



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 11, 2025 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

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

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

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





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

5. **PUBLIC COMMENTS**

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

6. **ABSENCES**

- A. Consider excusing the absence of Chairman Jorge Sotelo from the November 20, 2025, regular meeting.
- B. Consider excusing the absence of Board Member Ruby Casas from the November 20, 2025 regular meeting.
- C. Consider excusing the absence of Board Member Rene Olivarez from the November 20, 2025, regular meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the November 20, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, being a 1.17 Acre Tract of Land More or Less Out of Lot 1, Section 269, Texas-Mexican Railway Company Survey, Located at 2038 E. Richardson Road, as Requested by Michael Gaitan.





- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, being a Tract I: a Tract of Land Containing 0.52 Acre Out of the South 8.12 Acres of Lot No. Six (6) in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey and Tract II: a Tract of Land in Lot Six (6), in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey, Located at 2901 W Chapin Road, as Requested by RJC Development Group LLC.
- C. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being All of Lot 2B Replat of Lewis Subdivision, and a 0.3969-Acre (17,889 Sq. Ft.) Tract of Land, Being a Portion of Lot 2A, Block C, in the Lewis Subdivision, Located at 1319 and 1313 N. I-69C, as Requested by Bowman.
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, being Tract I: A 0.5 Acres of Land, More or Less, being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Kelly Pharr Subdivision Tract II: a 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Kelly Pharr Subdivision, Tract III: a 3.0 Acre Tract of Land Out of Lot 59, Kelly Pharr Subdivision, Located at 1000 W. Alberta Road, as Requested by Melden and Hunt Inc.
- E. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, being Lots 11 and 12, Block 115, Original Townsite of Edinburg, Located at 701 E. Lovett, as Requested by Firm Foundation Construction, LLC.

9. **SIGN VARIANCES**

- A. Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs, this is to Allow More Than 50% of Sign Area as Allowed by Code, Being Lot 19, El Seco Subdivision, Located at 3703 Nadia Lane, as Requested by Complete Signs LLC.





10. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single Family Detached Lots and Building Standards for Residential, Primary, and Article 5, Section 5.206 Blocks, for Sapphire at La Sienna Phase 2 Subdivision, Being a Subdivision of 16.701- Acres Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, as Requested by Melden & Hunt, Inc.

11. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701-Acres Out of Lots 50, 51, and 52 , Santa Cruz Ranch Subdivison, According to the Plat or Map Thereof Recorded in Volume Z, Page 161 Hidalgo County Map of Records, located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.
- B. Consider the Final Plat Approval of Sunset Groves Subdivision, Being a 9.14 Acres Being All of Lots 3 & 4, Block 8, Santa Cruz Gardens Unit No.3, Recorded in Volume 9, Page 3, Hidalgo County Map Records, Located at 4801 North Doolittle Road as Requested by Rio Delta Engineering.

12. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

13. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 5th day of December, 2025.





Erika Monreal

Erika Monreal, 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
NOVEMBER 20, 2025 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

ELIAS LONGORIA, JR. – VICE CHAIRMAN

BOARD MEMBERS:

RODOLFO “RUDY” RAMIREZ

JORGE GONZALEZ

VICTOR DANIEC

ABSENT:

JORGE SOTELO – CHAIRMAN

BOARD MEMBERS:

RUBY CASAS

RENE OLIVAREZ

1. Call Meeting to Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Disclosure of Conflict of Interest
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- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chairperson closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels 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 Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

6. **ABSENCES**

- A. Consider excusing the absence of board member Rodolfo “Rudy” Ramirez from the October 23, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO “RUDY” RAMIREZ FROM THE OCTOBER 23, 2025, REGULAR MEETING. MOTION CARRIED WITH A 3-0 VOTE. BOARD MEMBER RODOLFO “RUDY” RAMIREZ ABSTAINED.





- B. Consider excusing the absence of board member Jorge Gonzalez from the October 23, 2025 regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER JORGE GONZALEZ FROM THE OCTOBER 23, 2025, REGULAR MEETING. MOTION CARRIED WITH A 3-0 VOTE. BOARD MEMBER JORGE GONZALEZ ABSTAINED.

- C. Consider excusing the absence of board member Ruby Casas from the October 23, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RUBY CASAS FROM THE OCTOBER 23, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

7. **MINUTES**

- A. Consider the Approval of the Minutes for the October 23, 2025, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE THE MINUTES FOR THE OCTOBER 23, 2025 REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multi-Family (RM) District, Lot 1, Brandy Estates, Located at 4020 W. Sprague Street, as Requested by Abraham Mejia Jr.

**A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.
– ITEM APPROVED**





- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial and Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, 5.000 Acres out of Lot 27, Kelly-Pharr Subdivision, Volume 3, Pages 133-134, H.C.D.R., City of Edinburg, Hidalgo County, Texas, Located at 1014 W. Wisconsin Road, as Requested by Melden & Hunt, Inc.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT INC., WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC TO TABLE THE ITEM. THE MOTION WAS NOT SECONDED. – MOTION DIED

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER VICTOR DANIEC OPPOSED THE MOTION. – ITEM DENIED

- C. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 8, Primarosa Estates Unit 2 Subdivision, Located at 3606 W. Monte Cristo Road, as Requested by Jose Antelmo and Anita M. Valdez.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, All of Lot 26, Trenton Manor Subdivision, Located at 1919 Wayne Drive, as Requested by Rolando Ramirez.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED WITH A 4-0 VOTE. – ITEM APPROVED





- E. Consider the Variance Request to the City's Unified Development Code Article 4, Section 4.303, Permanent Signs, Crestwood Estates Subdivision, Located at 3201 N. Roegiers Road, as Requested by Khristian Galvan.

