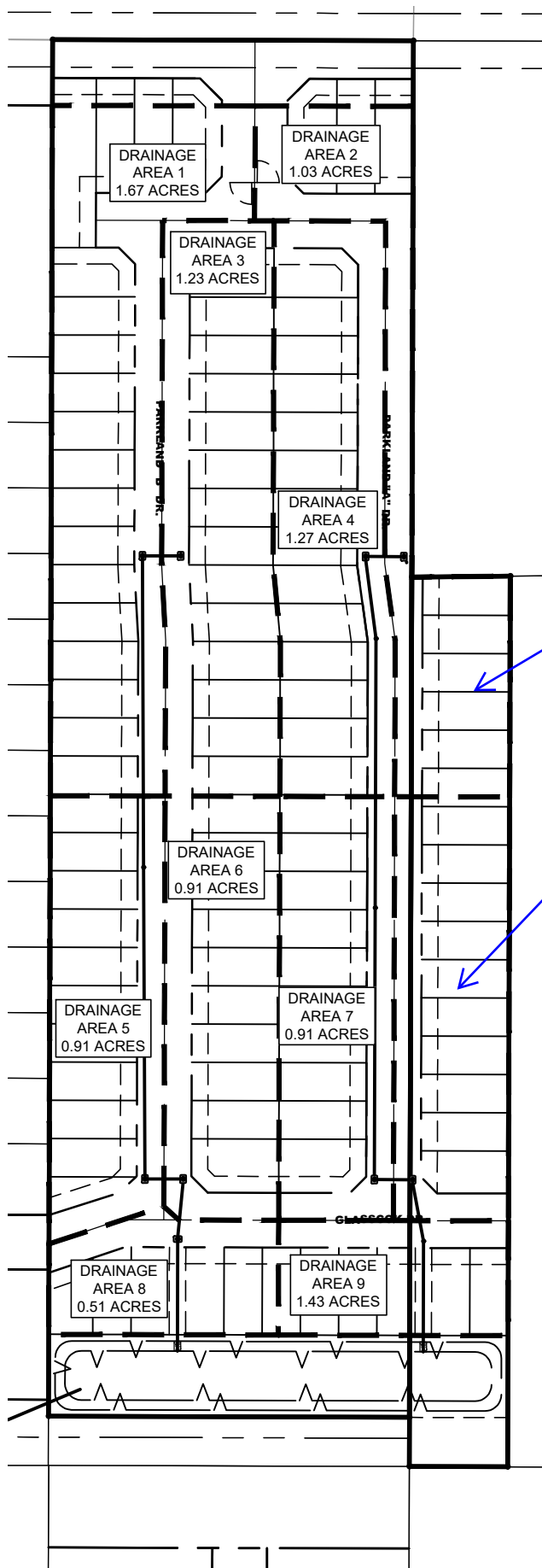
The post-development required runoff storage volume will be held within the proposed detention to be constructed at building permit stage and is not expected to adversely impact downstream or upstream conditions. The proposed storm water runoff will be conveyed through a storm sewer system located in the center of the property, running south for approximately 103 feet, draining into the proposed detention pond.

Saul Maldonado, PE

Firm Reg. No. F-10602



SCALE: 1"=150'



MISSING AREAS?

LEGEND	
	- DRAINAGE AREA BOUNDARY
	- AREA DESIGNATION & ACREAGE

DRAINAGE AREA MAP CLOSSER PARK SUBDIVISION



4943 S. JACKSON RD. STE. 101 TEL: (956) 702-8880
EDINBURG, TEXAS 79539 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00
EDINBURG, TX.

**DRAINAGE CALCULATIONS
CLOSNER PARK SUBDIVISION
PRE-DEVELOPMENT STORMWATER RUNOFF COMPUTATION
10-YEAR FREQUENCY**

(3) Rainfall Intensity

Source: TxDOT Rainfall Intensity- Duration-Frequency Coefficients for Texas (Hidalgo County)

$$i = \frac{b}{(T_c + d)^e}$$

Year	b	d	e
10	92.2303	12.3289	0.81230
50	123.4681	12.8577	0.79520

Intensity, i= 3.04 in/hr (10 yr)

