



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 27, 2024 – 4:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

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





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

5. **PUBLIC COMMENTS**

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

6. **ABSENCES**

- A. Consider excusing the absence of Commission member Ms. Ruby Casas from the July 9, 2024, Regular Meeting
- B. Consider excusing the absence of Commission member Mr. Jorge Gonzalez from the July 23, 2024, Special Meeting.
- C. Consider excusing the absence of Commission member Mr. Rene Olivarez from the July 23, 2024, Special Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the July 23, 2024 Special Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, A 5.00 Acre tract of land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas Mexican Railway Company's Survey, Located at 1000 North McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on behalf of Cubic Walls, LLC.
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, A 1.00 Acre of land, out of Lot 8, Block 55, Alamo Land and Sugar Company's Subdivision, Located at 3001 East Wisconsin Road, As Requested By Sames, Inc. on behalf of Adrian Webb.





- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, The North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision, Located at 3120 South Sugar Road, As Requested By Lalin Fe Evangelista & Ramonjon Custodio
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Lot 5, Block 125, Townsite of Edinburg, Located at 406 West Van Week Street, As Requested By VFP International Sales Corporation

10. **CONSENT AGENDA**

- A. Consider the Final Plat approval of Gem Estates Subdivision, being 26.356 Acres situated in the City of Edinburg, County of Hidalgo, Texas, Being part or portion out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 3000 West Schunior Road, As Requested By Melden & Hunt
- B. Consider the Final Plat approval of Oakview Center Subdivision, being a 28.35-acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey, located at 2300 South I-69C, As requested by Quintannilla, Headley & Associates, Inc.

11. **INFORMATION ONLY**

- A. Discussion and Possible action on upcoming Planning & Zoning Commission Meeting Dates
- B. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 23rd day of August, 2024.

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department





NOTICE

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





**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 23, 2024 – 11:30 A.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

PRESENT:

**CHAIRPERSON- JORGE SOTELO
VICE CHAIRPERSON- ELIAS LONGORIA, JR.
COMMISSION MEMBERS:
VICTOR DANIEC
RODOLFO “RUDY” RAMIREZ
RUBY CASAS**

ABSENT:

**RENE OLIVAREZ
JORGE GONZALEZ**

MINUTES

1. Call Meeting To Order, Establish Quorum at 11:30 P.M.
 - A. Prayer – Prayer was announced by Commission Member Ruby Casas
 - B. Pledge of Allegiance – The Pledge of Allegiance was said by all
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
4. Meeting Procedures

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

- A. All the items are generally considered as they appear on the agenda, as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3 minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

5. **PUBLIC COMMENTS**

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

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 41, Colonia Esperanza Unit No. 3 Subdivision, Located at 924 Esperanza Street, As Requested by Manuel Orosco on behalf of Manuel Orosco Jr.

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

BEING NO DISCUSSION A MOTION WAS MADE BY COMMISSION MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRPEERSON ELIAS LONGORIA, JR. TO APPROVE THE REZONING REQUEST. MOTION WAS CARRIED UNANIMOULSY WITH A VOTE OF 5-0.

- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 86, Villa Del Sol Subdivision, Located at 1108 Sundance Drive, As Requested By Rene Martinez on Behalf of Karen Leal

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

BEING NO DISCUSSION A MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST, MOTION WAS CARRIED UNANIMOUSLY WITH A VOTE OF 5-0.

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **ADJOURNMENT**

MOTION WAS MADE BY VICE CHAIRPERSON ELIAS LONGORIA, JR. AND SECONDED BY COMMISSION MEMBER VICTOR DANIEC TO ADJOURN THE MEETING. THE MOTION WAS CARRIED UNANIMOUSLY AT 11:35 A.M.

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

Claudia Mariscal

Claudia Mariscal, Planning Assistant
Planning & Zoning Department

NOTICE

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



City of Edinburg
PLANNING & ZONING COMMISSION
August 27, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, A 5.00 Acre tract of land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas Mexican Railway Company's Survey, Located at 1000 North McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on behalf of Cubic Walls, LLC.

DESCRIPTION / SCOPE:

This property is located on the east side of North McColl Road, approximately 650 feet north of West Schunior Street. The property has a total frontage of 164.92 feet along North McColl Road and a lot depth of approximately 1320 feet for a total lot area of 5.00 acres (gross). The requested zoning designation is the Commercial, General (CG) District, which is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. It is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to retail, office, restaurant, entertainment, and service. The lot is currently vacant. The applicant is seeking a zone change to establish a self-service storage unit development at this location.

The property is currently zoned Residential, Suburban (RS) District, which is the primary low-density single-family residential district. Surrounding zoning districts are Residential, Multifamily (RM) District to the north, Agriculture and Open Space (AO) District to the east, Residential, Suburban (RS) District to the south, and Residential, Multifamily (RM) District to the west. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses, and vacant land. The future land use designation for this property is for Auto-Urban Uses.

This zone change was denied by City Council on March 1, 2022. Staff mailed a notice of the public hearing to 33 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.

On August 22, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

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

Prepared by:

Alejandra Gonzalez
Planner II

Reviewed by:

Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/27/24
CITY COUNCIL – 9/17/24
DATE PREPARED – 08/20/2024

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Cubic Walls, LLC.

AGENT: Quintanilla, Headley, & Associates, Inc.

LEGAL: A 5.00 Acre tract of land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas Mexican Railway Company's Survey

LOCATION: 1000 North McColl Road

LOT/TRACT SIZE: 5.00 Acres

CURRENT USE: Vacant land

PROPOSED USE: Self-service storage units development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Multifamily (RM) District
South – Residential, Suburban (RS) District
East – Agriculture and Open Space (AO) District
West – Residential, Multifamily (RM) District

LAND USE PLAN: Auto-Urban Uses

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

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

REZONING REQUEST CUBIC WALLS, LLC.

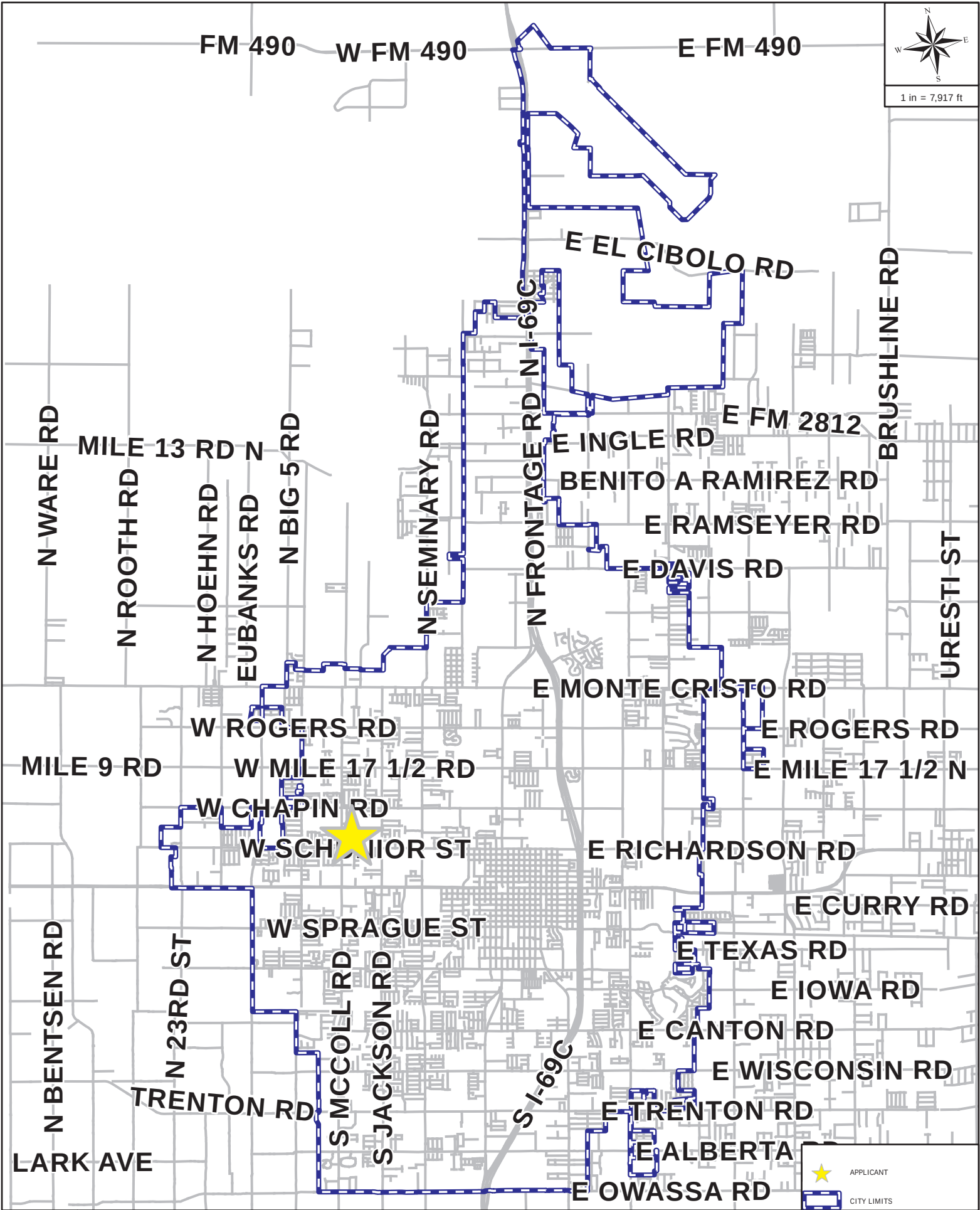
EVALUATION

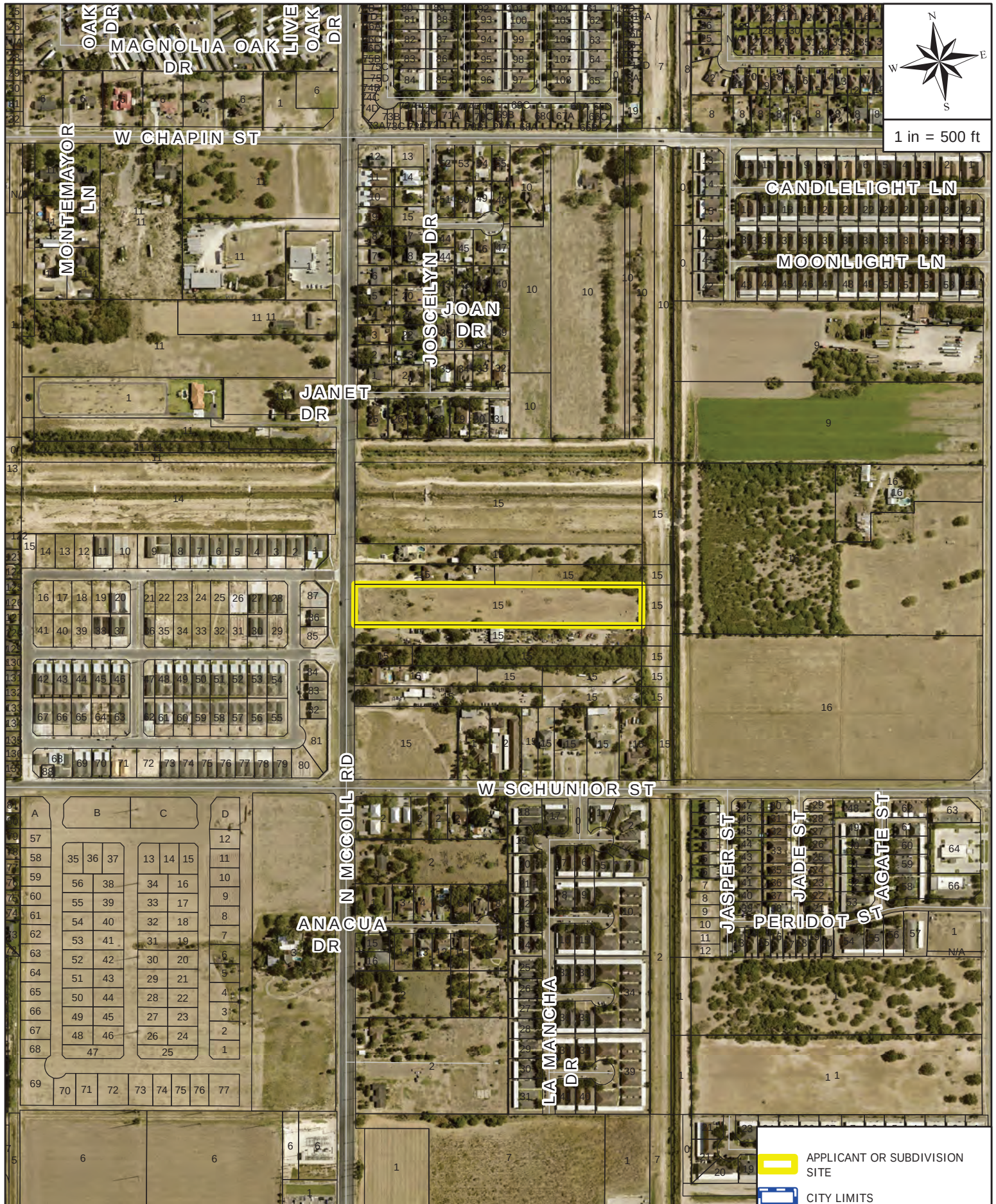
The following is the staff's evaluation of the request:

1. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses, and vacant land.
2. The proposed zoning would not be consistent with adjacent zoning districts and land use.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 33 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.





AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

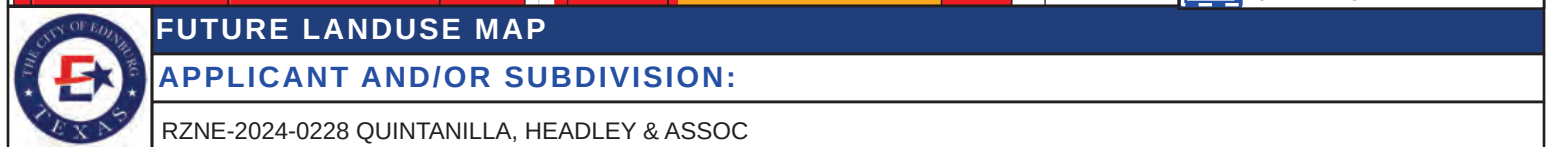
RZNE-2024-0228 QUINTANILLA, HEADLEY & ASSOC

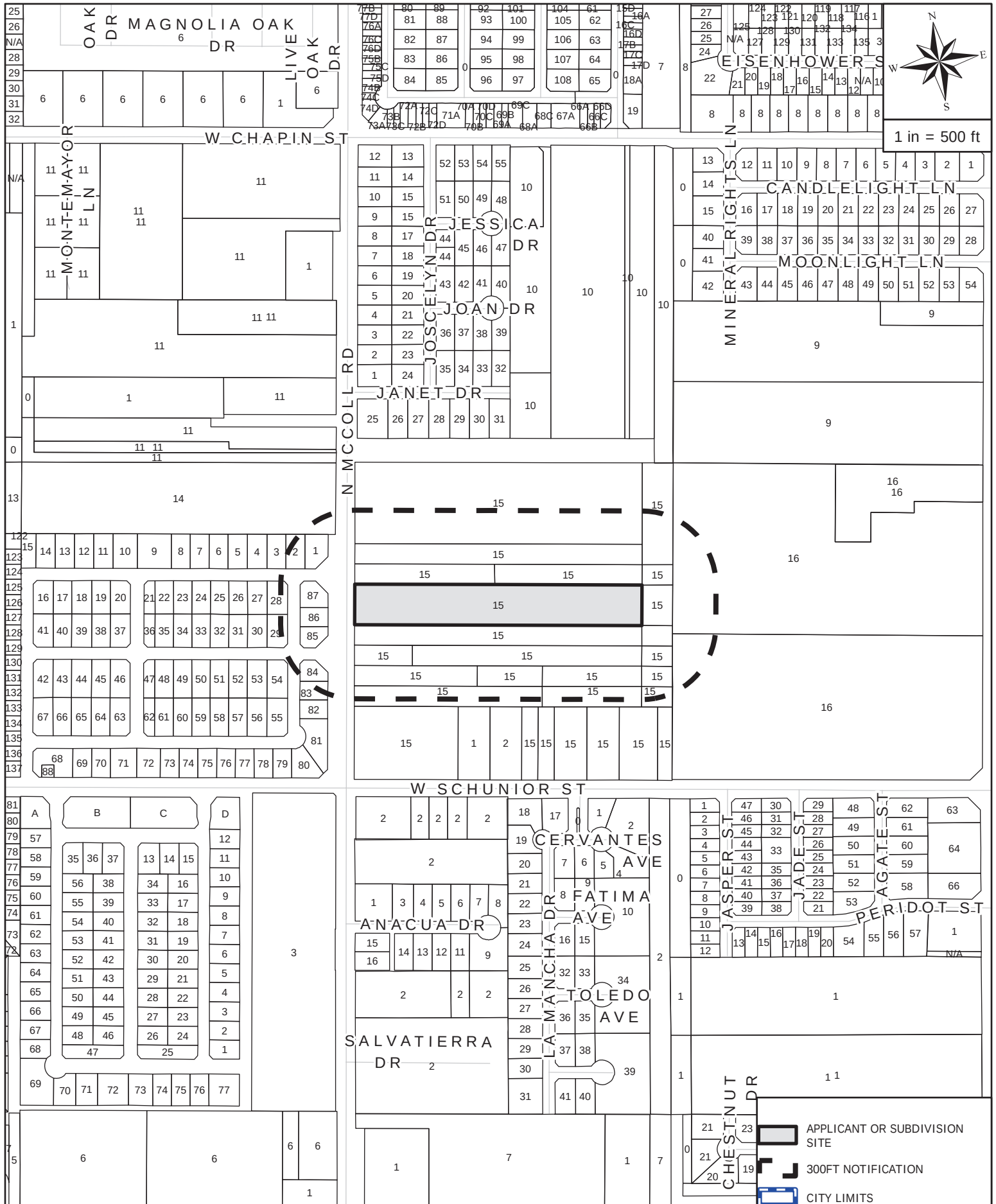


ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0228 QUINTANILLA, HEADLEY & ASSOC





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0228 QUINTANILLA, HEADLEY & ASSOC



Rezoning Request Site Photo

Quintanilla, Headley, & Associates, Inc.

1000 North McColl Road





LEGEND

- CHY WIRE
- ⚡ POWER POLE
- ⚙ SERVICE POLE
- ☎ TEL PCO
- GATEWELL/STAIRROPE
- GAS MARKER
- ⌵ DOWN DRAIN
- ⌵ IRRIGATION VALVE

FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480338 0015 E MAP
REVISED: MAY 14, 2001. (FLOOD)

BEARINGS ARE IN ACCORDANCE WITH McCOLL ESTATE'S UNIT No. 2, RECORDED IN VOLUME 18, PAGE 49, MAP RECORDS.

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

I, **ANTONIO QUINTANILLA**, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAN TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN AERIAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN ON THIS PLAN.