THE ITEM WAS PULLED FROM THE AGENDA AT THE APPLICANTS REQUEST.

- F. Special Use Permit for On Premise Consumption for Alcoholic Beverages, Being 15.287 Acres, More or Less, Out of Lot 10, Block 271, Texas-Mexican Survey, Located at 123 E. Mark S. Pena Drive, as Requested by Edinburg Arts Foundation.

ARTS, CULTURAL, AND EVENTS CENTER (ACE) REPRESENTATIVES WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE SPECIAL USE PERMIT.

**A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE SPECIAL USE PERMIT. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.
– ITEM APPROVED**

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 4, Section 4.204, Bufferyards, Table 4.204-1, Bufferyard Classifications for The Woodlands at Jackson Subdivision, Being a 4.00-Acre Tract of Land Out of Lot 4, Section 242, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as Per Map Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 1802 N. Jackson Road, as Requested by Marco Santivanez.

MARCO SANTIVANEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER JORGE GONZALEZ OPPOSED THE MOTION. – ITEM APPROVED





- B. Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being 19.858 Acres Situated in the City of Edinburg, County of Hidalgo, Texas Being a Part or Portion Out of Lot 7, Section 240, Texas- Mexican Railway Company's Survey Subdivision, According to the Plat Thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 2800 N. McColl Road, as Requested by Melden & Hunt, Inc.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT INC., WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITION: 1) ESCROW MUST BE PROVIDED AND 2) THE RIGHT OF WAY WIDTH MUST NOT BE WIDENED. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- C. Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being a 7.434-Acre Tract of Land, More or Less, Out of the South 25.20 Acres of Lot Five (5), Section Two Hundred Thirty-Nine (239), Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1901 W. Rogers Road, as Requested by Melden & Hunt, Inc.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT INC., WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITION: 1) ESCROW MUST BE PROVIDED AND 2) THE RIGHT OF WAY WIDTH MUST NOT BE WIDENED. MOTION CARRIED UNANIMOUSLY WITH 4-0 VOTE. – ITEM APPROVED WITH CONDITIONS





10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Garco North Industrial Park Subdivision, being a 5.87 Acres Tract of Land Out of Lots 1, 2 And 4, Block 49, Santa Cruz Gardens Unit No. 2 Subdivision, Hidalgo County, Texas, Recorded in Volume 8, Pages 28 and 29, Hidalgo County Map Records, Located at 104 Constitution Drive, as Requested by Quintanilla, Headley and Associates.
- B. Consider the Preliminary Plat approval of Vaquero Edinburg Subdivision, being a 2.052 acres tract of land out of Lots 12 and 13, Block C, Amended Map of Edinburg, recorded in Volume 1, Page 23, Hidalgo County Map Records, located at 103 E. Schunior Street, as Requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Sunrise Trails Phase I Subdivision, being a 10.882 Acres Tract of Land Out of Lots 9 and 10, Block 36 Amended Map of Santa Cruz Gardens Unit No. 2, Recorded in Volume 8, Page 28-29, Hidalgo County Map Records, Located at 1403 E. Ramseyer Road, as Requested by Melden & Hunt, Inc.
- D. Consider the Preliminary Plat Approval of Vista Linda Subdivision, Being a 19.985 Acre Tract Being Out of Lot 9, Section 236, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 5500 W. Rogers Road, as Requested by Melden & Hunt, Inc.
- E. Consider the Final Plat Approval of Garden Walk at Canton Subdivision, Being 8.33-Acres Tract of Land Out a 24.99 Acre Tract of Land out of Lot 4, Block 1, John Closner Subdivision, Hidalgo County, Texas, According to the Map Recorded in Volume 0, Page 4 And 5, Hidalgo County Map Records, Located at 2020 E. Canton Road, as Requested by Rio Delta Engineering.
- F. Consider the Final Plat Approval of Sapphire at La Sienna Phase I Subdivision, Being a 18.682 Acres Tract of Land Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat or Map thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4401 La Sienna Parkway, as Requested by Melden & Hunt, Inc.





- G. Consider the Final Plat Approval of Villas at La Sienna Subdivision, being a 4.906 Acres Tract of Land out of Lot 1, La Sienna Development, According to the Plat or Map thereof Recorded in Volume 53, Page 124, Hidalgo County Map Records, Located at 1891 Burns Boulevard, as Requested by Melden & Hunt, Inc.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE CONSENT AGENDA. MOTION CARRIED WITH A 4-0 VOTE. – ITEMS APPROVED

11. **DIRECTOR’S REPORT**

- A. City Council Actions
- B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING A REZONING REQUEST ON 3817 DUBERNEY. THE REZONING REQUEST WAS APPROVED BY CITY COUNCIL.

12. **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 11:00 A.M. on this 12th day of November, 2025.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO ADJOURN THE NOVEMBER 20, 2025, REGULAR MEETING AT 6:19 P.M. MOTION CARRIED WITH A 4-0 VOTE.





Erika Monreal

Erika Monreal, 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.





City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, Being a 1.17 Acre Tract of Land More or Less Out of Lot 1, Section 269, Texas-Mexican Railway Company Survey, Located at 2038 E. Richardson Road, as Requested by Michael Gaitan.