(4) Discharge

$$Q = C i A$$

Lot I.D.	Areas (Acres)			Total Area (acres)	Composite ⁽¹⁾ Runoff Coef.	Tc ⁽²⁾ (min)	Intensity ⁽³⁾ (in/hr)	Discharge, Q ⁽⁴⁾ (cfs)
	Lawn/ Grass (Ac.)	Pavement/ Roof (Ac.)	Unimproved Soil (Ac.)					
1	3.45	0.81	5.28	9.54	0.22	54.5	3.04	6.35
Total =								6.35

UPDATE TO REFLECT TO AC

Saul Maldonado, PE
Firm Reg. No. F-10602



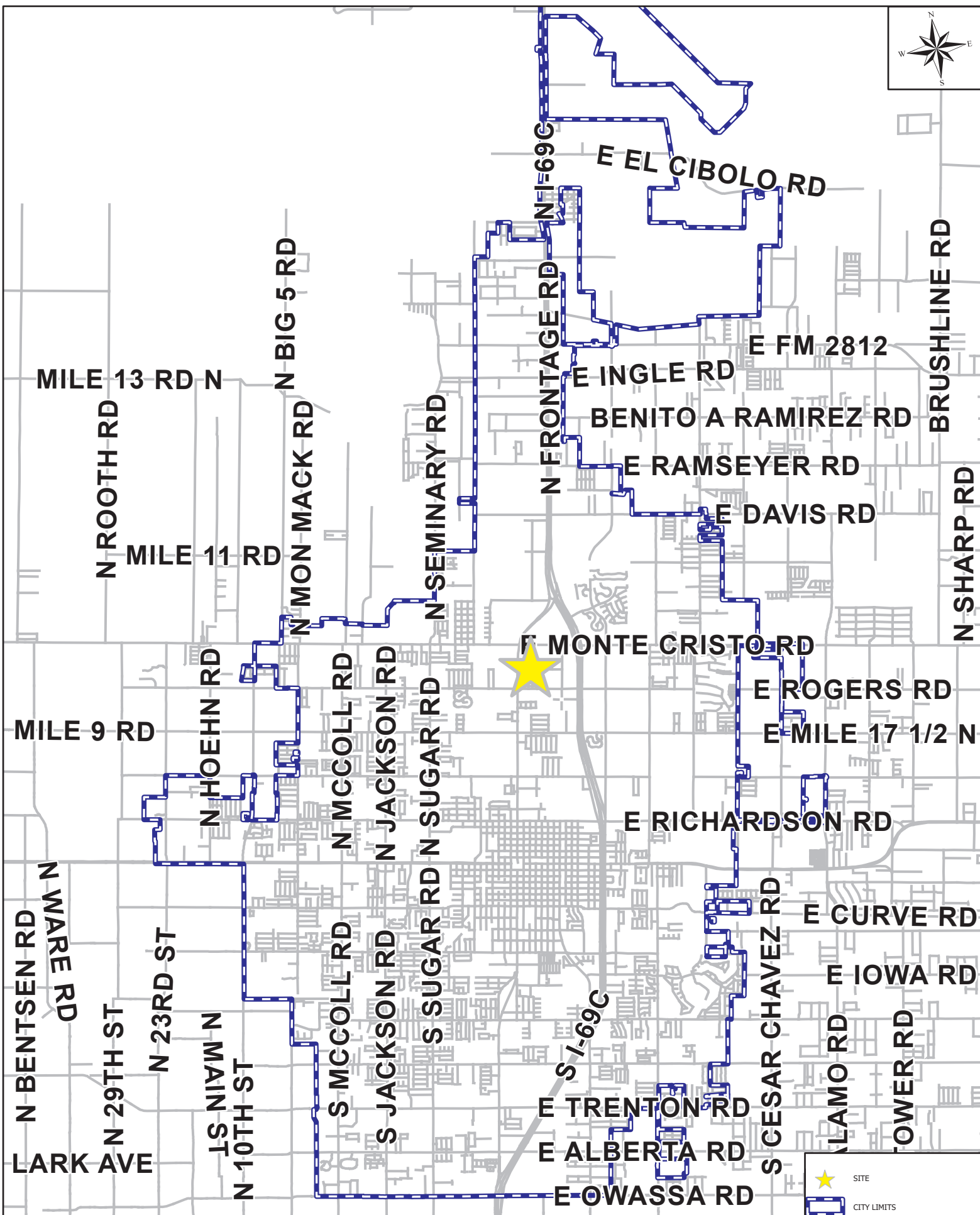
SOIL PROPERTIES

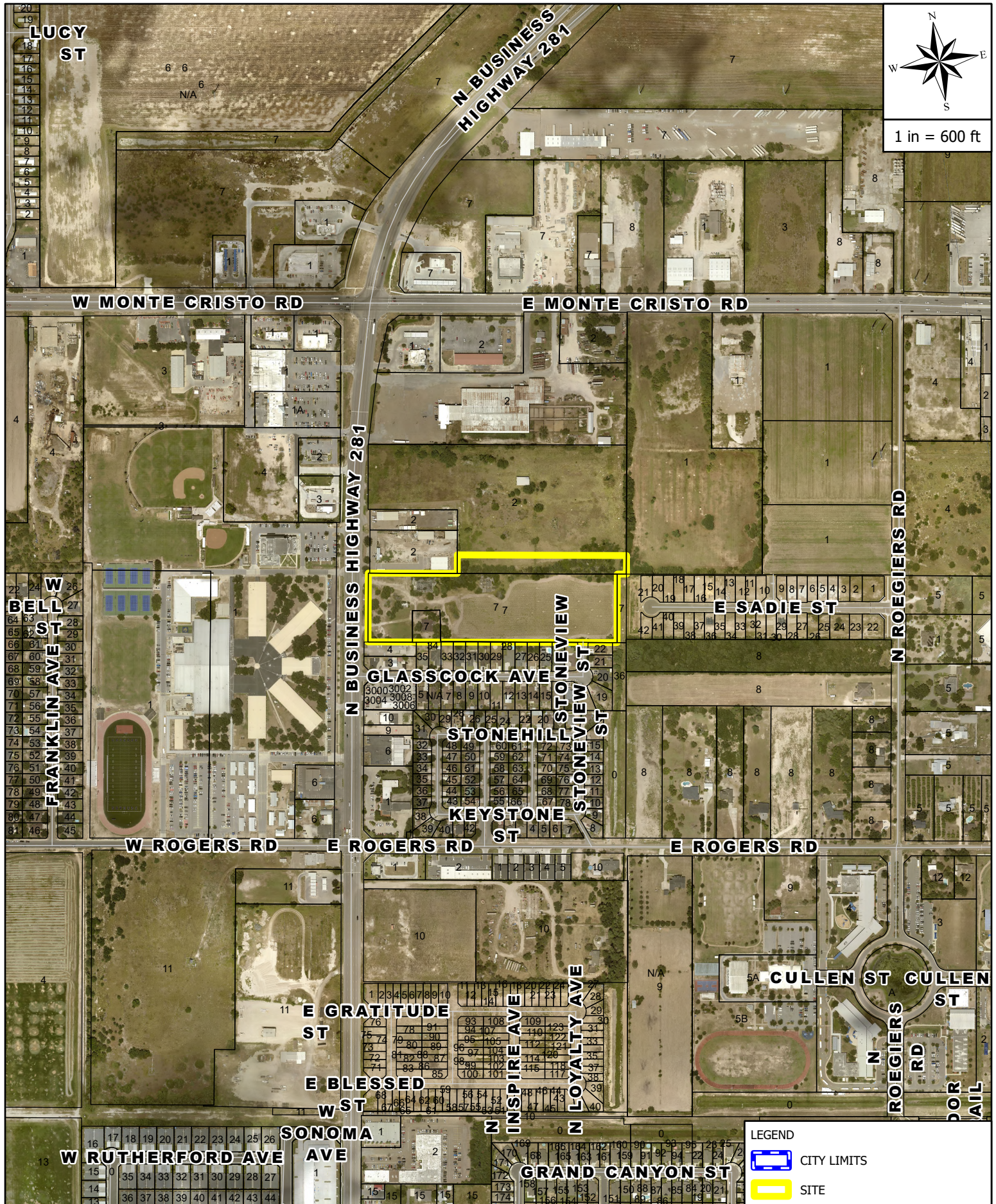
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EXHIBITS