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4556

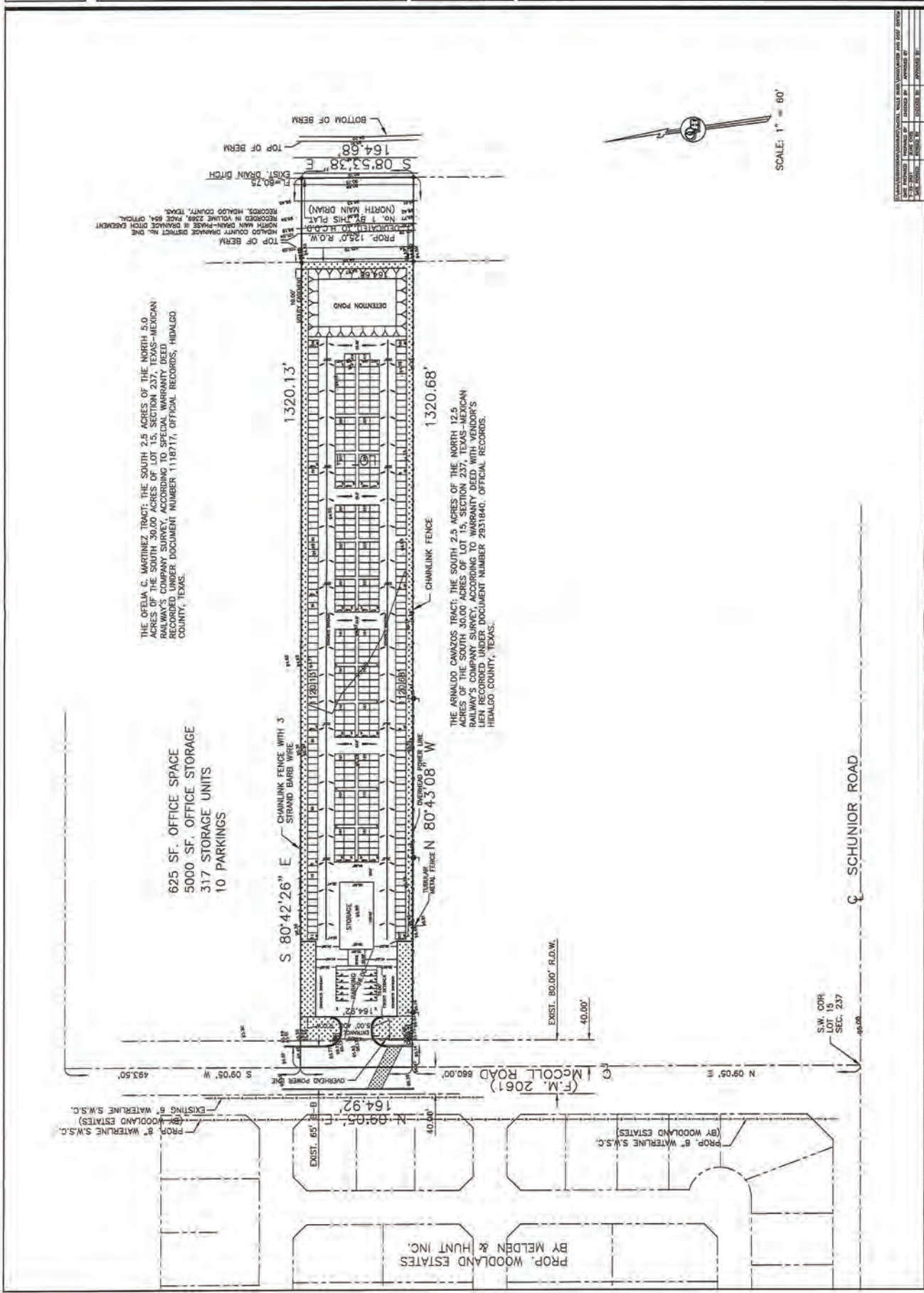
A 5.00 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF THE NORTH 10.00 ACRES OF THE SOUTH 30.00 ACRES OF LOT 15, SECTION 237, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 12; MAP RECORDS HIDALGO COUNTY, TEXAS; AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225359, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

 **CONSULTING ENGINEERS • LAND SURVEYORS**
124 E. STUBBS ST. #70539
HOUSTON, TEXAS 77059
PHONE 713-766-1100
FAX 713-766-3011-0367
AUTODESK/CADD - ENG.COM

ENGINEERING REGISTRATION NUMBER F-1913
SURVEYING REGISTRATION NUMBER F-1911-00

VOL. 1 PAGES 12
 SURVEYED DECEMBER 15, 2021
 OWNER CUBIC WALLS, LLC
 MANAGING WORKER MAURICIO PAREDES
 ADDRESS _____
 JOB No. _____ G.F. No. _____
 BOOK No. _____ PAGE _____
 2:\data\SURVEYS 2021\MR. PAREDES



DATE PREPARED	DATE REVIEWED	DATE APPROVED
02-02-2016	02-02-2016	02-02-2016
BY: [Signature]	BY: [Signature]	BY: [Signature]
FOR: [Signature]	FOR: [Signature]	FOR: [Signature]

Planning & Zoning

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



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE #

Date: 07/16/2024

1. Property Owner (required): Cubic Walls, LLC 2. Phone: (956) 212-2211

3. Mailing Address: 1600 Industrial St.

4. City: Hidalgo State: Texas Zip: 78557

5. Owner's Email: mauricio.paredes@trainser.com 6. Cell No. (956) 212-2211

7. Agent (not owner): Quintanilla Headley & Associate 8. Agent's Phone: (956) 381-6480

9. Agent's Mailing Address: 124 E. Stubbs

10. City: Edinburg State: Texas Zip: 78539

11. Agent's Email: lalor@qha-eng.com

12. Address/Location being Rezoned: Northeast corner of McColl Road & Schunior Road

13. Legal Description of Property: 14. Property ID(s): 295118
A 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company Survey, Hidalgo County, Texas

15. Zone Change: From: RS - Residential, Suburban To: CG - Commercial, General

16. Existing Land Use: Vacant

17. Reason for Zone Change: Proposed storage units

Mauricio A. Paredes
(Please Print Name)

[Signature]
Signature

OFFICE USE ONLY

REVIEWED BY Anaïsa L

DATE RECEIVED 7/22/24

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

**ZONING CASE
OWNER NOTIFICATION LIST**

295113
GARZA HECTOR M & GUADALUPE
822 N MCCOLL RD
EDINBURG, TX 78541-2795

295114
RAMOS NOE Jr
2521 W SCHUNIOR ST
EDINBURG, TX 78541-8347

295115
GARCIA MA DOLORES & RICHARD
909 N MCCOLL RD
EDINBURG, TX 78541-2141

295116
RAMOS NOE & MODESTA
2521 W SCHUNIOR ST
EDINBURG, TX 78541-8347

295117
GARCIA RICARDO & DOLORES
909 N MCCOLL RD
EDINBURG, TX 78541-2141

295122
HIDALGO COUNTY TRUSTEE
PO BOX 178
EDINBURG, TX 78540-0178

295124
URIEGAS SAMANTHA BARUELA & MAURO
1016 N MCCOLL RD
EDINBURG, TX 78541-5106

295125
HIDALGO COUNTY DRAINAGE DIST NO. 1
902 N DOOLITTLE RD
EDINBURG, TX 78542

295129
BARRAZA ELIZABETH
918 N MCCOLL RD
EDINBURG, TX 78541-2136

295131
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295135
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295133
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295134
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295132
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295136
HIDALGO CO DRAIN DIST #1
902 N DOOLITTLE RD
EDINBURG, TX 78542-7470

295137
GARZA RICHARD A
3910 W FREDDY GONZALEZ DR
EDINBURG, TX 78539-9308

295139
GARZA RICHARD A
3910 W FREDDY GONZALEZ DR
EDINBURG, TX 78539-9308

295118
CUBIC WALLS LLC
1600 INDUSTRIAL ST
HIDALGO, TX 78557-3650

**ZONING CASE
OWNER NOTIFICATION LIST**

295119
CAVAZOS ARNALDO
924 N MCCOLL RD
EDINBURG, TX 78541-2136

295121
MARTINEZ OFELIA C
1008 N MCCOLL RD
EDINBURG, TX 78541-5106

295108
HIDALGO COUNTY DRAINAGE DIST NO. 1
902 N DOOLITTLE RD
EDINBURG, TX 78542

1333554
GARZA LUIS A & MONICA Y
1008 N MCCOLL RD
EDINBURG, TX 78541-5106

1473152
GENESIS INVESTMENT GROUP LLC
8609 N 19TH ST
MCALLEN, TX 78504-6173

1473153
USRA LLC
2601 BRAZOS AVE
MCALLEN, TX 78504

1473097
ROBERTS DILLON
PO BOX 7906
BOISE, ID 83707-1906

1473098
WALDO LUIS & TERESA D SALDIVAR
PO BOX 2790
EDINBURG, TX 78540-2790

1473154
MENDEZ ALFREDO
10229 N 14TH ST
MCALLEN, TX 78504-6629

1473155
CRUZ ROBERT JOSEPH
99 W CEDAR BAYOU LYNCHBURG RD APT 10201
BAYTOWN, TX 77521-5212

1473156
ACR REAL ESTATE INVESTMENTS LLC
4101 XANTHISMA AVE
MCALLEN, TX 78504-5202

1473070
CAZARES DANA E CAROLINA & AARON KERRY
JACKSON
2901 W DRIFTWOOD
EDINBURG, TX 78541

1473071
HASHIMOTO YUKI
724 ISLAND CT
SAN DIEGO, CA 92109

1473072
ROBERTS TYLER
3527 S FEDERAL WAY STE 103-23
BOISE, ID 83705

1473069
ESCANABA LLC
3520 BUDDY OWENS
MCALLEN, TX 78504-5465



June 27, 2024

To: Mr. Jaime Acevedo
Planning Director
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: Cubic Walls, LLC Proposed zone change from Auto-Urban to General Commercial (self-storage)

Dear Mr. Acevedo,

The site in reference is approximately 4.37 acres of land located at TEX-MEX SURVEY N165'-S825'-W1193.28' LOT 15 SEC 237 4.52 AC GR 4.37 AC NET as shown in Exhibit A. ("Site").

This letter is to inform that I reside on Woodland Estates across from the Site and I am in favor of the proposed zoning change at the Site from Auto-Urban, to the intended use for a Self-Storage facility project (General Commercial).

By: Name: Steve Allvarado Sign: [Signature]

Address: 3105 W Sandalwood Edinburg, TX 78541

By: Kate Gonzalez Sign: [Signature]

Address: 1713 Ivory St Edinburg, TX 78541

By: Ivan Sanchez sign: [Signature]

Address: 3112 W Kenwood St Unit 1 Edinburg, TX 78541

By: Name: Maria Hernandez Sign: Maria Hernandez
Address: 3001 W Driftwood St #4 Edinburg TX 78541

By: Mariano Gonzales Sign: _____
Address: 3001 W Driftwood Apt #1 Edinburg TX 78501

By: Isabella Contreras sign: Isabella Contreras
Address: 3005 W Driftwood St #2 Edinburg TX 78541

By: Name: Suan Rodriguez Sign: Suan Rodriguez
Address: 3005 W Driftwood St #2 Edinburg TX 78541

By: Anche Contreras Sign: Anche Contreras
Address: 3005 W Driftwood St #3 Edinburg TX 78541

By: Brenda Blanco sign: Brenda Blanco
Address: 3009 W. Driftwood St Edinburg TX 78541

By: Eduardo Garza sign: Eduardo Garza
Address: 3009 W Driftwood St unit #3 Edinburg TX 78541

By: Name: Jessica Lara Sign: [Signature]

Address: 2922 W Oakwood St Edinburg Tx

By: Ashley Bernal Aparicio Sign: [Signature]

Address: 2918 W. Oakwood St Edinburg, Tx

By: Mary Sapharsh sign: [Signature]

Address: 2914 W Oakwood St Edinburg Tx

By: Name: Samantha Gonzalez Sign: [Signature]

Address: 918 N. Spruce St Edinburg Tx, 78541

By: Felician Matamoros Sign: [Signature]

Address: 2910 W. Sandlewood St Edinburg.

By: Jacob Luna sign: [Signature]

Address: 2914 W. Sandlewood St Edinburg TX, 78541

By: Ramiro Aliandro sign: [Signature]

Address: 2922 W Sandlewood St Edinburg Tx 78541

By: Name: Tashia Salinas Sign: Tashia

Address: 2922 W. Sandlewood ST. Apartment 5.

By: Xavier Mejia Sign: X

Address: 3006 W Sandlewood st Apt 6

By: Monira Beece sign: M Beece

Address: 3008 W. Sandlewood Street Apt 5
Edinburg Tx. 78541

By: Name: Rebera Wong Sign: R Wong

Address: 3104 W Sandlewood St Apt 6 Edinburg TX 78539

By: Robert Mosquera Sign: R

Address: 3108 W. SANDLEWOOD ST, #5, EDINBURG, TX 78542

By: Carla Rodriguez sign: Carla

Address: _____

By: Valerie S. sign: VS

Address: 3101 W Sandlewood St

By: Name: Kayla Lopez Sign: Kayla Lopez
Address: 2922 W Sandlewood St Apt 3 Edinburg TX

By: Nathan Garcia Sign: Nathan Garcia
Address: 2922 W Sandlewood St Apt 3 Edinburg TX

By: Azmapo Torres Sign: Azmapo Torres
Address: 3024 W. SADDLEWOOD ST
Edinburg TX 78541

By: Name: Janett Abraham Sign: Janett Abraham
Address: 3112 West Kenwood Street Unit 6 Edinburg TX

By: Sylvia Guzman Sign: Sylvia Guzman
Address: 3112 W. Kenwood St Unit 2 Edinburg TX 78541

By: Kayla Martinez Sign: Kayla Martinez
Address: 3112 W Kenwood Apt 4, Edinburg TX 78541

By: Jessica Leal Sign: Jessica Leal
Address: 3117 W Kenwood St Apt 1 Edinburg TX 78541



By: Name: Armando Reyes Torres Sign: [Signature]

Address: 2910 W. Driftwood Ave unit 4

By: Ray Castillo Sign: [Signature]

Address: 2910 W. Driftwood Ave unit 4

By: Hugo Garcia sign: [Signature]

Address: 2911 W Sandlewood st unit 3 78541 Edinburg TX

By: Name: Rocio Vidauri Sign: [Signature]

Address: 2910 W Sandlewood St Unit 2 Edinburg TX
78541

By: Maria Cortez Sign: [Signature]

Address: 2914 W Sandlewood Apt 5 Edinburg TX

By: Lucy Brooks sign: [Signature]

Address: 2918 W. Sandlewood St #6 Edinburg, TX 78541

By: John Luna sign: [Signature]

Address: 3020 Sandlewood Apt 5



City of Edinburg
PLANNING & ZONING COMMISSION
August 27, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, A 1.00 Acre of land, out of Lot 8, Block 55, Alamo Land and Sugar Company's Subdivision, Located at 3001 East Wisconsin Road, As Requested By Sames, Inc. on behalf of Adrian Webb.

DESCRIPTION / SCOPE:

This property is located on the north side of East Wisconsin Road, approximately 2,000 feet east of South Raul Longoria Road. The property has a total frontage of 67 feet along East Wisconsin Road and a lot depth of 650.15 feet for a total lot area of 1.00 acre (gross). The requested zoning designation is the Residential, Multifamily (RM) District, which is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). The lot is currently vacant. The applicant is seeking a zone change to establish a multi-family development at this location.

The property is currently zoned Agriculture and Open Space (AO) District. On December 10, 2013, the property was annexed into the City with the Agricultural District designation. Adjacent zoning is Residential, Multifamily (RM) District to the north and east, and Agriculture and Open Space (AO) District to the south and west. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses, and institutional uses (high school). The Tulipan Villas Subdivision adjacent to the property was rezoned to Auto-Urban Residential on September 1, 2015. The future land use designation for this property is for single-family residential uses.

This zone change request was recommended for denial by the Planning and Zoning Commission on October 10, 2023 and was withdrawn by the applicant prior to the City Council meeting. The applicant has not submitted any new information for this case. At this time, the property does not comply with the minimum lot width of 80 feet for a duplex/multiplex or 100 feet for an apartment (5 units or more) and would need to request a variance to the minimum lot width required. Staff mailed a notice of the public hearing to 33 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.

On August 22, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends denial of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District based on surrounding land uses and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting

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

Prepared by:

Alejandra Gonzalez

Planner II

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/27/24
CITY COUNCIL – 9/17/24
DATE PREPARED – 08/20/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District

APPLICANT: Adrian Webb

AGENT: SAMES, Inc.

LEGAL: A 1.00 Acre of land, out of Lot 8, Block 55, Alamo Land and Sugar Company's Subdivision

LOCATION: 3001 East Wisconsin Road

LOT/TRACT SIZE: 1.00 Acre

CURRENT USE: Vacant land

PROPOSED USE: Multifamily development

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Residential, Multifamily (RM) District
South – Agriculture and Open Space (AO) District
East – Residential, Multifamily (RM) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Suburban Uses

PUBLIC SERVICES: North Alamo Water Supply Corporation Water and Sewer

RECOMMENDATION: Staff recommends denial of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District

REZONING REQUEST

ADRIAN WEBB

EVALUATION

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

1. Surrounding land consists of a mix of single-family residential uses, multi-family residential uses, and institutional uses.
2. The proposed zoning would be consistent with the adjacent zoning districts to the north and east.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

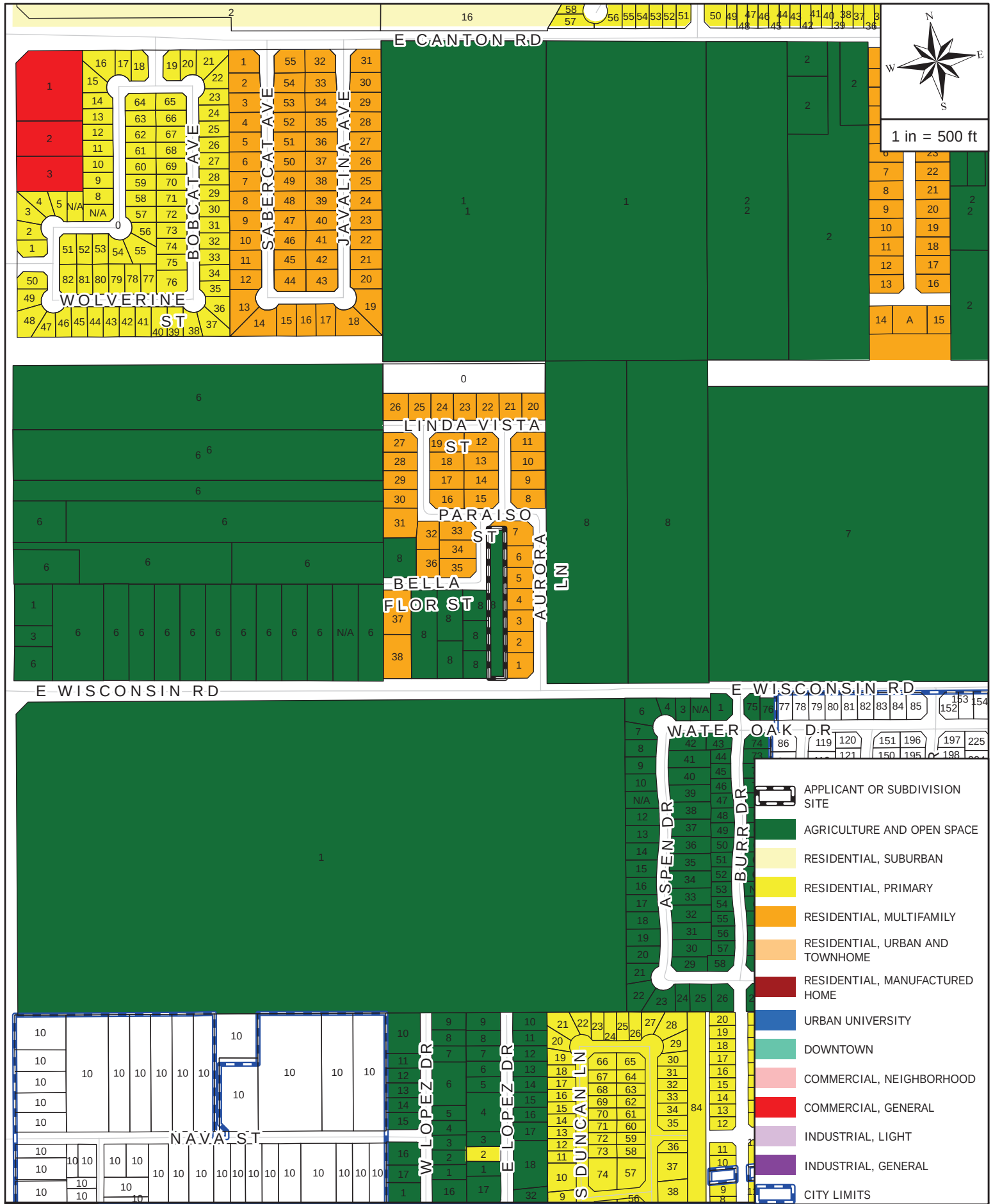
Staff recommends denial of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District based on surrounding land uses and the character of the area. If approved, the applicant will need to comply with all requirements during the permitting process including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

Staff mailed a notice of the public hearing to 33 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.