DESCRIPTION / SCOPE:

This property is located on the south side of E. Richardson Road, approximately 840 feet west of N. M Road. The property is currently zoned Commercial, General (CG) District. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 40 feet along E. Richardson Road and a lot depth of 556.48 to its deepest point for a total area of 1.17 acres. Currently the parcel is occupied by a single-family residential property. The applicant is wanting to expand the residential use, thus the need for the rezoning request.

Adjacent zoning is Residential, Suburban (RS) District to the north and south and Commercial, General (CG) District to east and west. Surrounding land consists of residential uses, commercial uses and vacant land. The future land use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 17 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

On December 3, 2025, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, based on the current use of the property. 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:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL – 01/06/2026
DATE PREPARED – 12/03/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District

APPLICANT: Michael Gaitan

AGENT: Not Applicable

LEGAL: Being a 1.17 Acre Tract of Land More or Less Out of Lot 1, Section 269, Texas-Mexican Railway Company Survey

LOCATION: 2038 E. Richardson Road

LOT/TRACT SIZE: 1.17 acres

CURRENT USE: Residential Uses

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MICHAEL GAITAN**

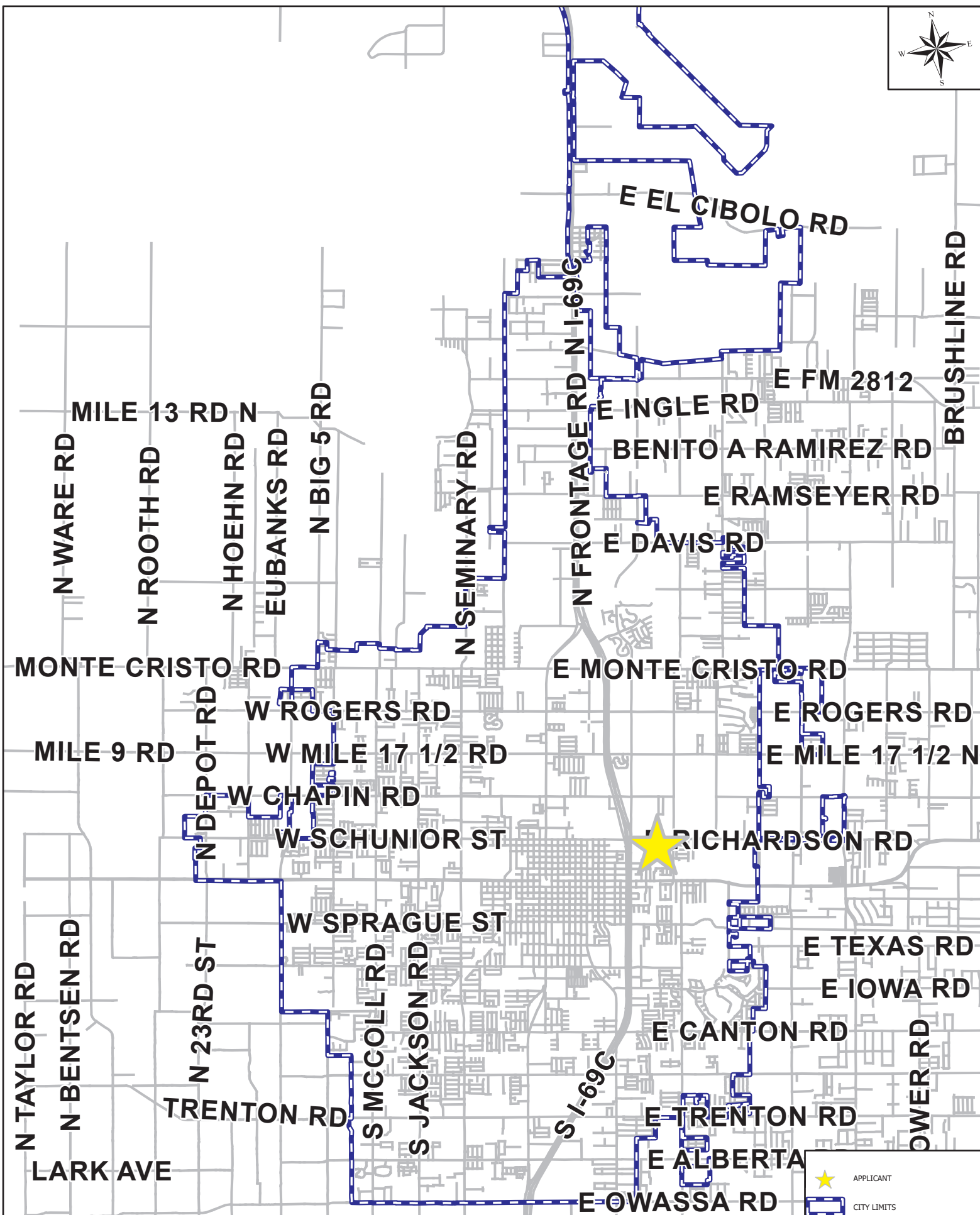
EVALUATION

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

1. The land is currently used as a residential primary use.
2. Surrounding land consists of residential uses, commercial uses and vacant land
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, based on the current use of the property. 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 17 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.