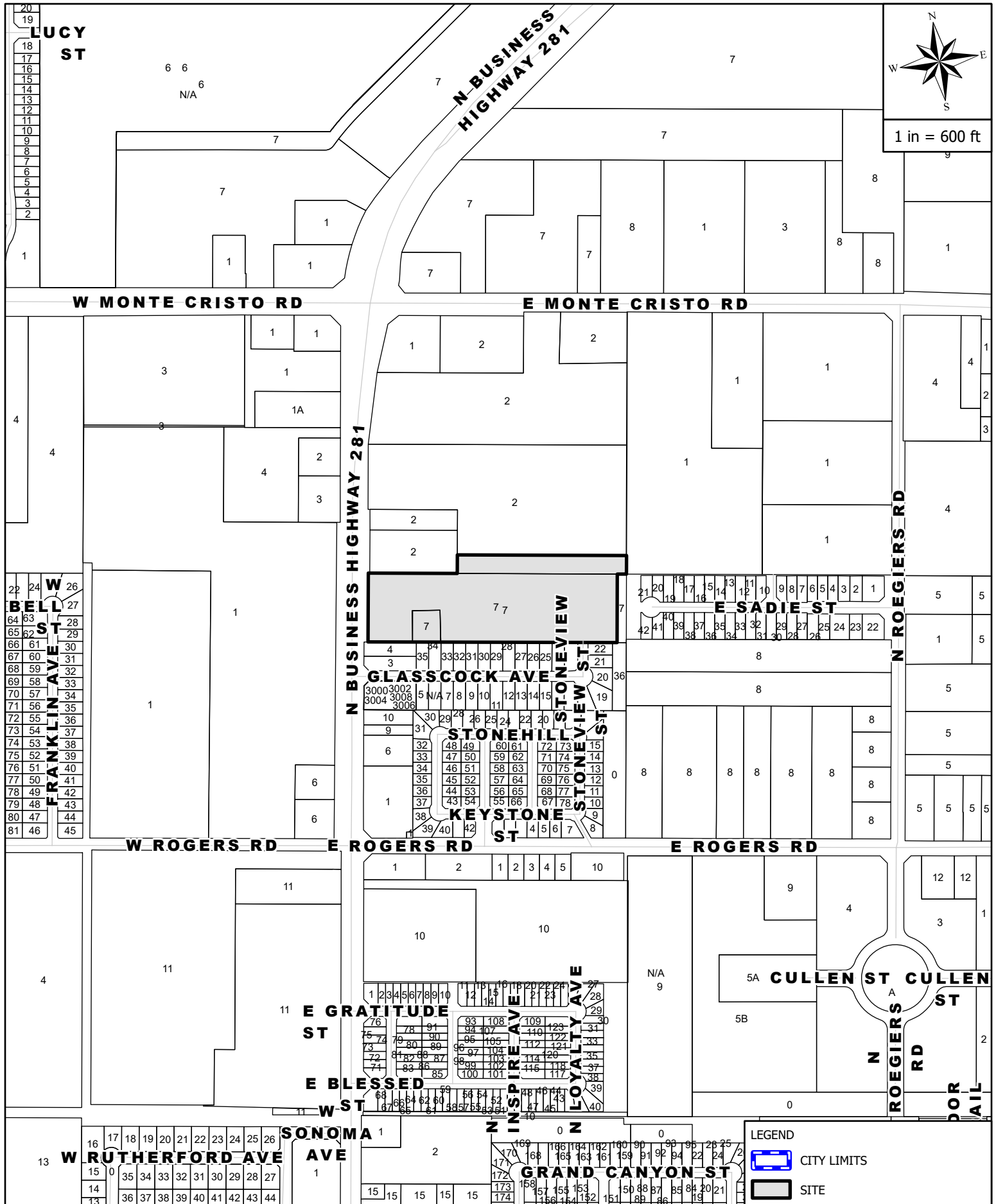
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