APPLICANT AND/OR SUBDIVISION:

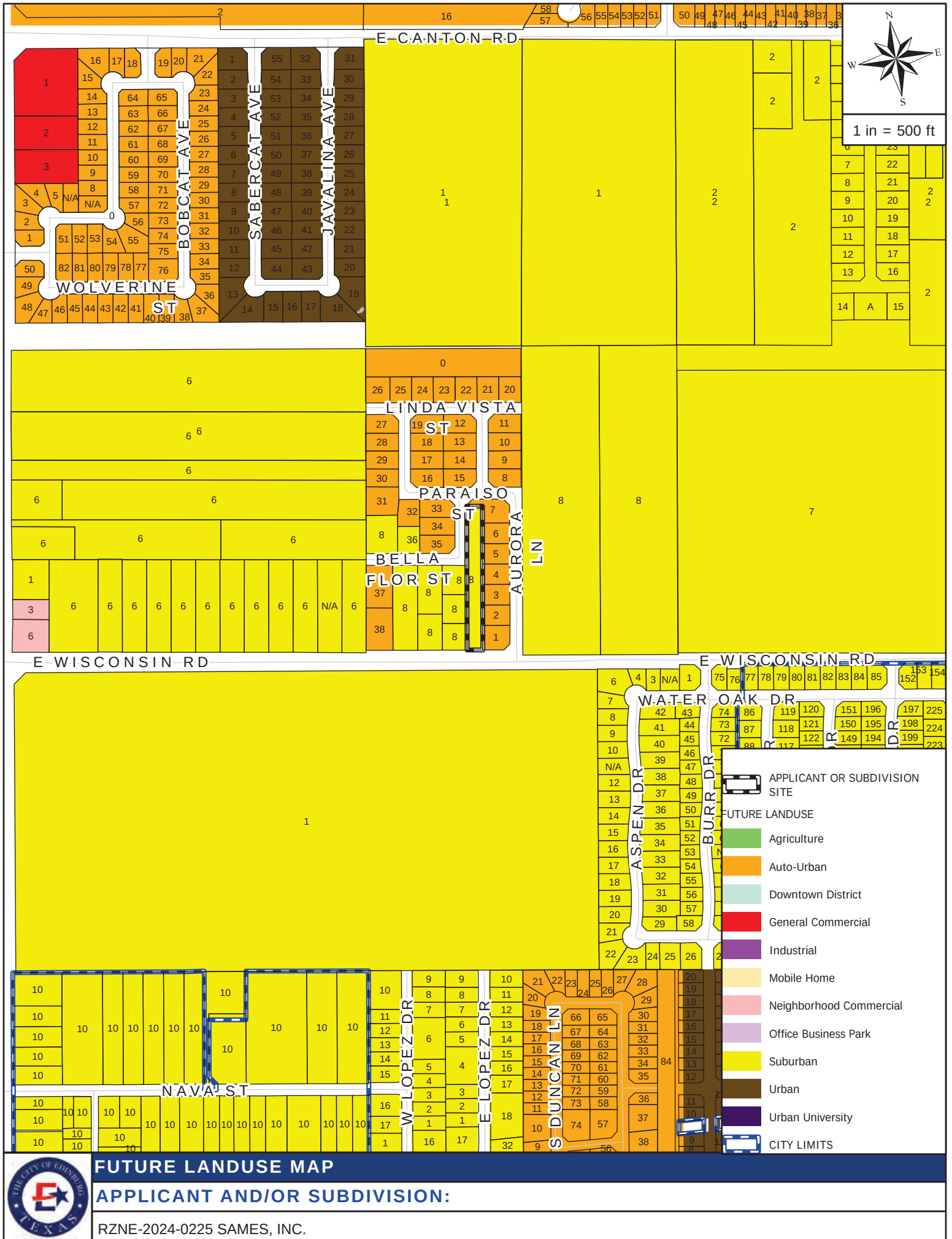
RZNE-2024-0225 SAMES, INC.

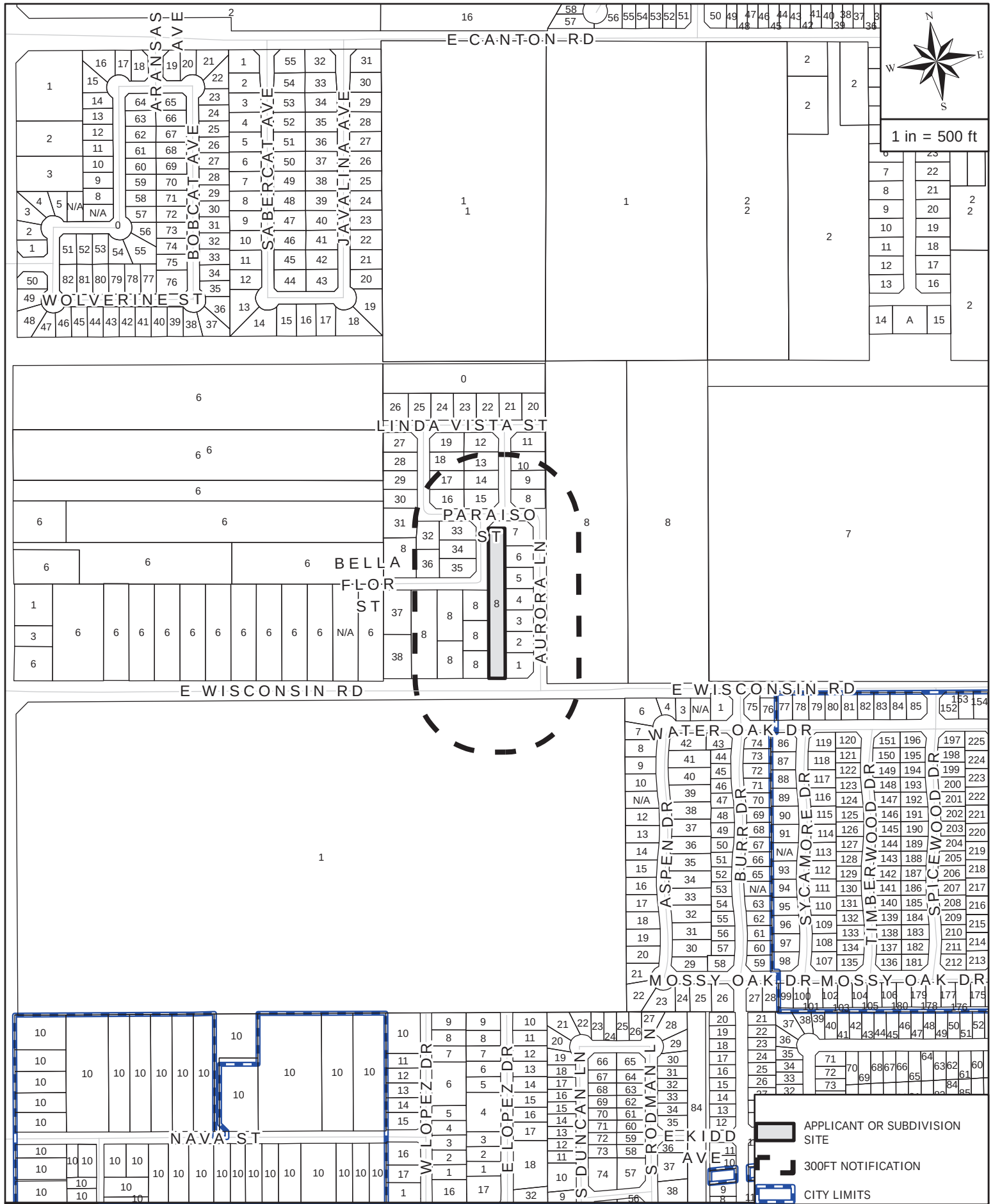


ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0225 SAMES, INC.





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0225 SAMES, INC.

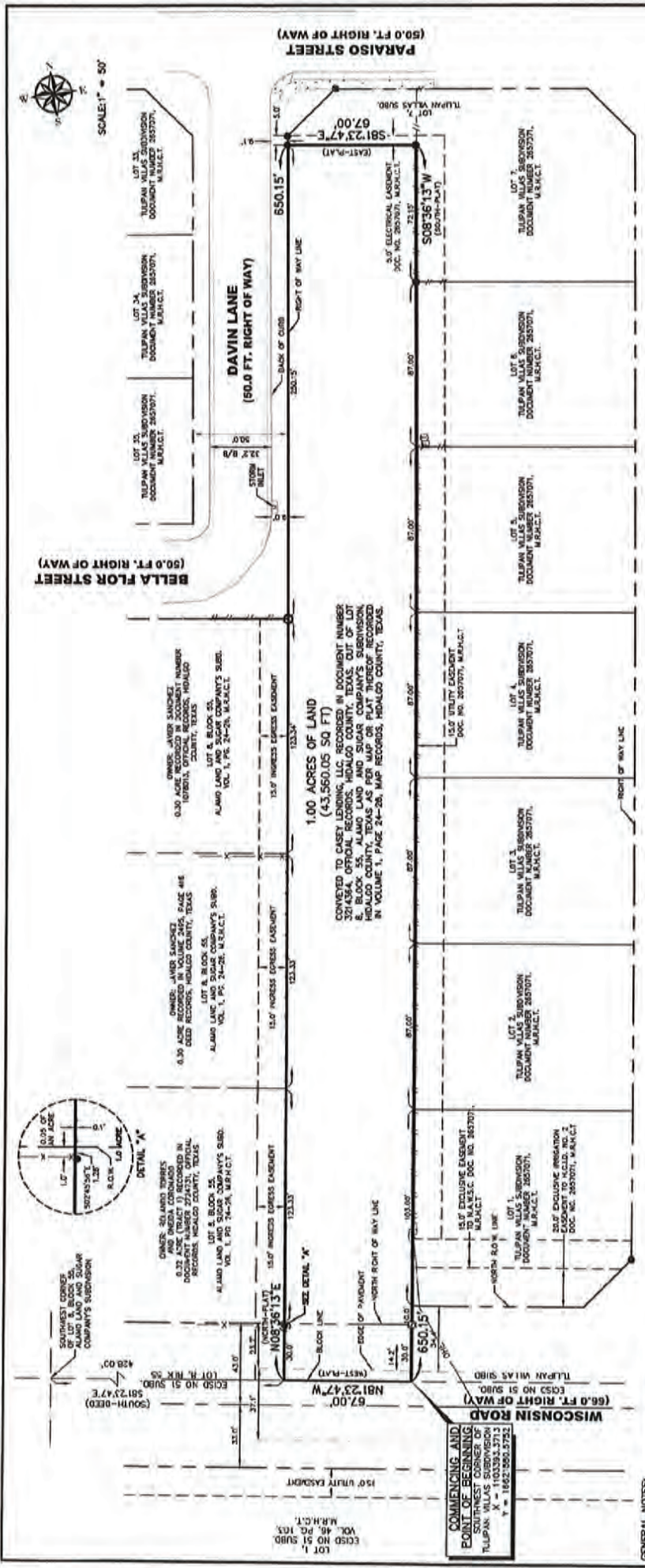


Rezoning Request Site Photo

SAMES, Inc.

3001 East Wisconsin Road





AURORA LANE

ADRIAN WEBB
AURORA LANE
NICHOLSON ROAD, EMMING TEXAS
75042
JULY 11, 2022
SURRENDERED
REQUESTED BY: ADRIAN WEBB - B & REALTY

PROPOSED SHORROW: ADRIAN WEBB

FIGURE 1 - AREAS BETWEEN 100-YEAR AND 500-YEAR FLOODS OR AREAS OF 100-YEAR FLOODS WITH AVERAGE DITCHES OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 ACRE, AND AREAS PROTECTED BY DICES FROM 100-YEAR FLOOD.

LEGEND

- - PNO. 1/2" BDN ROD
- - PNO. BDN PPE

[illegible]

66462 NEWSPRINT 8 P.L.S. DATE 7-16-97
 NEEDS PROFESSIONAL LAND SURVEY NO. 209
 REMITTED RECORDS
 0 P.M. - 2:00 P.M. WEEK
 N.C.R. - HALL COUNTY
 RECORDS, TARRANT
 RECORDS, TARRANT
 MAP RECORDS, HIDALGO COUNTY, TEXAS.
 S.M. Engineering & Surveying
 10. ALL RIGHTS, TITLES AND INTERESTS IN AND TO ALL PORTIONS OF THE PROPOSED INSURED LAND LIVING WITHIN A DRAINAGE DITCH, DRAINAGE PIPE, DRAINAGE LINE, A CANAL OR AN IRRIGATION LINE AS MAY BE CLAIMED IN FEE ADJUDICATION OF SAID PROPERTY.

JOB NUMBER	DRAWN BY	PENALTY	DATE
SUR 22.606	E.S.	O.K.	97/3/2002

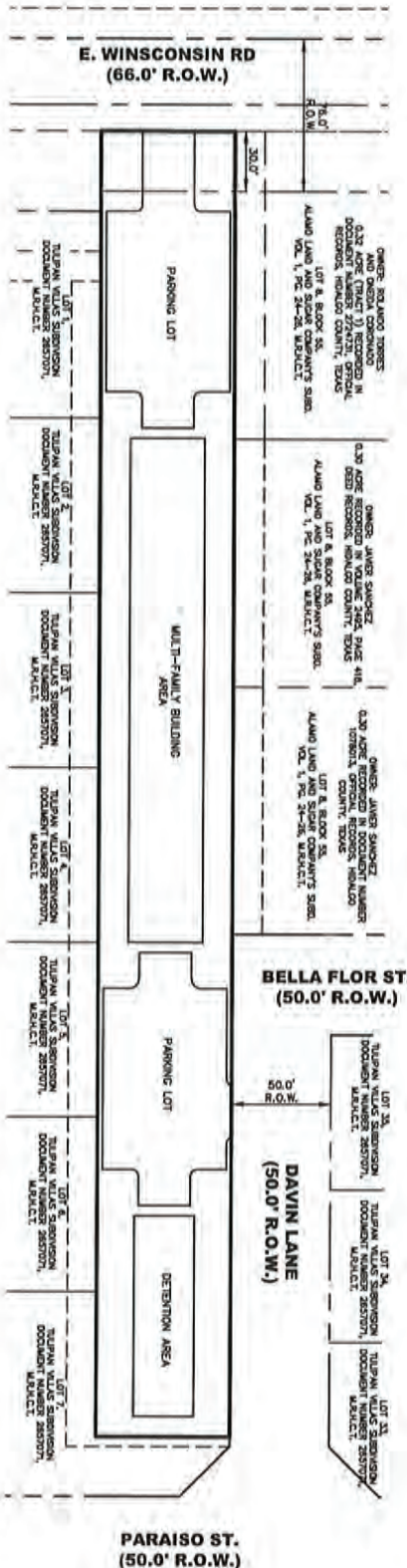
SHEET 1 OF 1 - SURVEY PLAT

NORTH UP
 TRUE
 MAGNETIC

JOB NO. DATE PROJECT SITE NAME TEL. FAX
 200 S. LITE STREET, SUITE 1000 WILLOW, TEXAS 78061 (512) 795-4000 (512) 795-4005

© 1997 JAMES MCGUIRE & ASSOCIATES, INC.
 ALL RIGHTS RESERVED. NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING FROM JAMES MCGUIRE & ASSOCIATES, INC.

[illegible]



PLAT SHOWING
PRELIMINARY SKETCH
FOR REFERENCE USE
ONLY
(NOT FINAL)

Planning & Zoning

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



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE #

RZNE-2024-0225

Date: July 12, 2024

1. Property Owner (required): Adrian Webb 2. Phone: (956) 897-1142

3. Mailing Address: 2816 Stonecrest St

4. City: Edinburg State: Texas Zip: 78541

5. Owner's Email: adrian@akwebbcpa.com 6. Cell No. (956) 897-1142

7. Agent (not owner): Luis B. Hernandez 8. Agent's Phone: (956) 702-8880

9. Agent's Mailing Address: 200 S. 10th St, Ste. 1500

10. City: McAllen State: Texas Zip: 78501

11. Agent's Email: lhernandez@samengineering-surveying.com

12. Address/Location being Rezoned: E Wisconsin Rd TX

13. Legal Description of Property: 14. Property ID(s): 113341

ALAMO LAND & SUGAR CO E67'-W495'-S650.15' LOT 8 BLK 55 1.0AC NET

15. Zone Change: From: AO - Agriculture/Open Space To: RM - Residential, Multifamily

16. Existing Land Use: Open Space

17. Reason for Zone Change: Proposed to be a high-density multi-family development

Luis B. Hernandez

(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY [Signature] DATE RECEIVED 07-12-24

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

**ZONING CASE
OWNER NOTIFICATION LIST**

113339
LUNA NANCY & MICHAEL LUNA
20500 CLAREMONT AVE
RIVERSIDE, CA 92507-6604

685479
EDINBURG CISD
PO BOX 990
EDINBURG, TX 78540-0990

113341
WEBB ADRIAN
2816 STONECREST ST
EDINBURG, TX 78541-8132

113342
SANCHEZ JAVIER
922 E CHAMPION
EDINBURG, TX 78539-4856

113343
SANCHEZ JAVIER & NORMA LINDA
922 E CHAMPION ST
EDINBURG, TX 78539-4856

539846
TORRES ROLANDO & ONEIDA CORONADO
12034 N MAYBERRY AVE
MISSION, TX 78573-3721

113344
SANCHEZ OSWALDO & NORA
923 E CHAMPION ST
EDINBURG, TX 78539-4855

458578
PENA ROEL JR
2901 E WISCONSIN RD
EDINBURG, TX 78542-9911

1015820
MONTANEZ GILBERTO JR
504 CRYSTAL DR
PHARR, TX 78577-7707

1015821
KUKUTLA ANIL KUMAR
3303 AURORA LN
EDINBURG, TX 78542-5749

1015822
KAMAT JAIDEEP
2416 LEWIS DR
TUSTIN, CA 92782

1015816
GOMEZ EDELMIRA VELA
3409 AURORA LN
EDINBURG, TX 78542-4246

1015817
FLORES SANTIAGO & ISLA
3405 AURORA LN APT D
EDINBURG, TX 78542-2941

1015818
STARK WILLIAM B
8129 MARSELLE DR
CORPUS CHRISTI, TX 78414-6049

20822605
MORA RODOLFO
2823 E WISCONSIN RD
EDINBURG, TX 78542-6763

1015848
ALVAREZ LUIS GERARDO TORRES
COL EL LLANITO CP
GUANAJUATO, MEXICO 38817

1015849
ALVAREZ LUIS GERARDO TORRES
COL EL LLANITO CP
GUANAJUATO, MEXICO 38817

1015850
KAMAT JAIDEEP
PO BOX 3916
MCALLEN, TX 78502

**ZONING CASE
OWNER NOTIFICATION LIST**

1015846
CANTU LEONEL
2908 PARAISO ST
EDINBURG, TX 78542-3283

1015845
MOLANO OSCAR JR & ALEXIS M QUINTANILLA
809 E KEETON AVE
MCALLEN, TX 78503-1162

1015844
KAMAT JAIDEEP
2416 LEWIS DR
TUSTIN, CA 92782

1015832
A W & M R FAMILY LP
5809 N 1ST LN
MCALLEN, TX 78504-2091

1015827
KAMAT JAIDEEP
PO BOX 3916
MCALLEN, TX 78502

1015828
KAMAT JAIDEEP
PO BOX 3916
MCALLEN, TX 78502

1015831
GARCIA GRABRIEL S & LAURA E ABOYTES
2508 FRESNO AVE
HIDALGO, TX 78557-3830

1015830
MC RIOS PROPERTIES LLC
3618 ELMIRA AVE
MCALLEN, TX 78503-7724

1015829
OCHOA SERGIO ALAN VALDES
3213 BELLAS HADAS
EDINBURG, TX 78542-1489

1015847
RIOS ERASMO G & OLGA RUBY SALINAS
3301 DAVIN LN
EDINBURG, TX 78542-3274

1015815
GOMEZ MARIA DE LOURDES
3413 AURORA LN
EDINBURG, TX 78542-3278

1069100
SANCHEZ JAVIER & NORMA L
922 E CHAMPION
EDINBURG, TX 78539-4856

1015823
KAMAT JAIDEEP
2416 LEWIS DR
TUSTIN, CA 92782

1015819
STARK WILLIAM B
8129 MARSELLE DR
CORPUS CHRISTI, TX 78414-6049

1015824
STARK WILLIAM B
8129 MARSELLE DR
CORPUS CHRISTI, TX 78414-6049



City of Edinburg
PLANNING & ZONING COMMISSION
August 27, 2024

REZONING REQUEST

AGENDA ITEM:

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

DESCRIPTION / SCOPE:

This property is located on the east side of South Sugar Road, approximately 1,000 feet south of West Canton Road. The property has a total frontage of 100 feet along South Sugar Road and a lot depth of 330 feet for a total lot area of 0.76 Acres (gross). The requested zoning designation is the Commercial, General (CG) District, which is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. It is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to retail, office, restaurant, entertainment, and service. The lot is currently occupied with a single-family residence. The applicant is seeking a zone change to establish a physical therapy specialty clinic at this location.