★ APPLICANT
□ CITY LIMITS



1 in = 600 ft

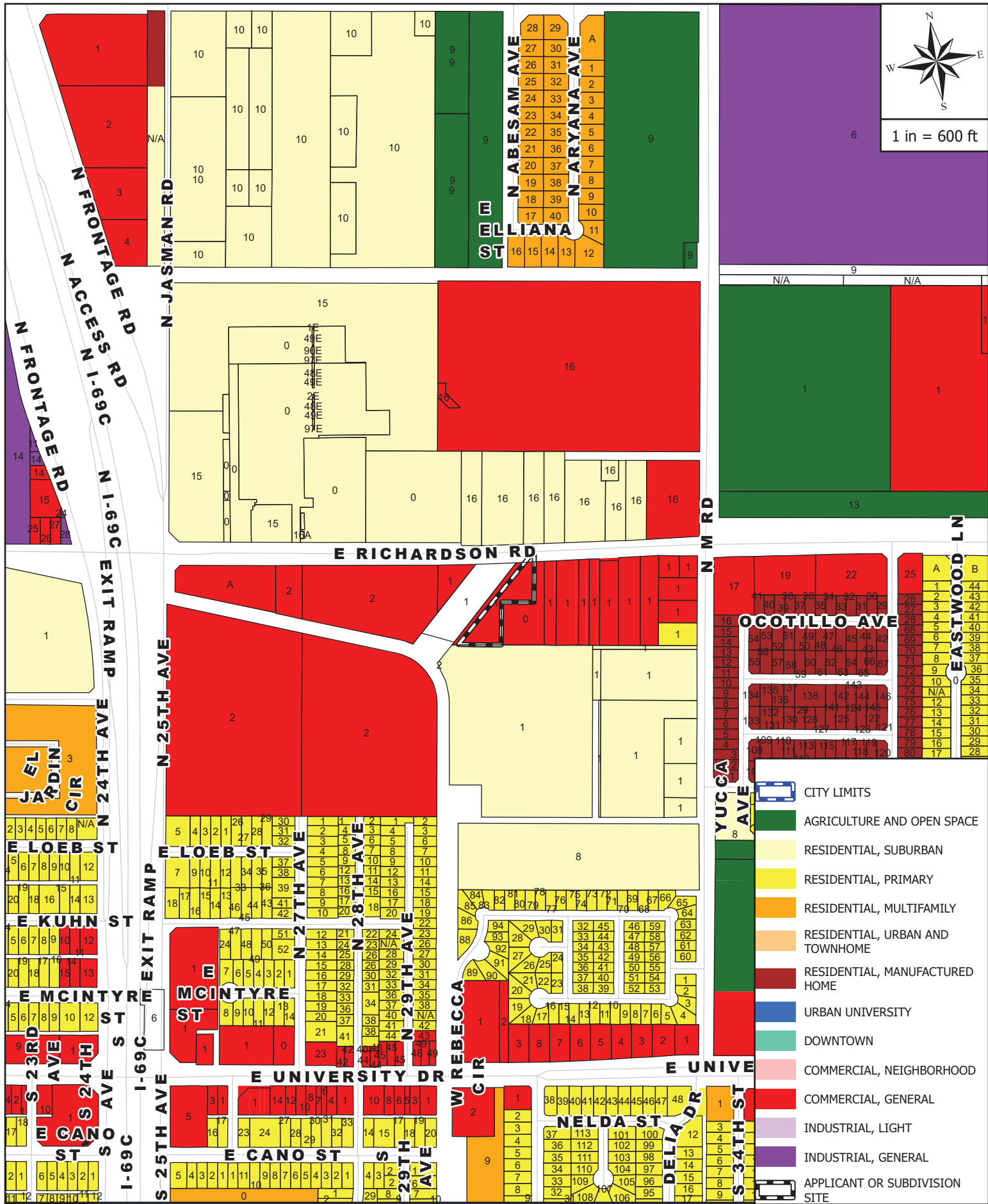
-  CITY LIMITS
-  APPLICANT OR SUBDIVISION SITE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