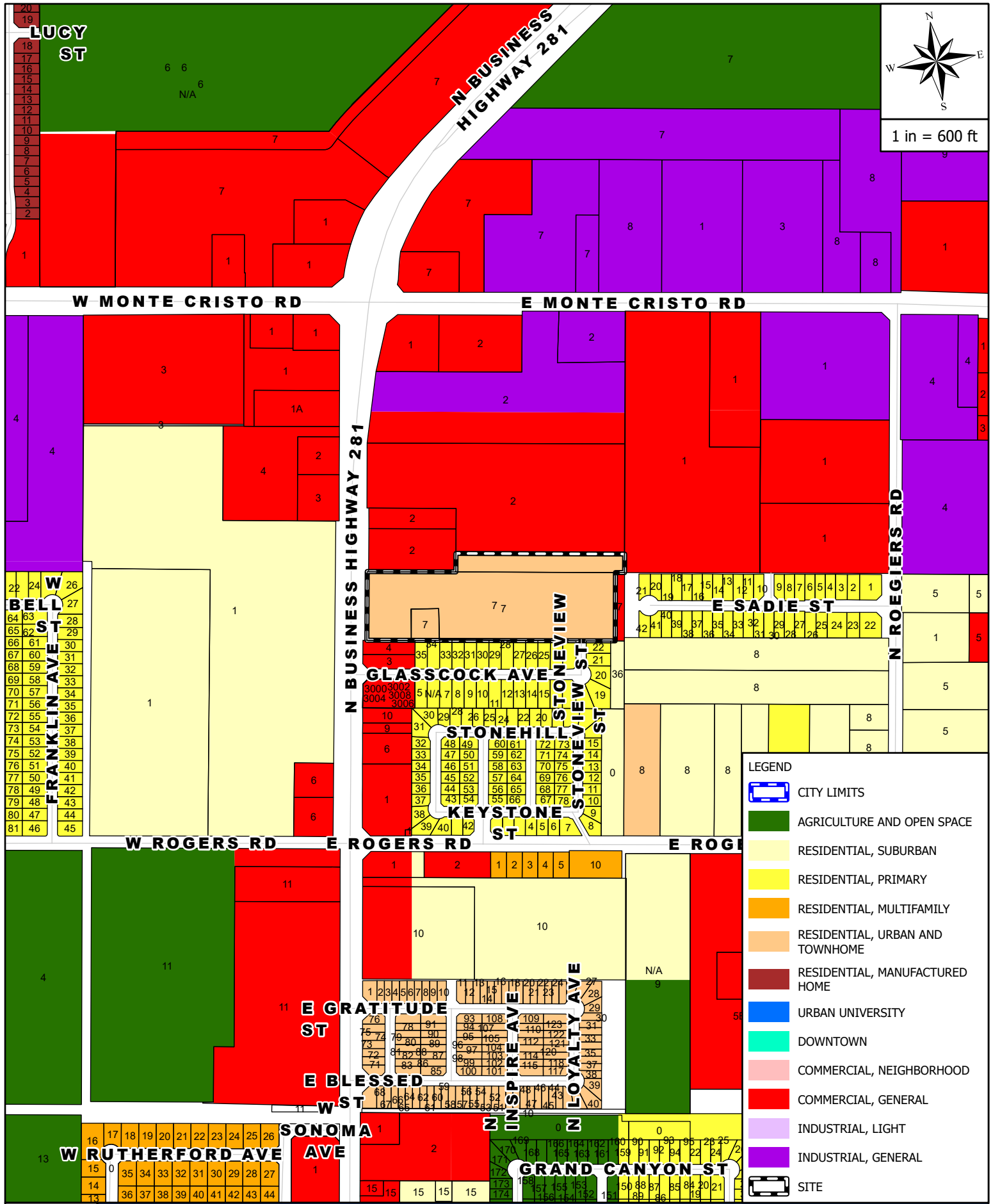
AERIAL MAP