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

Staff mailed a notice of the public hearing to 32 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.

On August 22, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning districts and land use. At this time, the east side of Sugar Road is predominantly single-family residential. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/27/24
CITY COUNCIL – 9/17/24
DATE PREPARED – 08/20/2024

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Lalin Fe Evangelista and Ramonjon Custodio

AGENT: Not Applicable.

LEGAL: The North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision

LOCATION: 3120 South Sugar Road

LOT/TRACT SIZE: 0.76 Acre

CURRENT USE: Single-family residential

PROPOSED USE: Physical Therapy Specialty Clinic

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

**REZONING REQUEST
LALIN FE EVANGELISTA AND RAMONJON CUSTODIO**

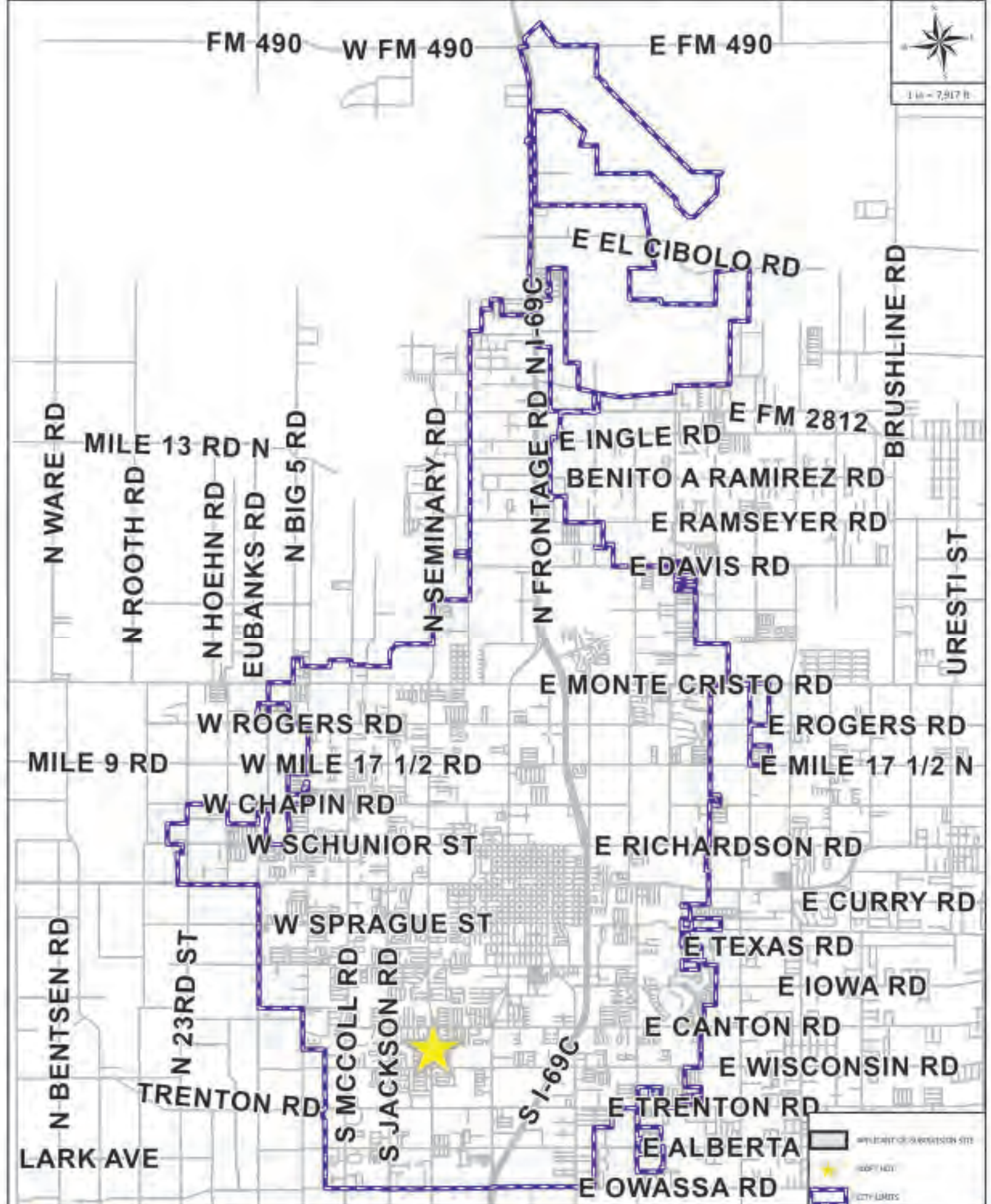
EVALUATION

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

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

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning districts and land use. At this time, the east side of Sugar Road is predominantly single-family residential. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

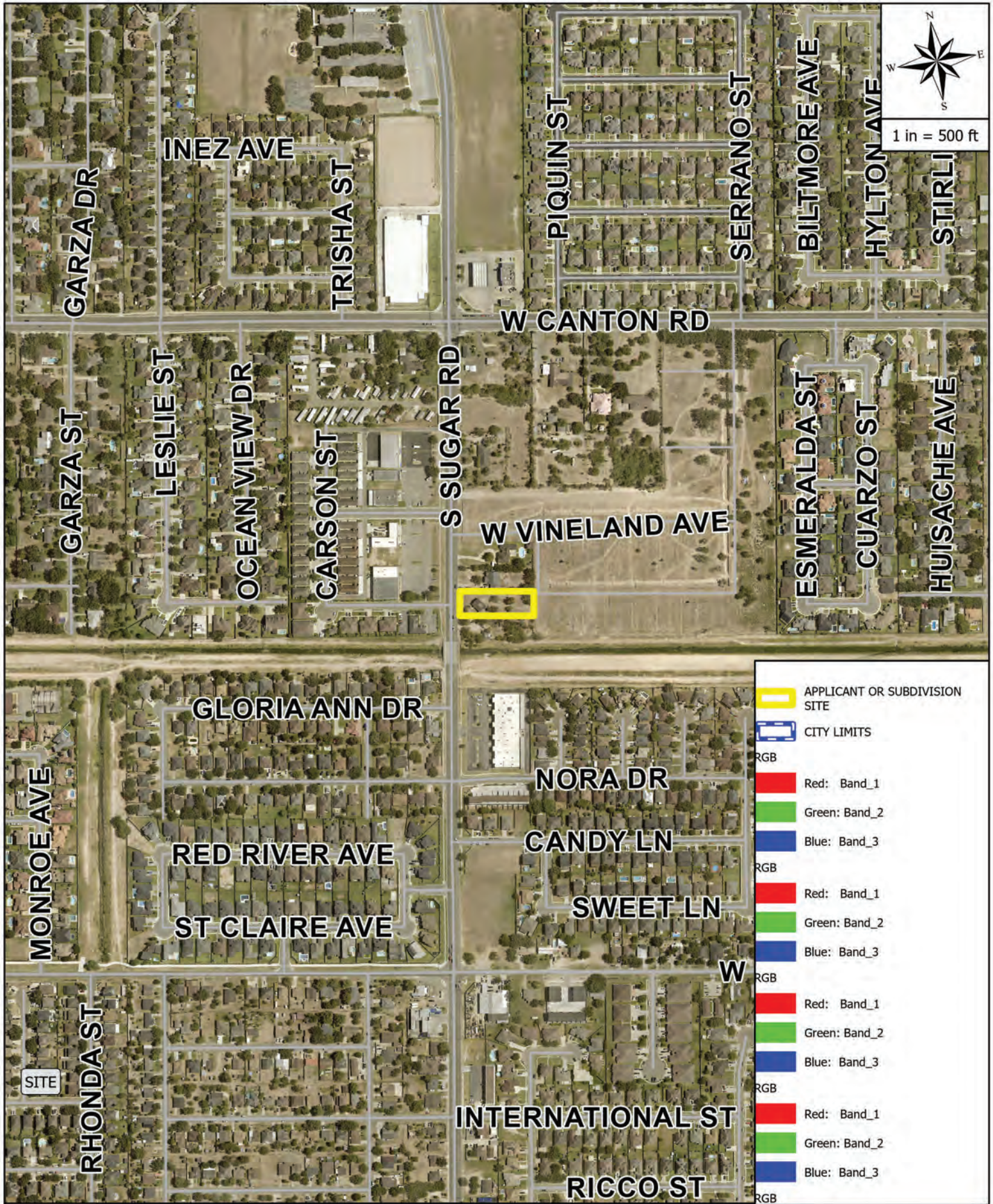
Staff mailed a notice of the public hearing to 32 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



1 in = 500 ft

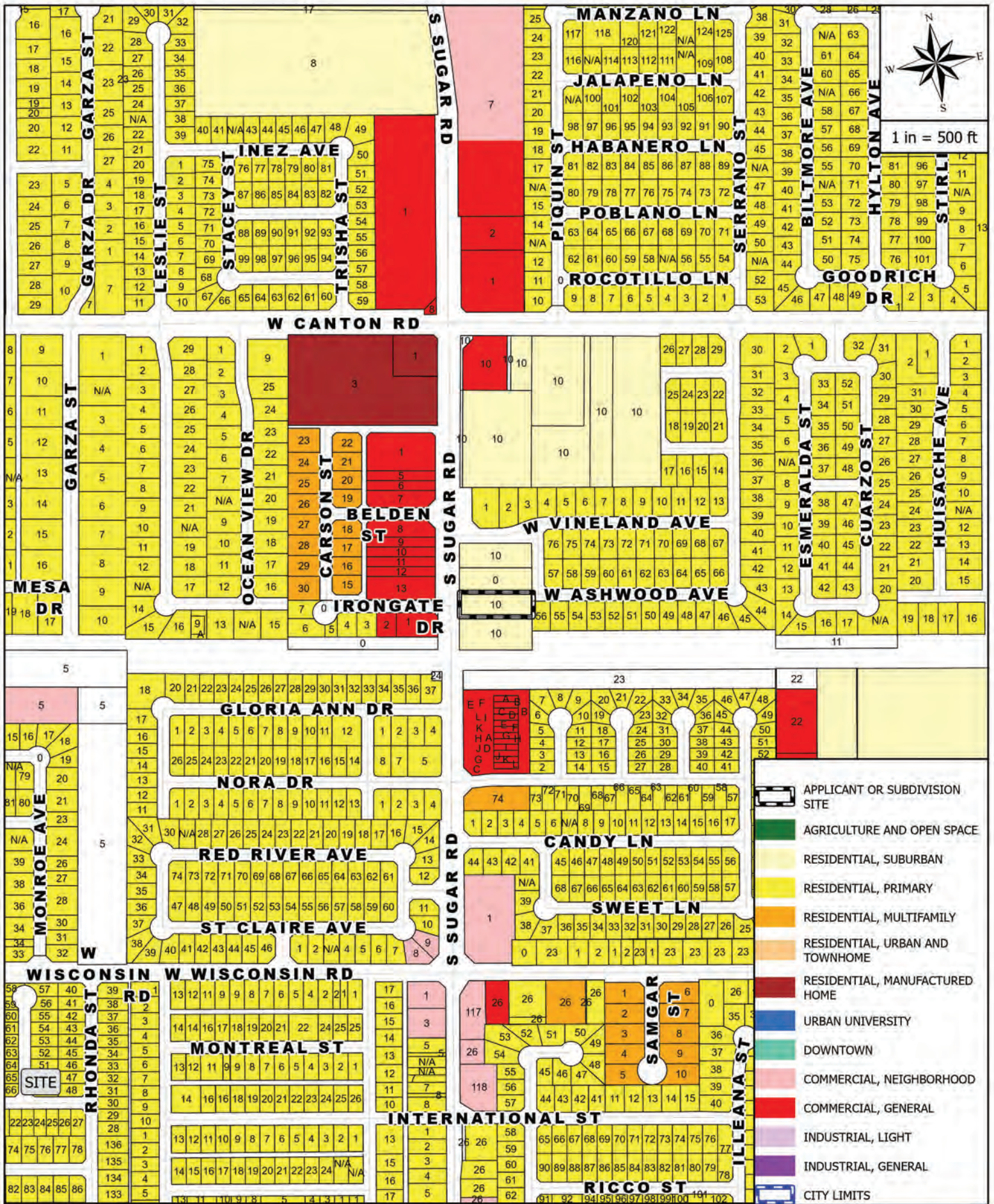
- APPLICANT OR SUBDIVISION SITE
- CITY LIMITS
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

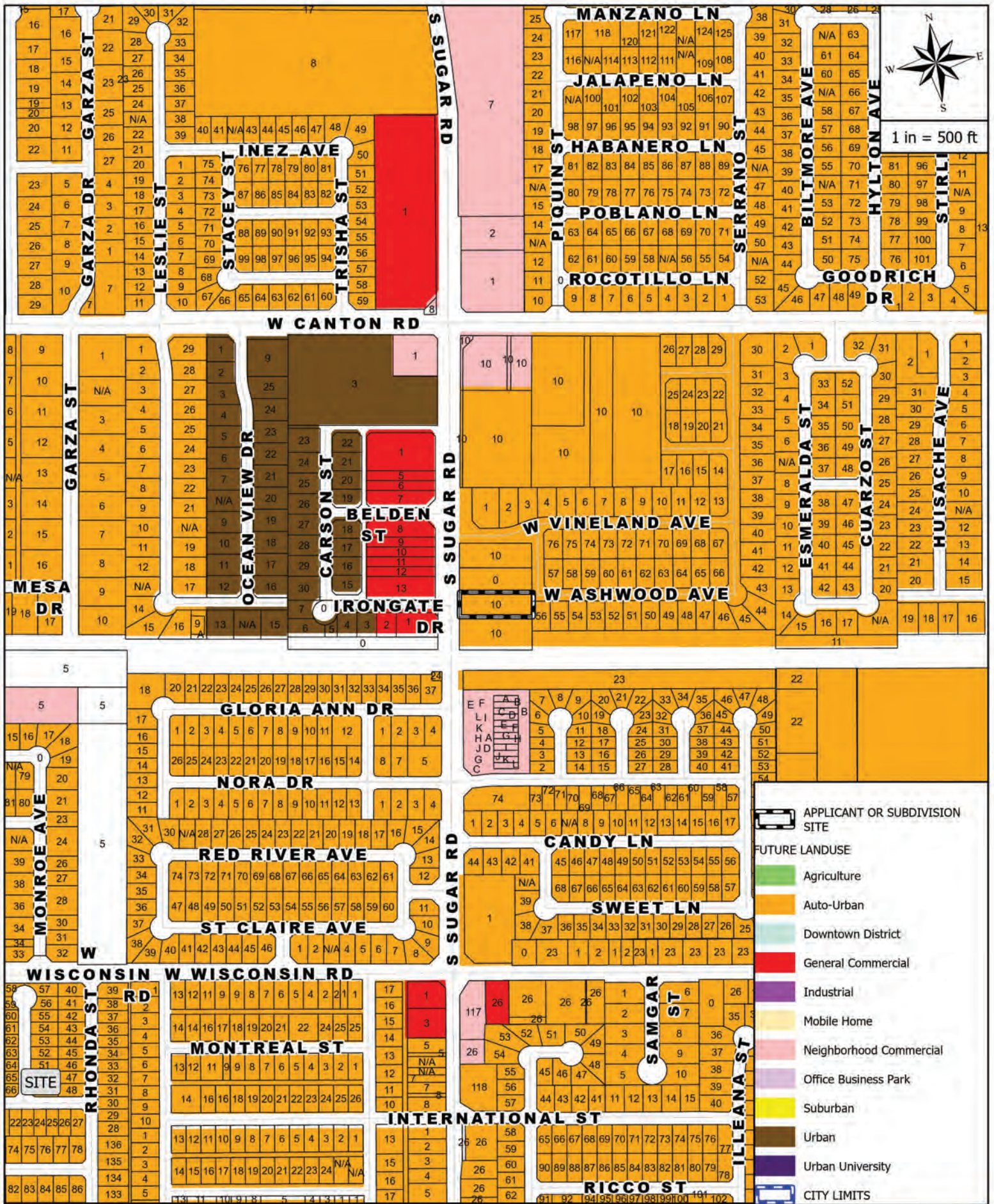


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO

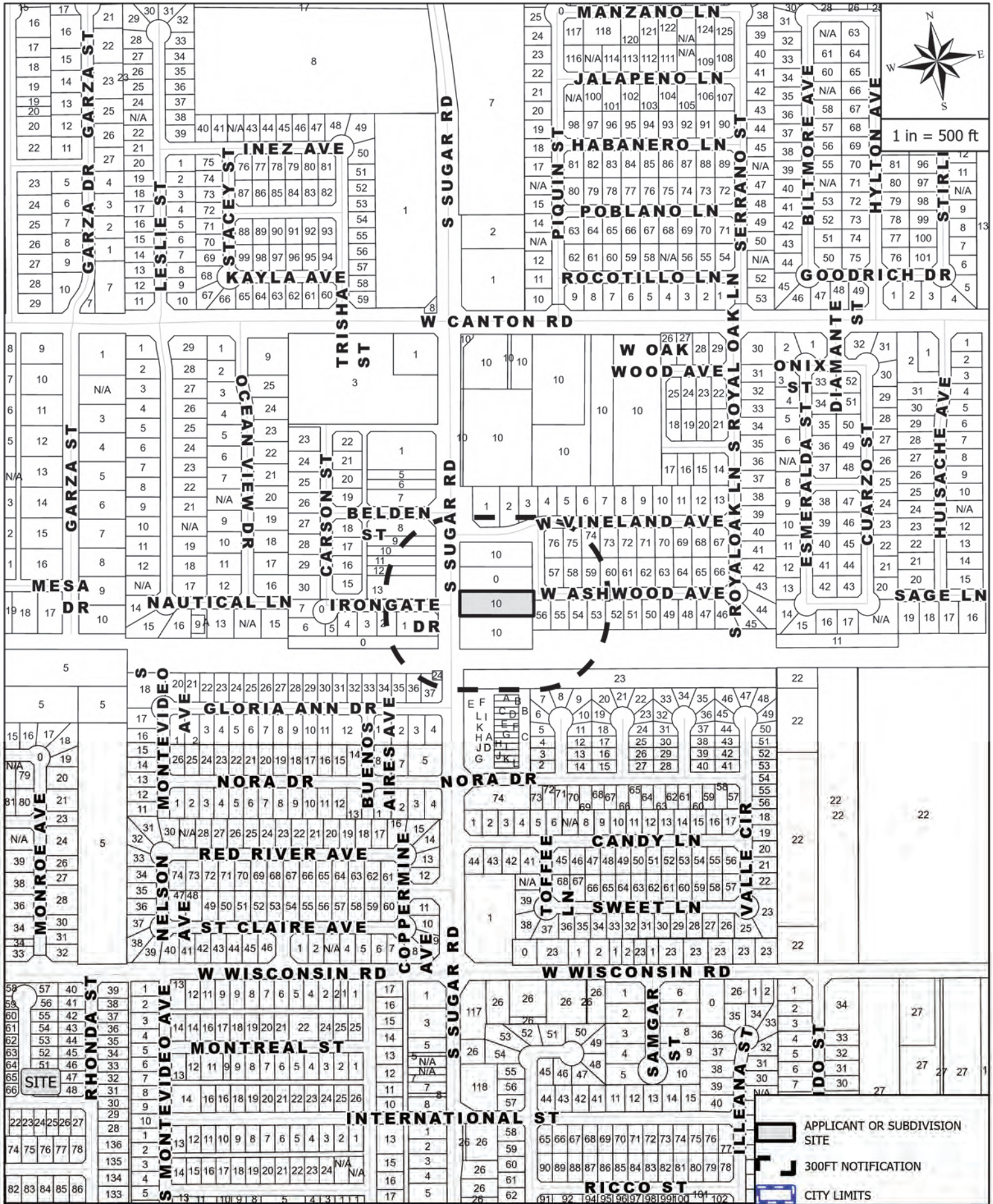




FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO



MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
RZNE-2024-0227 LALIN FE EVANGELISTA & RAMO





Rezoning Request Site Photo

Lalin Fe Evangelista & Ramonjon Custodio
3120 South Sugar Road



1" = 50'

N08°25'E
100.0'

N08°25'E
135.0'

ROW

ASPHALT DRIVE

WATER METER

POWER POLE W/ CUT WIRE

WOODEN RAMP

BRICK PAVES

43'

0.76 AC. (GROSS)
0.67 AC. (NET)

100.0'
S08°25'W

ADL LAND OWNER INFO.
CARCO LTD.
DOC. #2704592, O/M

LEGEND

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

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3120 S. SUGAR RD., IN EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
THE NORTH 100 FEET OF THE SOUTH 235 FEET OF THE WEST 330 FEET OF LOT 10, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO KNOWN AS TRACT 3, COMPRISING 0.78 ACRES GROSS AND 0.67 ACRES NET.