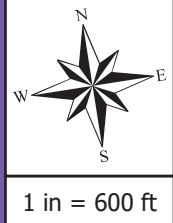
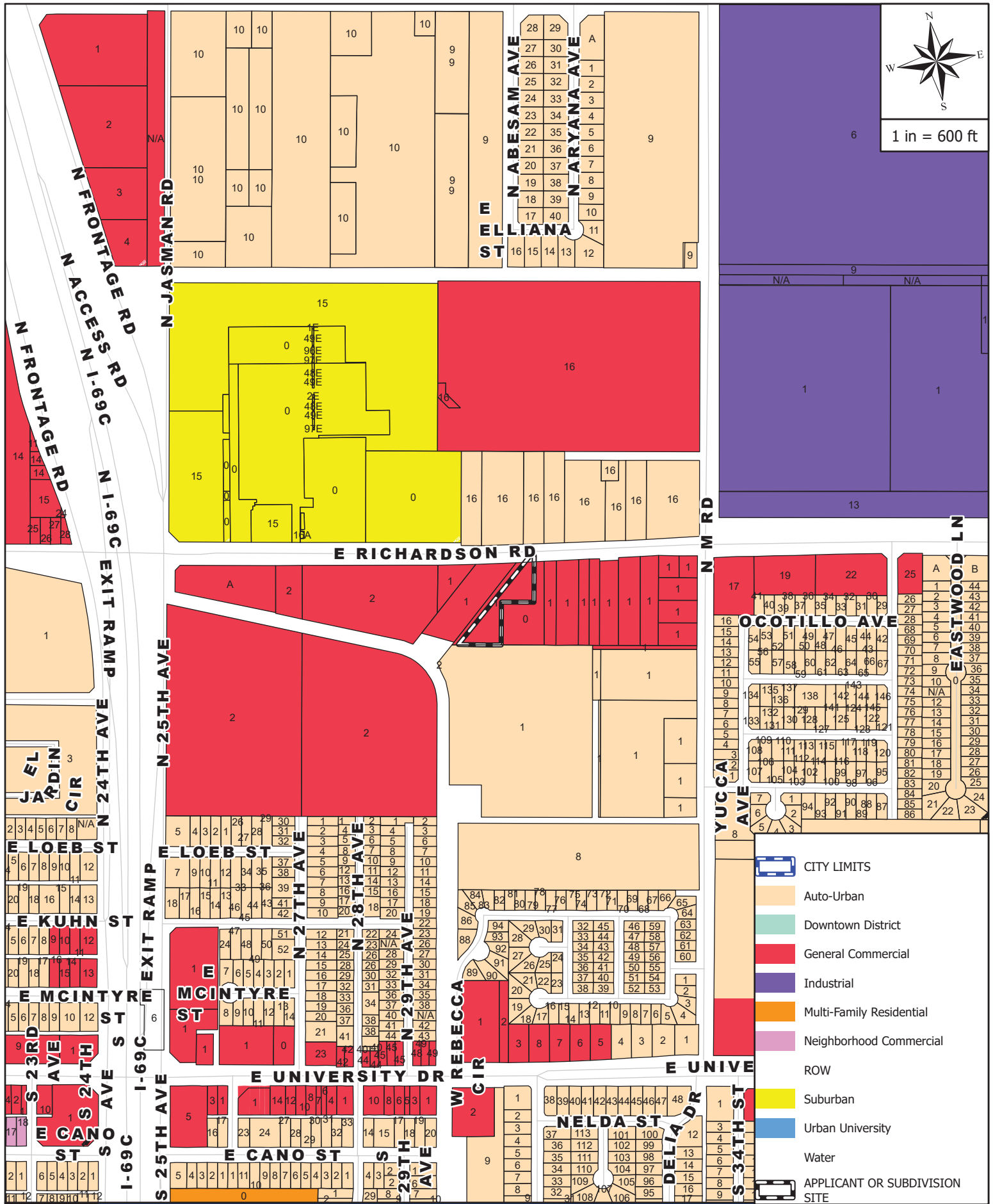
RZNE-2025-0287 2038 E RICHARDSON RD



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0287 2038 E RICHARDSON RD



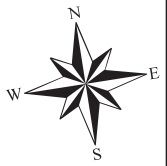
-  CITY LIMITS
-  Auto-Urban
-  Downtown District
-  General Commercial
-  Industrial
-  Multi-Family Residential
-  Neighborhood Commercial
-  ROW
-  Suburban
-  Urban University
-  Water
-  APPLICANT OR SUBDIVISION SITE



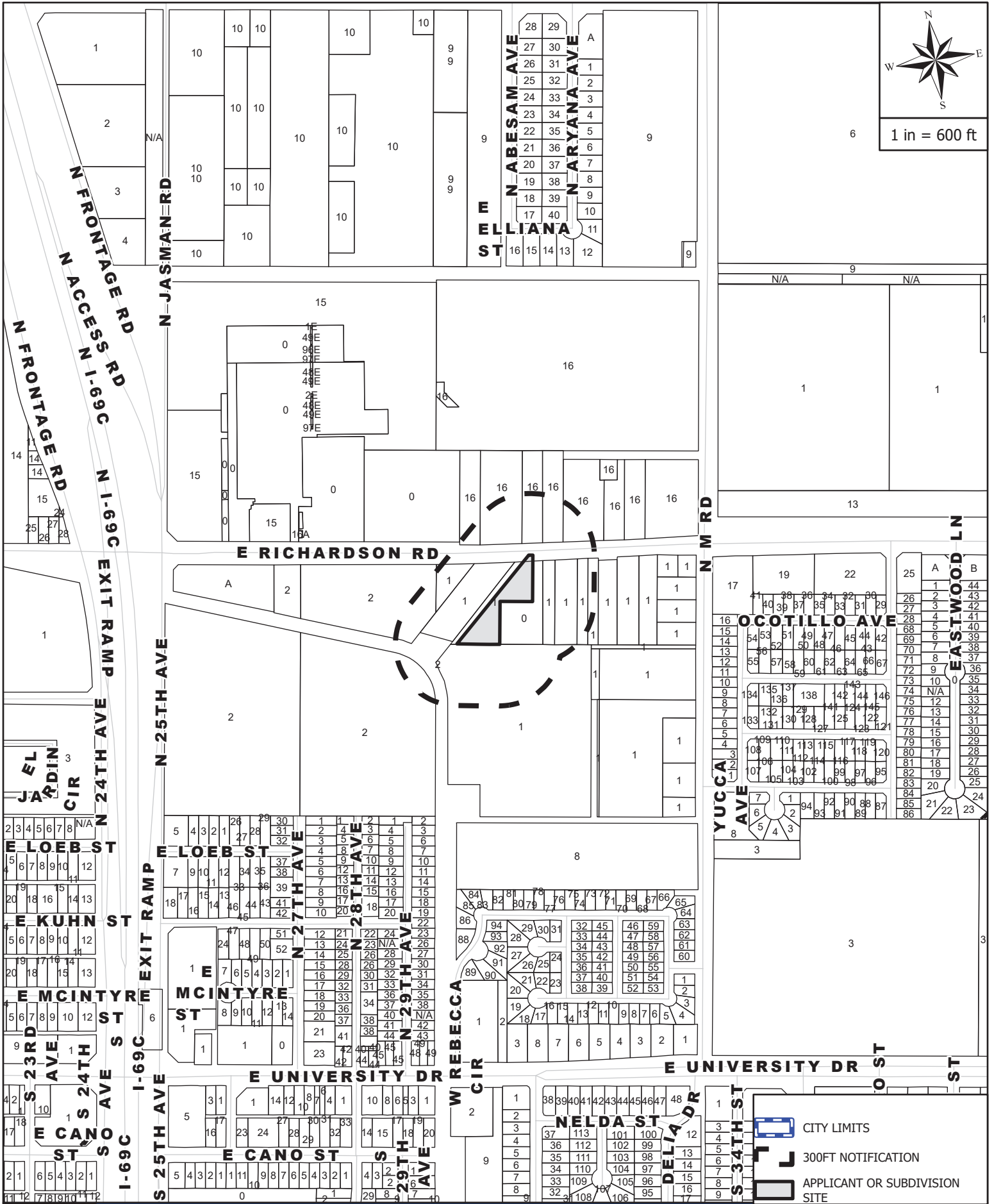
FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0287 2038 E RICHARDSON RD