3098 N BUSINESS HIGHWAY 281

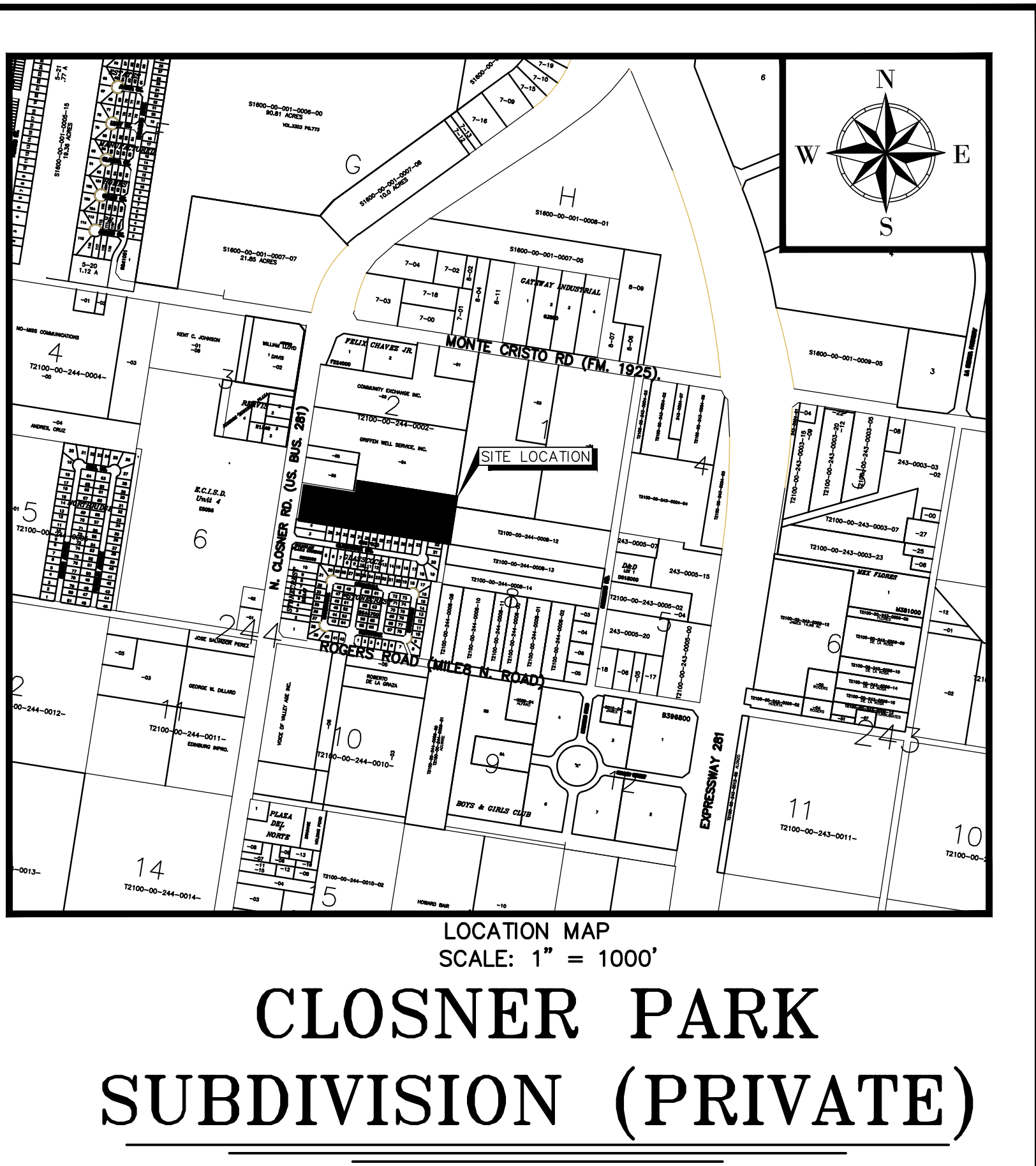


MAILOUT AND SITE MAP

3098 N BUSINESS HIGHWAY 281



ZONING MAP
3098 N BUSINESS HIGHWAY 281



THENCE: NORTH 09°03'00"EAST, PARRALLEL TO THE EAST RIGHT OF WAY LINE OF SAID ROAD, A DISTANCE OF 330.15 FEET, TO A SET PK NAIL, BEING THE POINT OF BEGINNING, CONTAINING A 11.23 ACRE (489,007.61 SQ.FT.) GROSS, TRACT OF LAND, MORE OR LESS.

Planning and Zoning Commission

Attendance 2026

2026

First Name	Last Name	Position	8-Jan	22-Jan	12-Feb	26-Feb	12-Mar	26-Mar	9-Apr	23-Apr	14-May	28-May	11-Jun	25-Jun	9-Jul	23-Jul	13-Aug	27-Aug	10-Sep	24-Sep	8-Oct	22-Oct	12-Nov	10-Dec
Jorge	Sotelo	Chairperson	P	P	P	P	P			P	P	P	P		A	P	A							
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P			P	P	P	A		P	P	P							
Ruby	Casas	Commissioner	P	P	P	P	P			P	P	A	P		A	A	P							
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A	P			P	P	A	A		P	P	P							
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A			P	A	P	A		A	A	P							
Eliseo	Garza	Commissioner				P	P			P	P	P	P		P	P	P							
Gregory	Vasquez	Commissioner				P	P			A	P	P	P		P	P	P							