Job No. 24-67557 Date 05-12-24

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

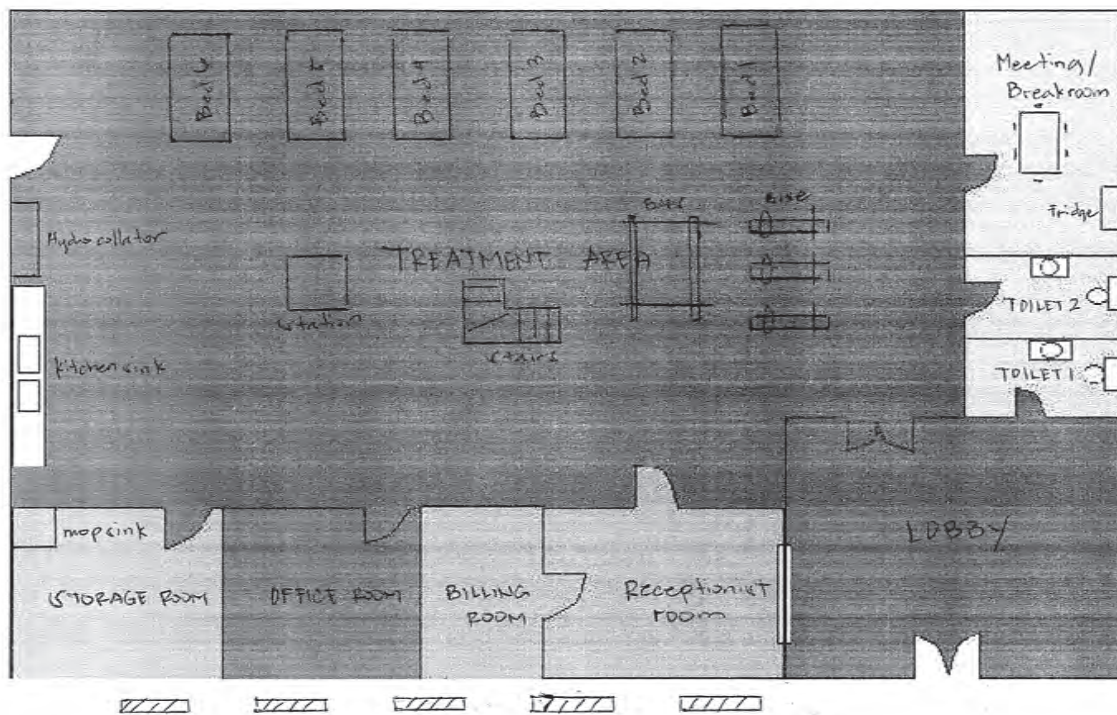
Registered Professional Land Surveyor No. 4802

FLOOD ZONE DESIGNATION: The property shown herein lies in Zone "X". Zone "X" areas are areas of 600-year flood; areas of 100-year flood with average depths of more than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 48033B-0002A dated 06-06-00.

PLAY NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # MC24000175 and does not guarantee title. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.44 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2 pursuant to applicable sections of the Texas Water Code, (Blenlist)
6. Subject to any part of property owned or claimed by Hidalgo County Irrigation District No. 2, in fee simple, easement, any right, title and/or interest.
7. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City in which the property may be located or
8. holding extra-territorial jurisdiction of said property.
9. Building setback lines as per City zoning ordinance.
10. Subject to any oil, gas and mineral base of record.
11. Bearing Bents: "W. line of Lot 10, Kelly-Pharr Subdivision"

FORREVER(S): Laila Fa Evans-Salts and Rimogdon Custodio



Preliminary Site Plan / Sketch

Planning & Zoning

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



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE #

RZNE-2024-0227

Date: 7/23/2024

1. Property Owner (required): Lalin Fe Evangelista and Ramonjon Custodio 2. Phone: 309-373-0195 / 309-373-1291

3. Mailing Address: 511 Northridge Dr.

4. City: Edinburg State: Texas Zip: 78539

5. Owner's Email: zeniththerapycenter@gmail.com 6. Cell No. 309-373-0195

7. Agent (not owner): N/A 8. Agent's Phone: N/A

9. Agent's Mailing Address: N/A

10. City: N/A State: _____ Zip: _____

11. Agent's Email: N/A

12. Address/Location being Rezoned: 3120 S Sugar Rd Edinburg, TX 78539

13. Legal Description of Property:

14. Property ID(s): 201647

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

15. Zone Change: From: residential suburban To: commercial general

16. Existing Land Use: residential

17. Reason for Zone Change: commercial use for healthcare - physical therapy

specialty clinic

Lalin Fe Evangelista / Ramonjon Custodio
(Please Print Name)

Signature

[Signature]

OFFICE USE ONLY

REVIEWED BY Marlon Garza

DATE RECEIVED 7-23-24

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

**ZONING CASE
OWNER NOTIFICATION LIST**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

201647
CAVAZOS DANIEL R HILDA C SILVA
502 PACIFIC AVE
EDINBURG, TX 78539-7362

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

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

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

**ZONING CASE
OWNER NOTIFICATION LIST**

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

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

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

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

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

702309
DERA LLC
3212 SUGAR RD
HIDALGO, TX 78557

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

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

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

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

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

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

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

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



City of Edinburg
PLANNING & ZONING COMMISSION
August 27, 2024

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Lot 5, Block 125, Townsite of Edinburg, Located at 406 West Van Week Street, As Requested By VFP International Sales Corporation

DESCRIPTION / SCOPE:

This property is located on the south side of West Van Week Street, approximately 70 feet west of North 8th Avenue. The property has a total frontage of 50 feet along West Van Week Street and a lot depth of 142 feet for a total lot area of 7,100 square feet. The requested zoning designation is the Residential, Multifamily (RM) District, which is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). The lot is currently vacant. The applicant is seeking a zone change to establish a multi-family development at this location.

The property is currently zoned Residential, Primary (RP) District, which is the primary residential district, intended to permit a wide range of single-family residential uses. Adjacent zoning is Residential, Primary (RP) District to the north, east, and west, and Residential, Multifamily (RM) District to the south. Adjacent land consists of single-family residential uses. The future land use designation for this property is for Urban University Uses.

At this time, the property does not comply with the minimum lot width of 80 feet for a duplex/multiplex or the minimum lot area of 8,000 square feet. Staff mailed a notice of the public hearing to 42 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024.

On August 22, 2024, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

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

Prepared by:
Alejandra Gonzalez
Planner II

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 8/27/24
CITY COUNCIL – 9/17/24
DATE PREPARED – 08/20/2024

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: VFP International Sales Corporation

AGENT: VFP International Sales Corporation

LEGAL: Lot 5, Block 125, Townsite of Edinburg

LOCATION: 406 West Van Week

LOT/TRACT SIZE: 7,100 square feet

CURRENT USE: Vacant land

PROPOSED USE: Multifamily development

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Urban University Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

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

REZONING REQUEST
VFP INTERNATIONAL SALES CORPORATION

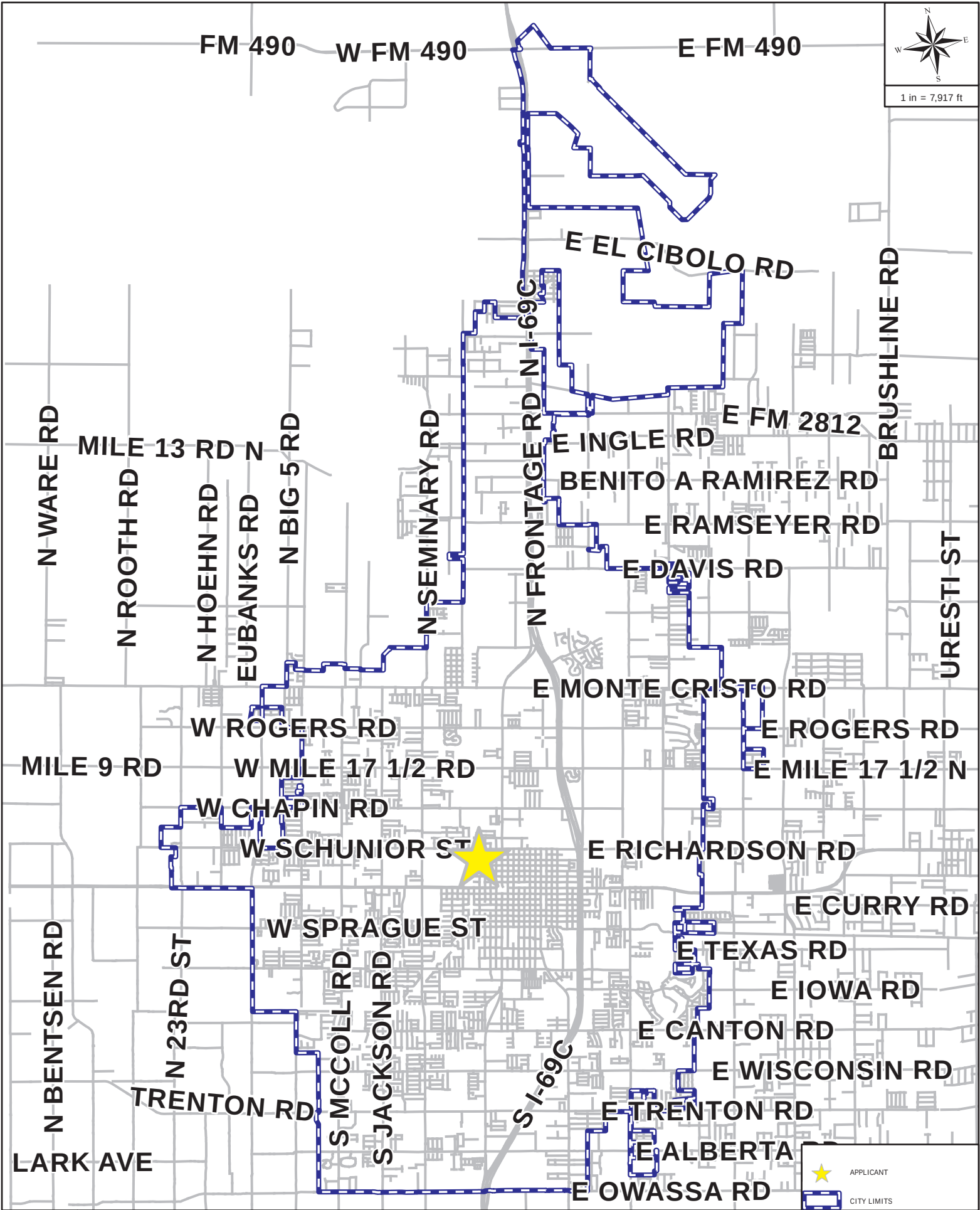
EVALUATION

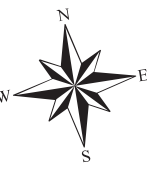
The following is the staff's evaluation of the request:

1. Adjacent land consists of single-family residential uses. .
2. The lot does not meet the minimum lot requirements for the proposed zoning district.
3. The proposed zoning is inconsistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 42 neighboring property owners on Friday, August 16, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 28, 2024

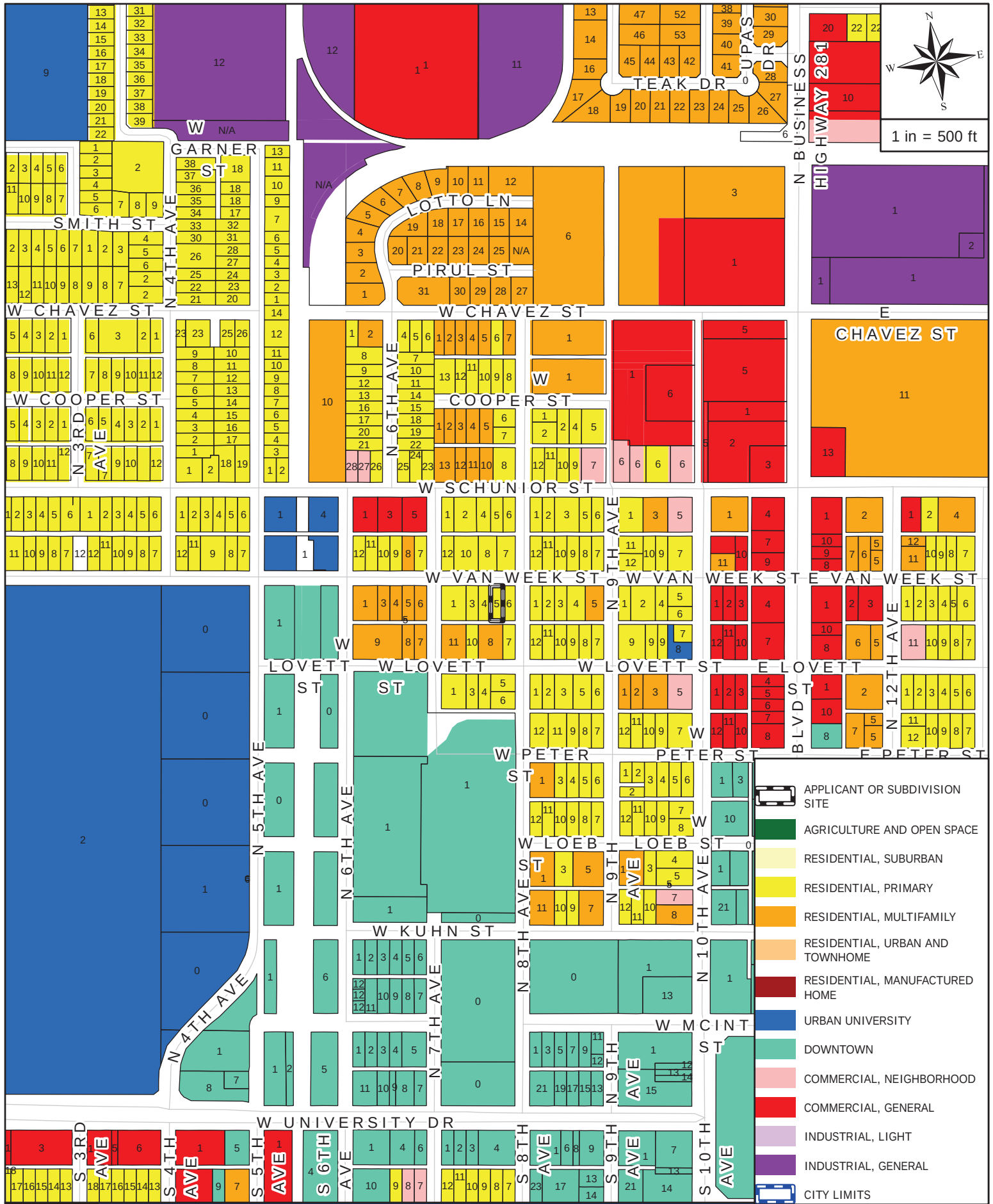




1 in = 500 ft

-  APPLICANT OR SUBDIVISION SITE
-  CITY LIMITS

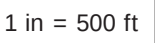




ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0229 VFP INTERNATIONAL SALES





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0229 VFP INTERNATIONAL SALES



Rezoning Request Site Photo

VFP International Sales Corporation
406 West Van Week Street



Edinburg.
Hidalgo County,
Texas.
Scale 1" = 300'

Dedication of the Streets, Avenues, Alleys, etc., of Cainburg, Texas.

[illegible]

Med: *C. M. A. (Amia?)* Imaginary

The State of Texas,
County of Hidalgo.

Before me, the undersigned authority, on this day personally appeared John Chas and J. R. Adams both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the Eubank Trust Company of Texas, the said John Chas, as President, and the said J. R. Adams, as Secretary, jointly with the company, intended to execute and deliver the foregoing for the purposes and consideration there in expressed and in the capacity therein stated.

Given under my hand and seal of office, on the 16th day of February, A.D. 1915.
C. W. H. Liberman,
Notary Public in and for Hidalgo County, Texas.

The State of Texas,
County of Hidalgo.

Witness my hand, this, 10th day of February, A.D. 1913.

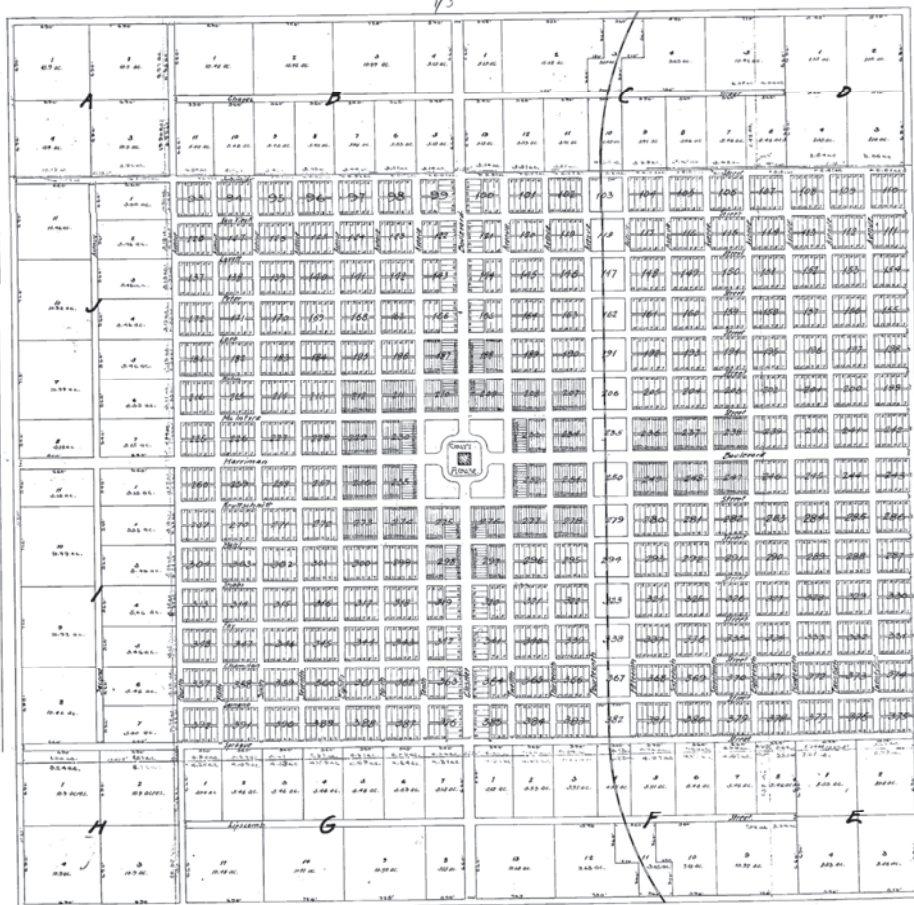
Subscribed and sworn to before me, this, the 18th day of February, A.D. 1913.