1 in = 600 ft



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0287 2038 E RICHARDSON RD

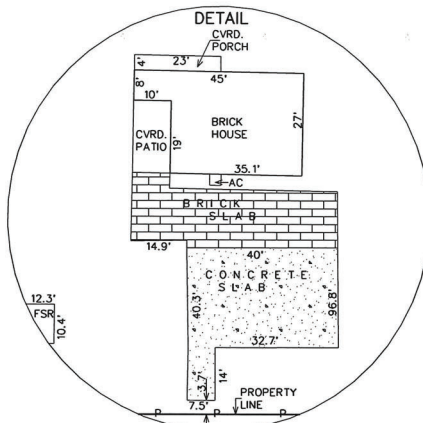


Rezoning Request Site Photo

Michael Gaitan

2038 E Richardson Rd





BUYER'S NAME: MICHAEL GAITAN

FLOOD ZONE: ZONE: "X" COMMUNITY PANEL NUMBER: 480338 0020 E

MAP REVISED: MAY 14, 2001

I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. © COPYRIGHT 2025 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE

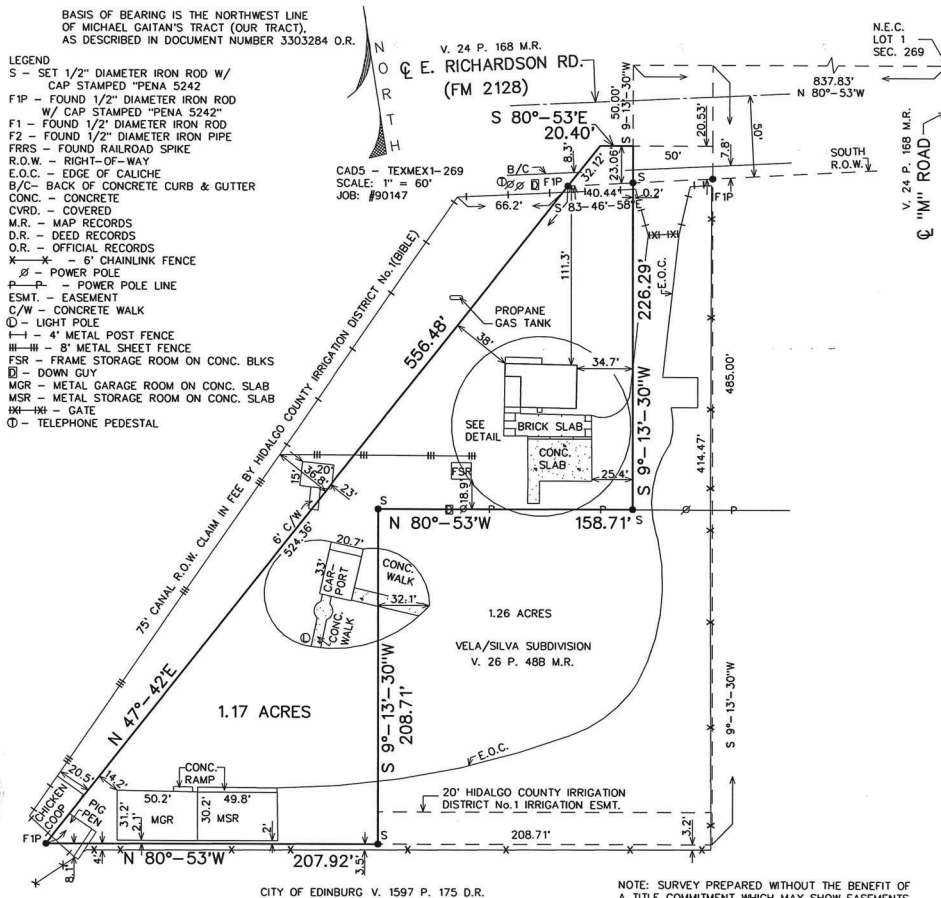
ADDRESS: 2038 E. RICHARDSON ROAD EDINBURG, TEXAS 78542

LEGAL DESCRIPTION: TRACT 1:

A 1.17 ACRE TRACT OF LAND MORE OR LESS OUT OF LOT 1 SECTION 269, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 24, PAGE 168 MAP RECORDS, HIDALGO COUNTY TEXAS.

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 10/14/2025

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





City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, Being a Tract I: A Tract of Land Containing 0.52 Acre Out of the South 8.12 Acres of Lot No. Six (6) In Section No. Two Hundred Thirty-Seven (237), Texas-Mexican Railway Company's Survey and Tract II: A Tract of Land In Lot Six (6), In Section No. Two Hundred Thirty-Seven (237), Texas-Mexican Railway Company's Survey, Located at 2901 W. Chapin Road, As Requested By RJC Development Group LLC.

DESCRIPTION / SCOPE:

This property is located on the northwest corner of W. Chapin Road and N. McColl Road. The property is currently zoned Residential, Multi-Family (RM) District. This property has a total frontage of 267.96 feet of frontage along N. McColl Road and a lot depth of 134.54 along W. Chapin Road, for a total area of 1.68 acres. This property is part of The Divine Apartments Subdivision that was recently recorded on November 18, 2025. The requested zoning designation is Commercial, General (CG) District. This 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. The applicant is requesting the zone change to establish a new commercial plaza.

Adjacent zoning is Commercial, General (CG) District to the south, Residential, Multi-Family (RM) District to the east, Residential, Manufactured Home (RMH) District to the north and Suburban, Residential (RS) District to the west. Surrounding land consists of single-family residential uses, multi-family uses, and vacant land. The future land use designation for this property is for Neighborhood Commercial Uses.

Staff mailed a notice of the public hearing to 33 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

On December 3, 2025, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

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

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL – 01/06/2026
DATE PREPARED – 12/03/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District

APPLICANT: Martha Alicia Aguilar

AGENT: RJC Development Group LLC

LEGAL: Being a Tract I: A Tract of Land Containing 0.52 Acre Out of the South 8.12 Acres of Lot No. Six (6) In Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey and Tract II: A Tract of Land in Lot Six (6), In Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey

LOCATION: Located at 2901 W. Chapin Road

LOT/TRACT SIZE: 1.68 acres

CURRENT USE: Vacant

PROPOSED USE: Commercial Uses

EXISTING ZONING: Residential, Multifamily (RM) District

ADJACENT ZONING: North – Residential, Manufactured Home (RMH) District
South – Commercial, General (CG) District
East – Residential, Multi-Family (RM) District
West – Suburban, Residential (RS) District

LAND USE PLAN: Neighborhood Commercial Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-family (RM) District to Commercial, General (CG) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RJC DEVELOPMENT GROUP LLC**

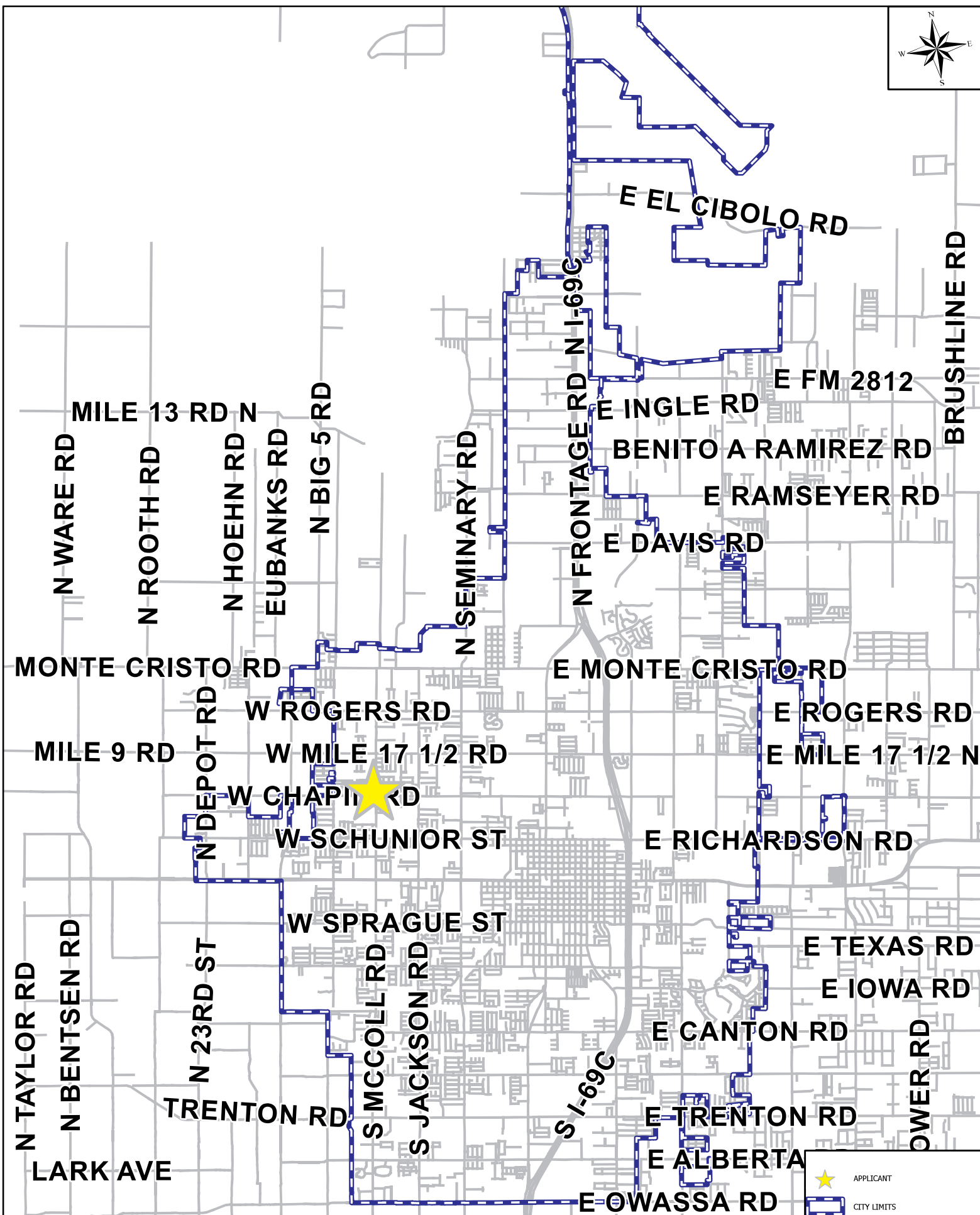
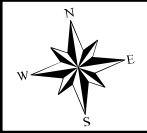
EVALUATION