L. H. H. Johnson
Notary Public in and for Hidalgo County Texas.

Filed for record this 1st day of April, A.D. 1943 at 8⁰⁰ o'clock A.M.

< A.P. Cherep. >

Clara County Court, Hidalgo Co., Texas.

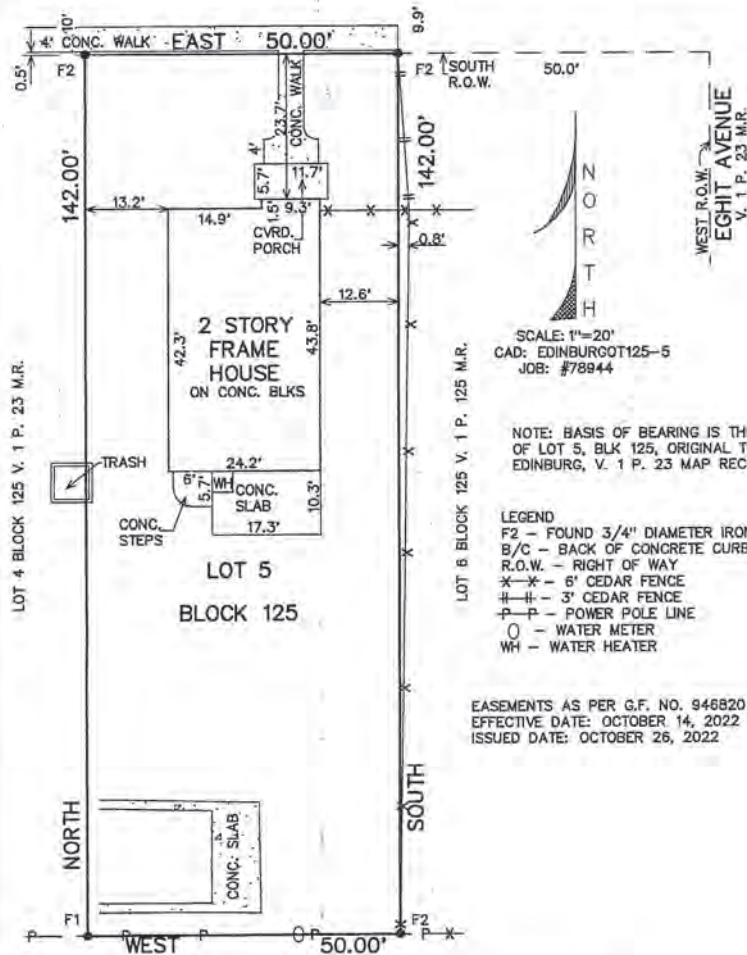


(Use: Scale of above map as recorded in 1-400)

PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

B/C VAN WEEK STREET V. 1 P. 23 M.R.



BUYER'S NAME: VEP International Sales Corporation

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480338 0005 D
Map Revised: August 4, 1987

- ☒ Zone "AH" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2022 PEÑA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 406 Van Week Edinburg, Texas

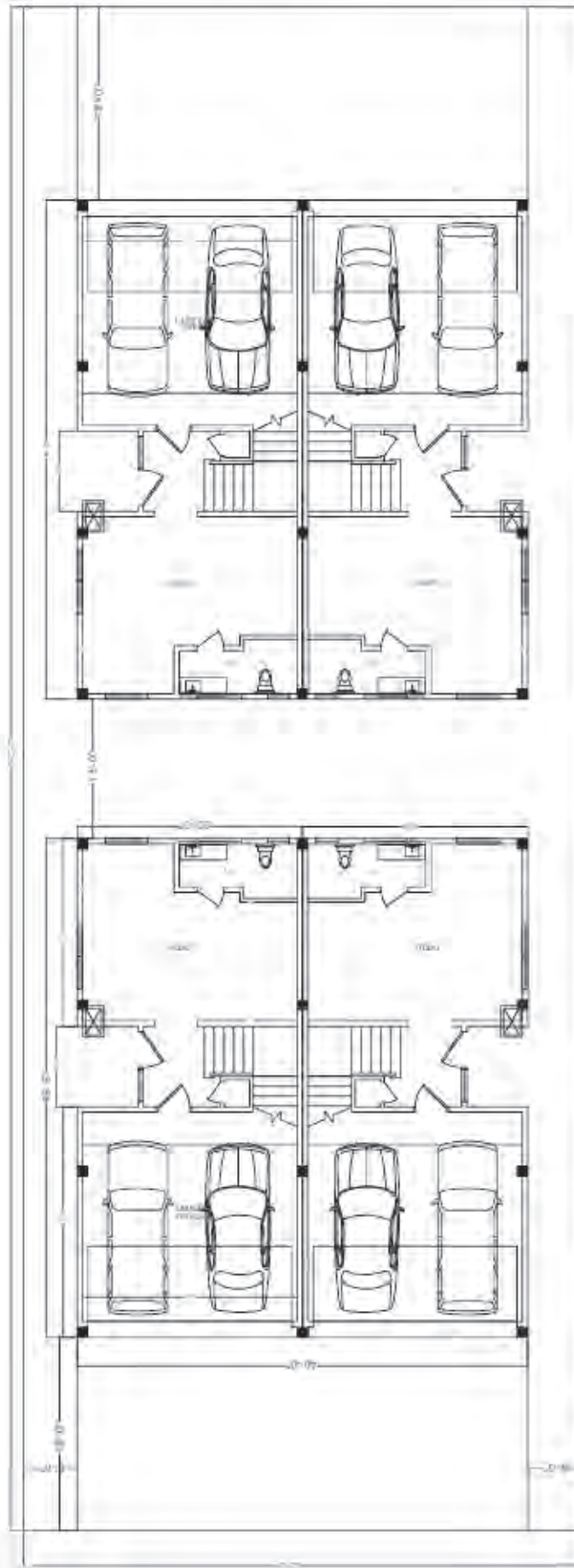
LEGAL DESCRIPTION: Lot 5, Block 125, TOWNSITE OF EDINBURG, Hidalgo County, Texas,

ACCORDING TO THE MAP RECORDED IN VOLUME 1 PAGE 23
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña III

10/31/2022
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



VAN WEEK SIKKEI

Planning & Zoning

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



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # PZNE-2024-0229

Date: 8/5/2024

1. Property Owner (required): VFP International Sales Corporation 2. Phone: 956 227 6370

3. Mailing Address: 1308 East Upas Ave

4. City: McAllen State: Texas Zip: 78501

5. Owner's Email: monserrat@vfpint.com 6. Cell No. 956 227 6370

7. Agent (not owner): _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 406 West Van Weik Edinburg Tx 78541

13. Legal Description of Property: _____ 14. Property ID(s): 164341

Lot 5, Block 125, Townsite of Edinburg
Hidalgo County, Texas

15. Zone Change: From: Residential Primary To: Residential Multifamily

16. Existing Land Use: Vacant Lot

17. Reason for Zone Change: Build Apartment

Maria Monserrat Benilla
(Please Print Name)

Monserrat Benilla
Signature

OFFICE USE ONLY

REVIEWED BY

Alzaida Diaz

DATE RECEIVED

8/5/24

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

**ZONING CASE
OWNER NOTIFICATION LIST**

164330

BRAMBILA JOSE R GOMEZ
2917 W IRIS AVE
MCALLEN, TX 78501-6225

164359

LOPEZ FELIX D
420 W LOVETT
EDINBURG, TX 78541-3226

164344

ALANIZ ABEL A
4112 KERRIA AVE
MCALLEN, TX 78501-3363

164338

SALAZAR ROBERTO & JULIANITA
418 W VAN WEEK ST
EDINBURG, TX 78541-3238

164358

EVERYDAY QUALITY HOMES LLC
1322 N CLOSNER BLVD
EDINBURG, TX 78541-2560

164360

MARTINEZ GREGORIA CAMPOS & JULIAN
HERNANDEZ TRUSTEES JAR FAMILY TRUST
1107 W CHAPIN ST
EDINBURG, TX 78541-2316

164346

GRIMALDO ALMA
414 N DEPOT RD
EDINBURG, TX 78541-8830

164071

CASTRO JULIANA MARIE CUST
415 W VAN WEEK ST
EDINBURG, TX 78541-3237

164070

CAJERO MARCELINO & REYNA
411 W VAN WEEK
EDINBURG, TX 78541-3237

164069

SOLIZ ALFREDO JR
401 W VAN WEEK ST
EDINBURG, TX 78541-3237

164361

MARTINEZ GREGORIA CAMPOS & JULIAN
HERNANDEZ TRUSTEES JAR FAMILY TRUST
1107 W CHAPIN ST
EDINBURG, TX 78541-2316

164362

LUNA GONZALO
513 N 8TH AVE
EDINBURG, TX 78541-3101

164367

EVERYDAY QUALITY HOMES 2 LLC
1107 W CHAPIN
EDINBURG, TX 78541-2316

164368

REQUENEZ HERMILO & RAQUEL
1115 S 13TH AVE
EDINBURG, TX 78539-5615

164065

PORRAS DOMINGO
301 N 10TH AVE
EDINBURG, TX 78541-3321

164341

VFP INTERNATIONAL SALES CORPORATION
1308 E UPAS AVE
MCALLEN, TX 78501-5619

164340

RAMIREZ SANTA
412 W VAN WEEK ST
EDINBURG, TX 78541-3238

164339

NEVAREZ HUMBERTO G & PATRICIA
414 W VAN WEEK ST

**ZONING CASE
OWNER NOTIFICATION LIST**

EDINBURG, TX 78541-3238

164327

DE LA CRUZ CELEDONIO DR
601 S VALVERDE
EDINBURG, TX 78542-1936

164337

ARNOLD CYNTHIA M & RICARDO MALDONADO
ET AL
PO BOX 1078
EDINBURG, TX 78540-1078

164336

MALDONADO ARTURO JR
314 W LOVETT ST
EDINBURG, TX 78541-3138

164335

MALDONADO ARTURO JR
314 W LOVETT ST
EDINBURG, TX 78541-3138

164329

MUNIZ JOSEFINA LIFE ESTATE
PO BOX 3704
MCALLEN, TX 78502-3704

164328

MARTINEZ JOANNA
318 W VAN WEEK ST
EDINBURG, TX 78541-3150

164334

ACOSTA MARIA GUADALUPE
311 W LOVETT ST
EDINBURG, TX 78541-3137

164072

REYES LEONEL & ALTAGRACIA
419 W VAN WEEK ST
EDINBURG, TX 78541-3237

164066

CONTRERAS YOLANDA

410 W SCHUNIOR ST
EDINBURG, TX 78541-3012

164064

GONZALEZ MATTHEW
4601 W STATE HIGHWAY 107
MCALLEN, TX 78504-9485

164074

LIRA MIGUEL ANGEL
320 W SCHUNIOR ST
EDINBURG, TX 78541-3144

164083

VARGAS ANGELICA MARIA GOMEZ
321 W VAN WEEK ST
EDINBURG, TX 78541-3149

164067

PORRAS DOMINGO & MARIA A V
301 N 10TH AVE
EDINBURG, TX 78541-3321

164073

JACKSON MARIA LILLE
322 W SCHUNIOR ST
EDINBURG, TX 78541-3144

164068

PARADISE CHARLIE
402 W SCHUNIOR ST
EDINBURG, TX 78541-3012

164082

ELIZONDO AURORA M
319 W VAN WEEK ST
EDINBURG, TX 78541-3149

164081

OLIVARES JOSE & TOMACITA
7705 STARNBERG LAKE DR
CORPUS CHRISTI, TX 78413-5264

164080

HERSHEY JOHN P & LETICIA

**ZONING CASE
OWNER NOTIFICATION LIST**

305 W VAN WEEK ST
EDINBURG, TX 78541-3149

641865
EDWARD MIREYA INVESTMENTS LLC
4800 E IOWA RD
EDINBURG, TX 78542-2721

164342
PARDO CELINE
402 W VAN WEEK ST
EDINBURG, TX 78541-3238

164350
SALINAS ADAN GEORGE & MARIA D.
1621 RENEE
EDINBURG, TX 78539-5963

164345
MUNGUIA ARACELI L
415 W LOVETT ST
EDINBURG, TX 78541-3225

164343
MALDONADO ARTURO JR & NORMA M GUERRA
601 N 8TH AVE
EDINBURG, TX 78541-3103

164058
GARAY ROSA NELIA GUZMAN DE
50 CONQUISTADOR RD
RIO GRANDE CITY, TX 78582-5660

STAFF REPORT: GEM ESTATES SUBDIVISION

Date Prepared: August 16, 2024
Planning and Zoning Meeting: August 27, 2024
Final Plat Approval

Subject: Consider the Final Plat approval of Gem Estates Subdivision, being 26.356 Acres situated in the City of Edinburg, County of Hidalgo, Texas, Being part or portion out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 3000 West Schunior Road, As Requested By Melden & Hunt.

Location: The property is located on the South side of West Schunior Street approximately 800 feet West of North McColl Road. This property is located inside the City Limits of Edinburg.

Zoning: Property zoning is currently Residential, Multifamily (RM) District.

Setbacks: UDC Setbacks for Residential, Multifamily (RM) District, Front 10 ft., Side 6 ft., Side Corner 10 ft, and Rear 10 ft.

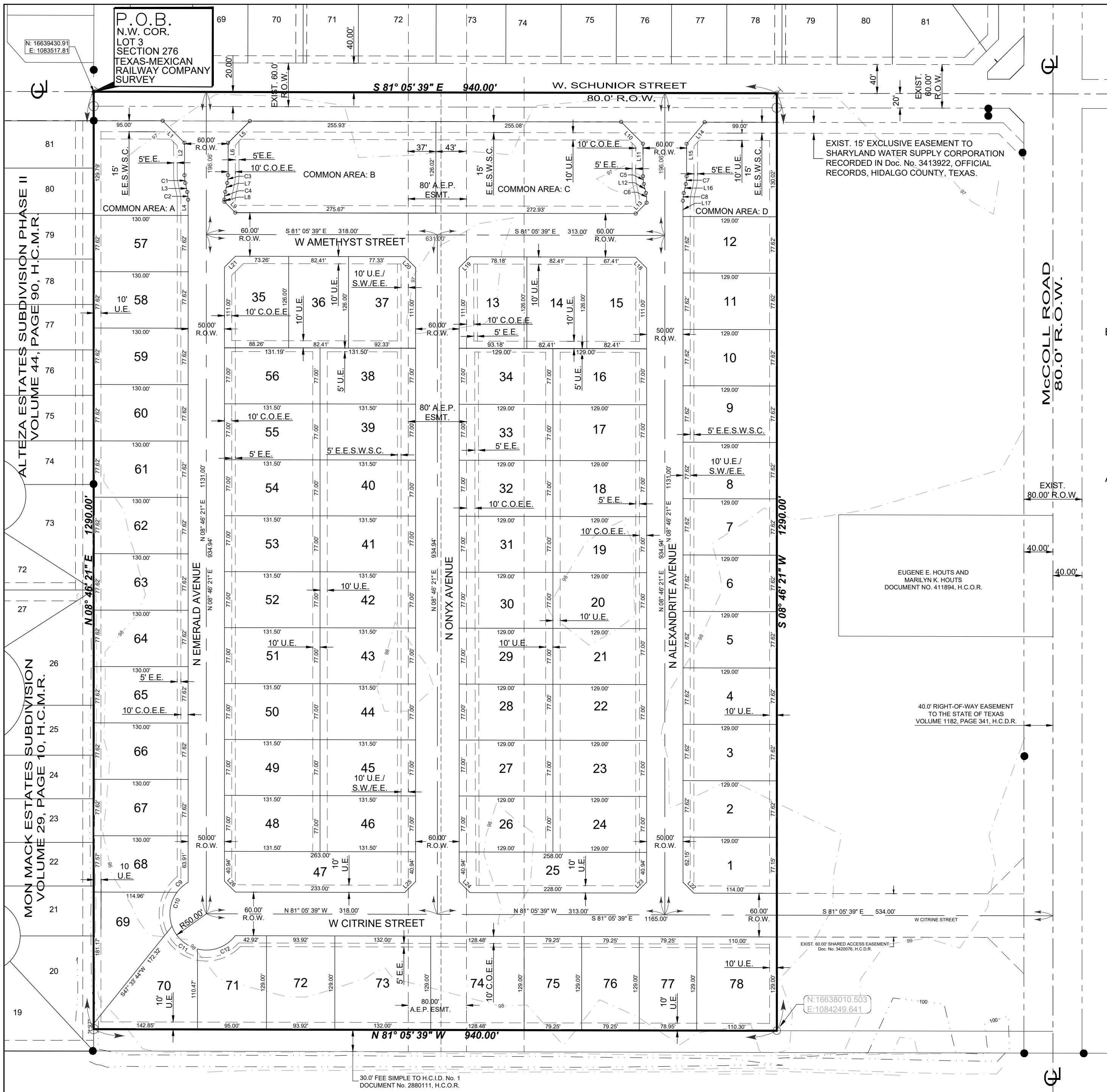
Analysis: The Final Plat development consists of 77 Multifamily Residential lots averaging approximately 10,600.00 square feet.

Utilities: Water Distribution System is within the Sharyland Water Supply Corporation - CCN and City of Edinburg Sanitary Sewer. 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 No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
 - ⊙ CENTER LINE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - P.O.B. - POINT OF BEGINNING
 - N.W. COR. - NORTHWEST CORNER
 - S.W. - SIDEWALK EASEMENT
 - A.E.P. ESMT. - AMERICAN ELECTRIC POWER EASEMENT
 - C.O.E.E. - CITY OF EDINBURG EASEMENT
 - E.E. - ELECTRICAL EASEMENT
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - - BREAK POINT

- GENERAL PLAT NOTES & RESTRICTIONS**
- BUILDING SETBACKS:
 - A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - B. REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - D. CORNER SIDE YARD SETBACK TEN (10) FEET.
 - FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480338 0015 E MAP REVISED: JUNE 6, 2000.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
 - ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
 - A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH A.D.A. RAMPS.
 - NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
 - ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - BENCH MARK NOTE:
T.B.M. NO.1: SET M.H.I. BRASS DISC LOCATED 690 FEET WEST AND 1035 FEET NORTH FROM THE CENTERLINE INTERSECTION OF MCCOLL ROAD WITH SCHUNIOR STREET; POINT NO. 369 CONTROL IS BY USGS ELEV. =97.50, N. 16640355.1360 E. 1084302.2390
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS. THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF 280,840 CF (5.983 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
 - 5 FOOT SIDEWALK ALONG THE WEST ROW OF MCCOLL ROAD AND THE SOUTH ROW OF SCHUNIOR STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. WITH A.D.A. RAMPS, SIDEWALKS TO GO INTO THE SUBDIVISION MONUMENT OR GATE.
 - THE SUBDIVISION WILL BE UTILIZING SHARED DUMPSTERS LOCATED ADJACENT BETWEEN LOTS, THE RESPONSIBILITY WILL BE DISTRIBUTED BETWEEN THE ADJACENT LOT/OWNERS FOR CONSTRUCTION AND FOR THE PAYMENT OF SERVICES FOR EACH DUMPSTER. THE DEVELOPER SHALL DESIGNATE ACCORDING TO PLAN DESIGNATION OF SERVICE LOCATIONS SO THE OWNER/RESIDENTS KNOW WHICH BIN/ENCLOSURE IS THEIRS. OWNER/ RESIDENTS SHALL USE THEIR DESIGNATED ENCLOSURES ONLY.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS: EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98-36 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% MIN SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
 - COMMON AREA: A, B, C, & D TO BE PRIVATE DETENTION AND BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
 - THIS SUBDIVISION IS INTENDED TO BE A MULTI-FAMILY DEVELOPMENT.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - ALL EASEMENTS SHALL BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
 - ACCESS TO MCCOLL ROAD TO BE A SHARED ACCESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS, THE _____ DAY OF _____, 20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

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

PRESIDENT _____ SECRETARY _____

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE GEM ESTATES SUBDIVISION LOCATED AT EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, AND 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

MELDEN & HUNT, INC.
TEXAS REGIST F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO

IWE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS GEM ESTATES SUBDIVISION ADDITION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ELITE DEVELOPMENT 786, LLC
A TEXAS LIMITED LIABILITY COMPANY

MOBEEN AHMED, MANAGING MEMBER
3244 TURQUIA
BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOBEEN AHMED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 11/16/21
ENGINEERING JOB # 22193.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 10/11/2021
T-1136, PG. 67
SURVEY JOB # 22836.08

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §48.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS GEM ESTATES 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

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

MAYOR CITY OF EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

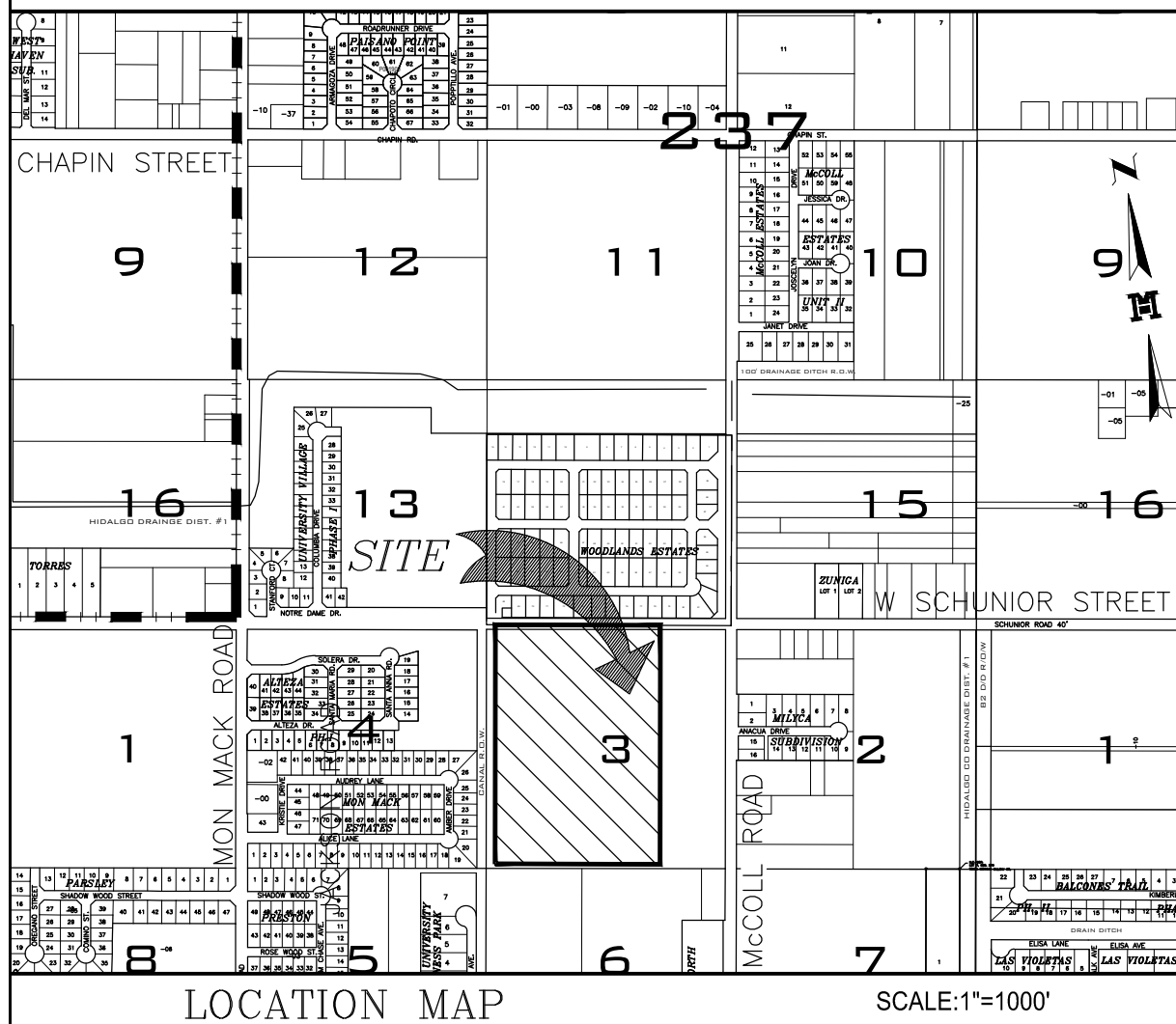


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9840.05	0.226	21	9933.03	0.228	41	10125.53	0.232	61	10090.63	0.232
2	10013.01	0.230	22	9933.03	0.228	42	10125.53	0.232	62	10090.63	0.232
3	10013.01	0.230	23	9933.03	0.228	43	10125.53	0.232	63	10090.63	0.232
4	10013.01	0.230	24	9933.03	0.228	44	10125.53	0.232	64	10090.63	0.232
5	10013.01	0.230	25	14206.64	0.326	45	10125.53	0.232	65	10090.63	0.232
6	10013.01	0.230	26	9933.03	0.228	46	10125.53	0.232	66	10090.63	0.232
7	10013.01	0.230	27	9933.03	0.228	47	14486.32	0.333	67	10090.63	0.232
8	10013.01	0.230	28	9933.03	0.228	48	10125.53	0.232	68	9973.26	0.229
9	10013.01	0.230	29	9933.03	0.228	49	10125.53	0.232	69	12282.99	0.282
10	10013.01	0.230	30	9933.03	0.228	50	10125.53	0.232	70	12283.00	0.282
11	10013.01	0.230	31	9933.03	0.228	51	10125.53	0.232	71	11460.82	0.263
12	10013.01	0.230	32	9933.03	0.228	52	10125.53	0.232	72	12115.89	0.278
13	11628.21	0.267	33	9933.03	0.228	53	10125.53	0.232	73	17028.24	0.391
14	10383.69	0.238	34	9933.03	0.228	54	10125.53	0.232	74	16574.17	0.380
15	10271.19	0.236	35	11008.29	0.253	55	10125.53	0.232	75	10223.42	0.235
16	9933.03	0.228	36	10383.69	0.238	56	10125.53	0.232	76	10223.42	0.235
17	9933.03	0.228	37	11521.11	0.264	57	10090.63	0.232	77	10204.57	0.234
18	9933.03	0.228	38	10125.53	0.232	58	10090.63	0.232	78	14209.09	0.326
19	9933.03	0.228	39	10125.53	0.232	59	10090.63	0.232			
20	9933.03	0.228	40	10125.53	0.232	60	10090.63	0.232			

Common Area		
Common Area	SQ. FT.	Area
D	15940.17	0.366
C	35557.08	0.816
A	15983.35	0.367
B	35624.28	0.818

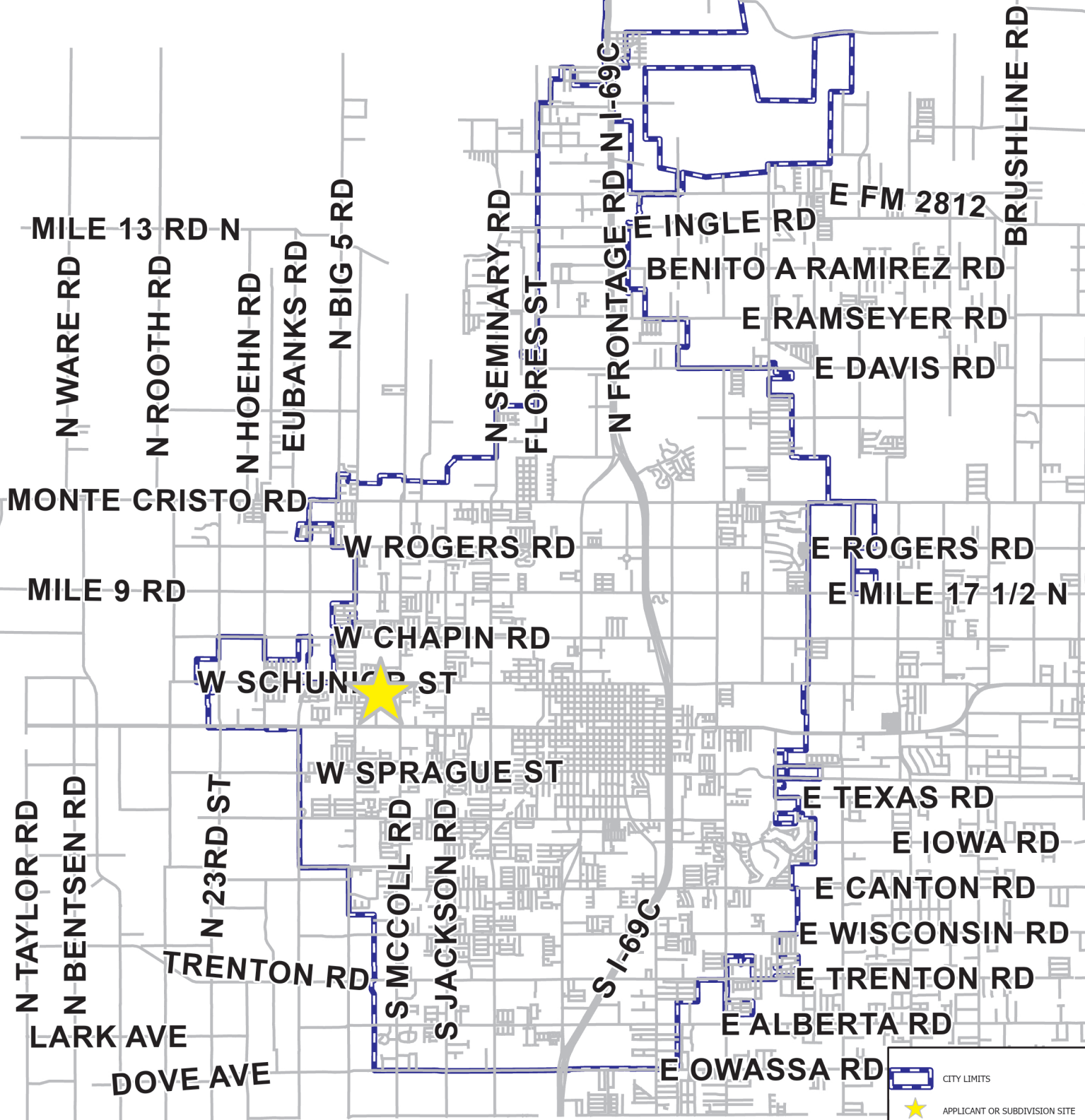
DRAWN BY: CESAR _____ DATE: 3/23/2023.
FINAL CHECK _____ DATE: _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELITE DEVELOPMENT 786, LLC	3244 TURQUIA	BROWNSVILLE, TX 78520	(845) 283-7474
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

FM 490

W FM 490

E FM 490



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

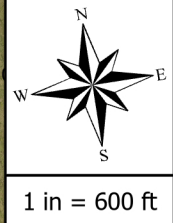
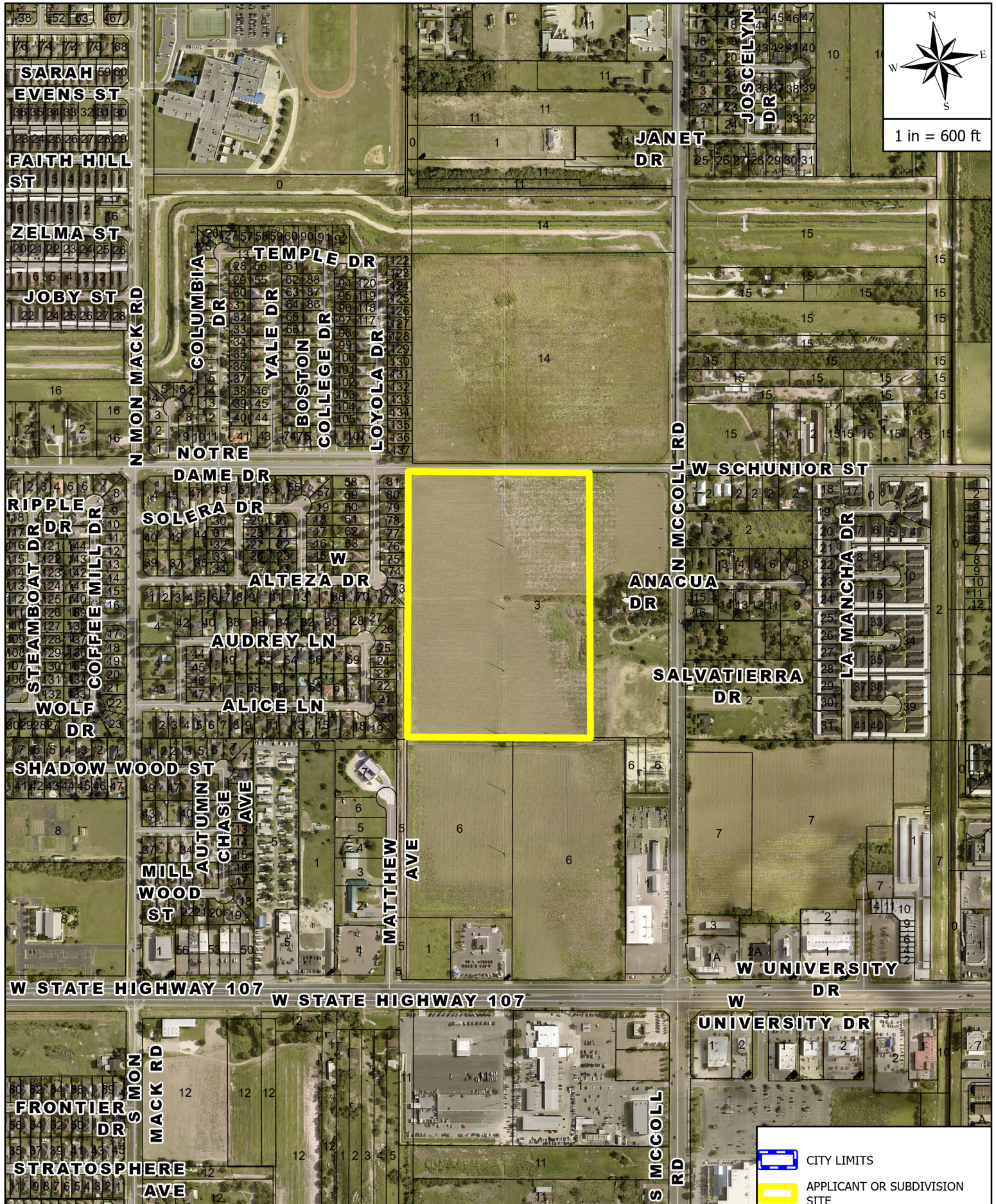
GEM ESTATES



CITY LIMITS



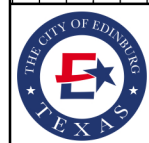
APPLICANT OR SUBDIVISION SITE



-  CITY LIMITS
-  APPLICANT OR SUBDIVISION SITE



AERIAL MAP
APPLICANT AND/OR SUBDIVISION:
GEM ESTATES



STAFF REPORT: OAKVIEW CENTER SUBDIVISION

Date Prepared: August 19, 2024

Planning and Zoning Meeting: August 27, 2024

Final Plat Approval

Subject: Consider the Final Plat approval of Oakview Center Subdivision, being a 28.35-acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey, located at 2300 South I-69C, As requested by Quintannilla, Headley & Associates, Inc.

Location: The property is located on the southeast corner of Iowa Road and South I-69C, and is within the City of Edinburg, City Limits.

Zoning: Property zoning is currently Commercial, General (CG) and Residential, Multifamily (RM) District.

Setbacks: UDC Setbacks for Commercial, General (CG), Front & Exterior Side 25 ft, Side 10 ft, Rear 10 ft, Residential, Multifamily (RM) District, Front 10 ft., Side 6 ft., Street Side 10 ft, and Rear 10 ft.

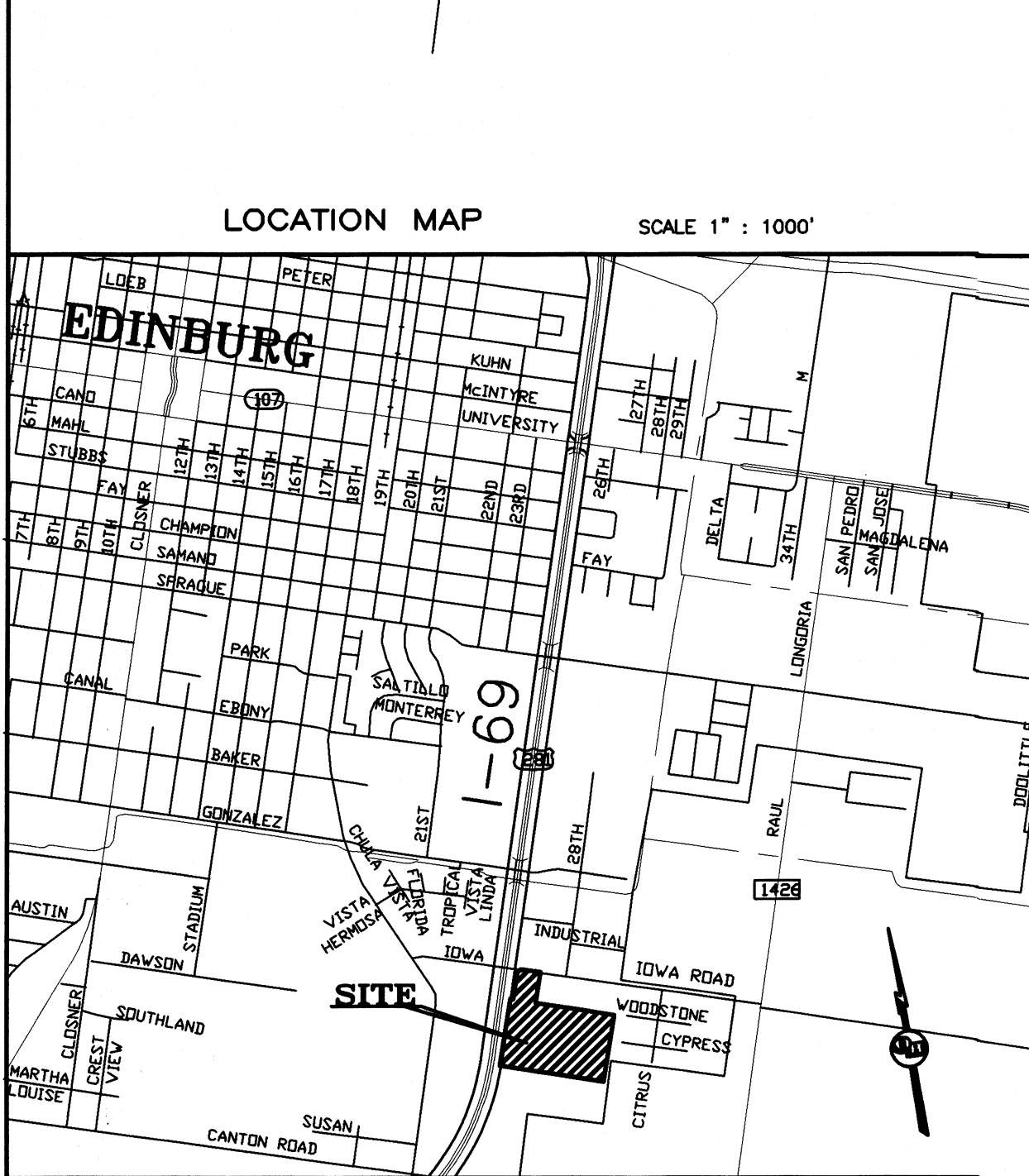
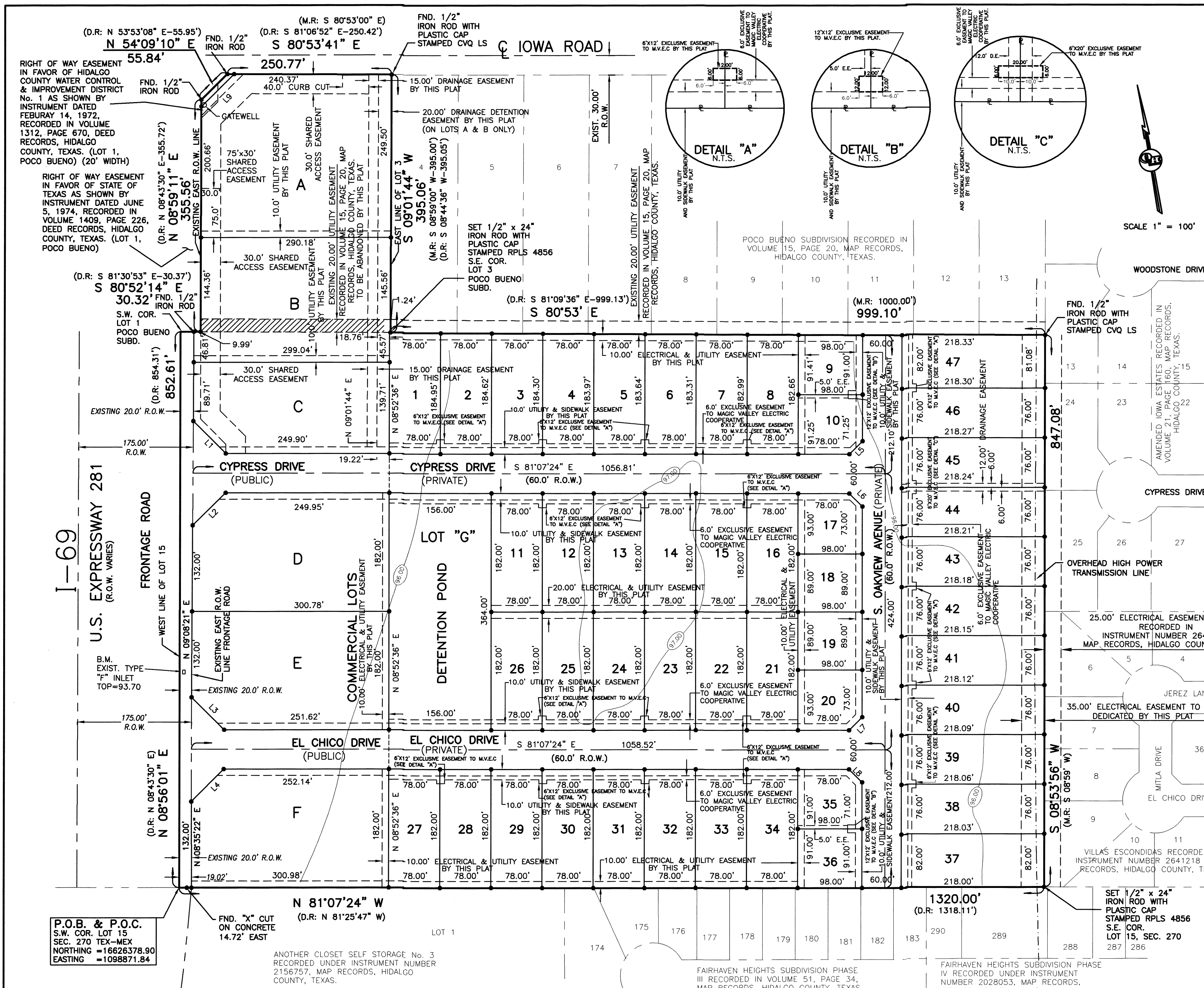
Analysis: The Final Plat development consists of 6 Commercial, General lots averaging approximately 57,600.00 square feet and 47 Residential, Multifamily lots averaging approximately 15,350.00 square feet.

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

Recommendations:

City of Edinburg Planning & Zoning Department:

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



LOT	AREA (S.F.)	AREA (AC.)
1	14438.76	0.33
2	14413.27	0.33
3	14387.78	0.33
4	14362.29	0.33
5	14336.80	0.33
6	14311.31	0.33
7	14285.81	0.33
8	14260.32	0.33
9	8938.18	0.21
10	8742.50	0.20
11-16	14196.00	0.33
17	8914.00	0.20
18-19	8722.00	0.20
20	8914.00	0.20
21-26	14196.00	0.33
27-34	14196.00	0.33
35	8718.00	0.20
36	8918.00	0.20
37	17877.31	0.41
38	16571.55	0.38
39	16573.80	0.38
40	16576.04	0.38
41	16578.29	0.38
42	16580.54	0.38
43	16582.78	0.38
44	16585.03	0.38
45	16587.28	0.38
46	16589.53	0.38
47	17801.72	0.41

LOT	AREA (S.F.)	AREA (AC.)
POND	56784.00	1.30
LOT "G"	71341.56	1.64
A	55861.75	1.28
B	55316.28	1.27
C	54354.41	1.25
D	54506.24	1.25
E	54549.30	1.25
F	54549.30	1.25

DATA	BEARING	LENGTH
L1	N 44°44'13" W	70.39'
L2	N 45°7'53" E	70.39'
L3	N 44°52'07" E	70.39'
L4	N 44°42'45" E	70.39'
L5	N 45°00'00" E	28.28'
L6	S 45°00'00" E	28.28'
L7	N 45°00'00" E	28.28'
L8	S 45°00'00" E	28.28'
L9	S 54°02'45" W	70.64'

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

PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: MANUEL CANTU, MEMBER 2912 S. JACKSON ROAD MCALLEN, TX 78503 (956) 821-8180
ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956) 381-6480
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956) 381-6480

OAKVIEW CENTER

A 28.352 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 1, 2 AND 3, POCO BUENO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 15, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2428513, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 28.352 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 1, 2 AND 3, POCO BUENO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 15, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2428513, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WITHIN THE RIGHT OF WAY OF U.S. EXPRESSWAY 281 FOR THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 08°56'01" E (DEED RECORD: N 08°43'30" E), ALONG THE WEST LINE OF LOT 15 AND WITHIN THE RIGHT OF WAY OF LOT 1, POCO BUENO SUBDIVISION AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°52'14" E (DEED RECORD: S 81°30'53" E), ALONG THE SOUTH LINE OF LOT 1, PASSING A 1/2" IRON ROD FOUND AT 20.33 FEET FROM THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, AND CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, A TOTAL DISTANCE OF 30.32 FEET (DEED RECORD: 30.37 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 08°59'11" E (DEED RECORD: N 08°43'30" E), ALONG THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, A DISTANCE OF 355.56 FEET (DEED RECORD: 355.72 FEET) TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE, N 54°09'10" E (DEED RECORD: N 53°53'08" E), ALONG THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, A DISTANCE OF 55.84 FEET (DEED RECORD: 55.95 FEET) TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF IOWA ROAD FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°53'41" E (DEED RECORD: S 81°06'52" E), ALONG THE SOUTH RIGHT OF WAY LINE OF IOWA ROAD, A DISTANCE OF 250.77 FEET (DEED RECORD: 250.42 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED CQV LS FOUND ON THE EAST LINE OF LOT 3 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 09°01'44" W (MAP RECORD: S 08°58" W, DEED RECORD: S 08°43'36" W), ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 395.06 FEET (MAP RECORD: 395.00 FEET, DEED RECORD: 395.05 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 3 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 80°53" E (DEED RECORD: S 81°09'36" E), ALONG THE SOUTH LINE OF POCO BUENO SUBDIVISION, A DISTANCE OF 999.10 FEET (MAP RECORD: 1,000.00 FEET, DEED RECORD: 999.13 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED CQV LS FOUND ON THE EAST LINE OF LOT 15, SECTION 270, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND THE WEST LINE OF AMENDED IOWA ESTATES (RECORDED IN VOLUME 21, PAGE 160, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 08°53'56" W (MAP RECORD: S 08°58" W, DEED RECORD: S 08°49'02" W), ALONG THE SOUTH LINE OF LOT 15 AND THE WEST LINE OF AMENDED IOWA ESTATES, PASSING A 1/2" IRON ROD FOUND AT 424.12 FEET FOR THE SOUTHWEST CORNER OF AMENDED IOWA SUBDIVISION AND CONTINUING ALONG THE EAST LINE OF LOT 15, A TOTAL DISTANCE OF 847.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 81°07'24" W (DEED RECORD: N 81°25'47" W), ALONG THE SOUTH LINE OF LOT 15, PASSING AN "X" CUT MADE ON CONCRETE AT 1,300.08 FEET FOR THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.352 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED IOWA SUBDIVISION, RECORDED IN VOLUME 21, PAGE 160, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

ALFONSO QUINTANILLA
P.E. No. 95534

12-8-2022

DATE

ALFONSO QUINTANILLA
P.E. No. 95534

8-12-24

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\OAKVIEW CENTER\ PLAT
DATE PREPARED: 12-8-2022 PREPARED BY: LG CHECKED BY: APPROVED BY:
DATE REVISION: 08-08-2024 REVISION: 6.CANTU CHECKED BY: APPROVED BY:

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OAKVIEW CENTER DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON 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 GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.
MANUEL CANTU, MEMBER
2912 S. JACKSON ROAD
MCALLEN, TX 78503
PH. (956) 821-8180

DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared MANUEL CANTU, MEMBER OF RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

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

CLARRISA QUINTANILLA
Notary ID #129615255
My Commission Expires November 04, 2025

CLARRISA 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 OAKVIEW CENTER 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."

MAYOR-CITY OF EDINBURG _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY _____ PRESIDENT _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

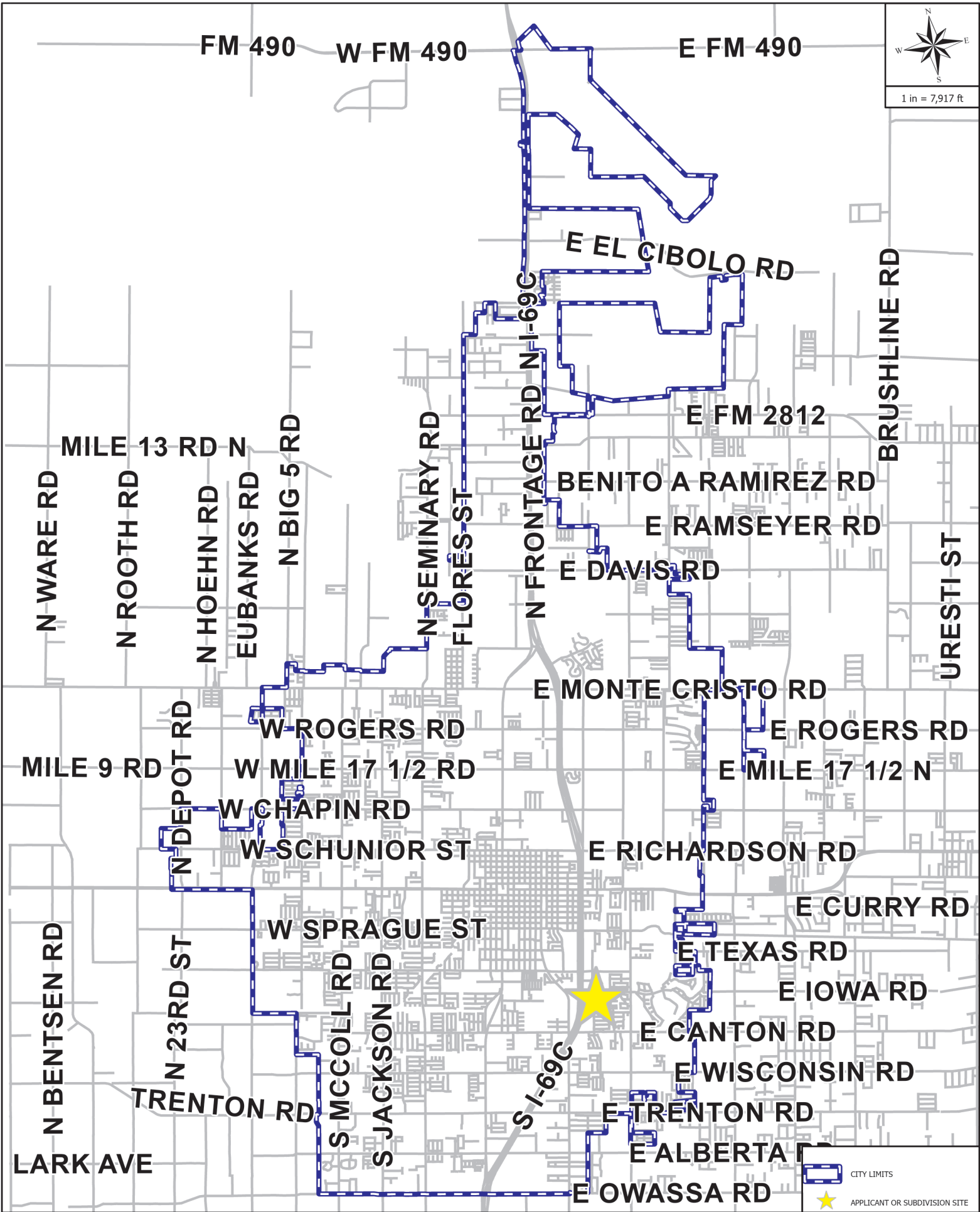
DATE

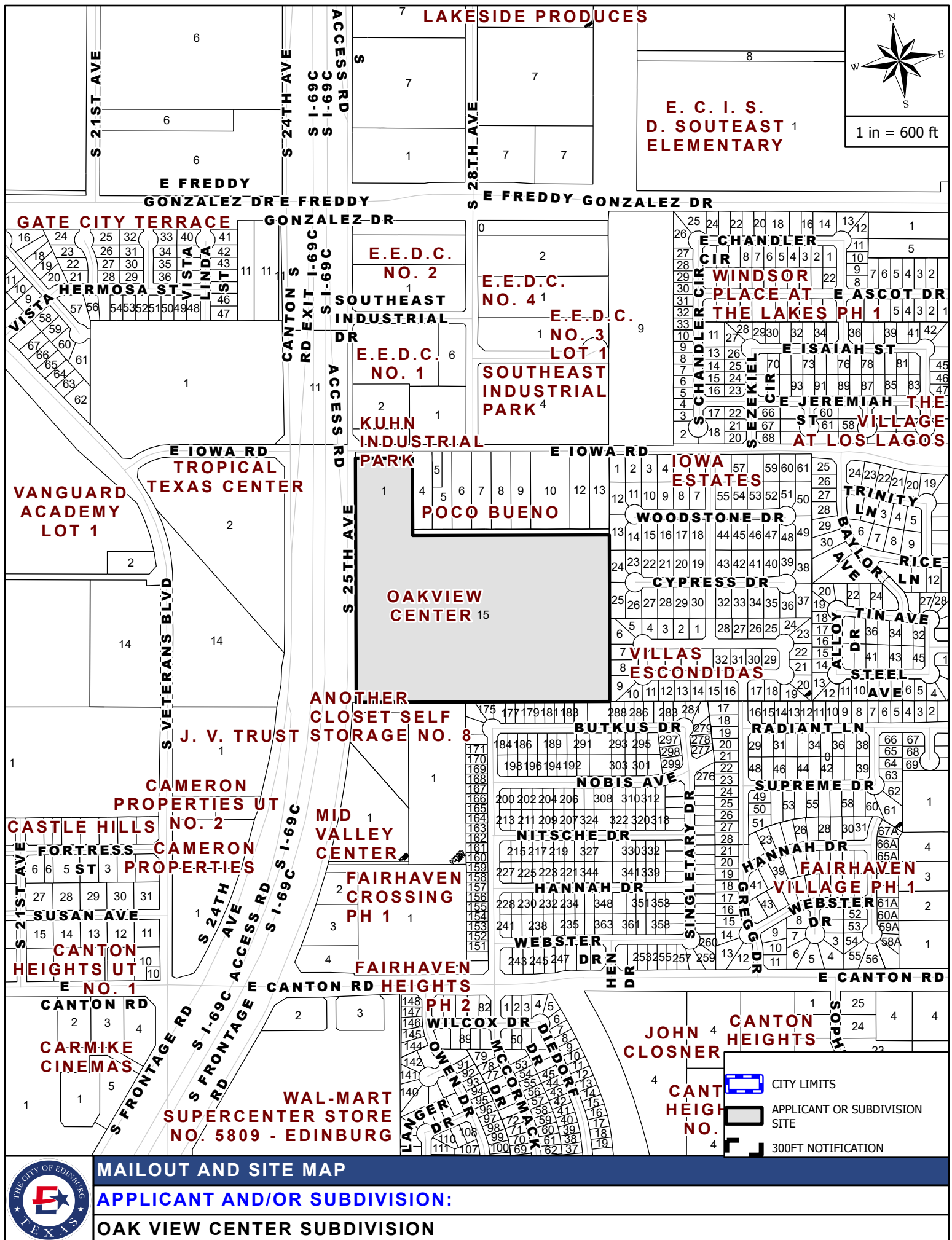
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\OAKVIEW CENTER\ PLAT
DATE PREPARED: 12-8-2022 PREPARED BY: LG CHECKED BY: APPROVED BY:
DATE REVISION: 08-08-2024 REVISION: 6.CANTU CHECKED BY: APPROVED BY:







PLANNING & ZONING DEPARTMENT

CALENDAR FOR 2024 REZONING AND SPECIAL USE PERMIT (SUP) APPLICATIONS

Deadline for Rezoning and SUP Applications	Planning & Zoning 5:30 p.m.	City Council 6:00 p.m.
December 11, 2023	January 9, 2024	February 6, 2024
January 8, 2024	February 13, 2024	March 5, 2024
February 13, 2024	March 12, 2024	April 2, 2024
March 11, 2024	April 9, 2024	May 7, 2024
April 8, 2024	May 14, 2024	June 4, 2024
May 13, 2024	June 11, 2024	July 2, 2024
June 10, 2024	July 9, 2024	August 20, 2024
July 8, 2024 August 5, 2024	August 13, 2024 August 27, 2024	September 3, 2024 September 17, 2024
August 12, 2024 August 26, 2024	September 10, 2024 September 24, 2024	October 1, 2024 October 15, 2024
September 9, 2024 September 23, 2024	October 10, 2024 October 24, 2024	November 5, 2024 November 19, 2024
October 14, 2024 November 12, 2024	November 14, 2024 December 12, 2024	December 3, 2024 January 7, 2025

Deadlines and Meeting Dates are subject to change at any time.

Please contact the Planning & Zoning Department at (956) 388-8202, if you have any questions.

Planning and Zoning Commission

Attendance 2024

2024

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