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

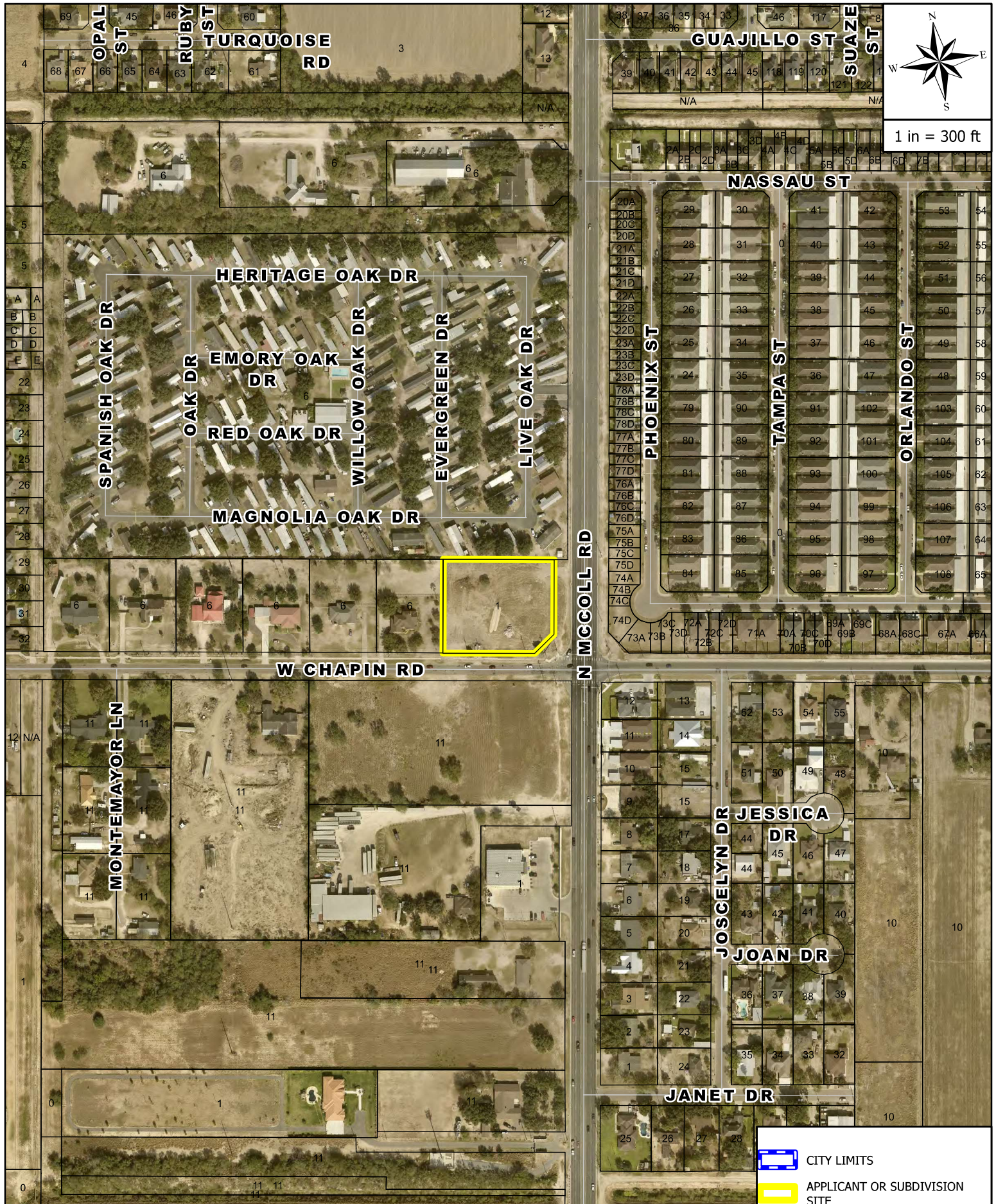
1. The applicant is requesting the zone change to establish a new plaza.
2. Surrounding land consists of single-family residential uses, multi-family uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 33 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.



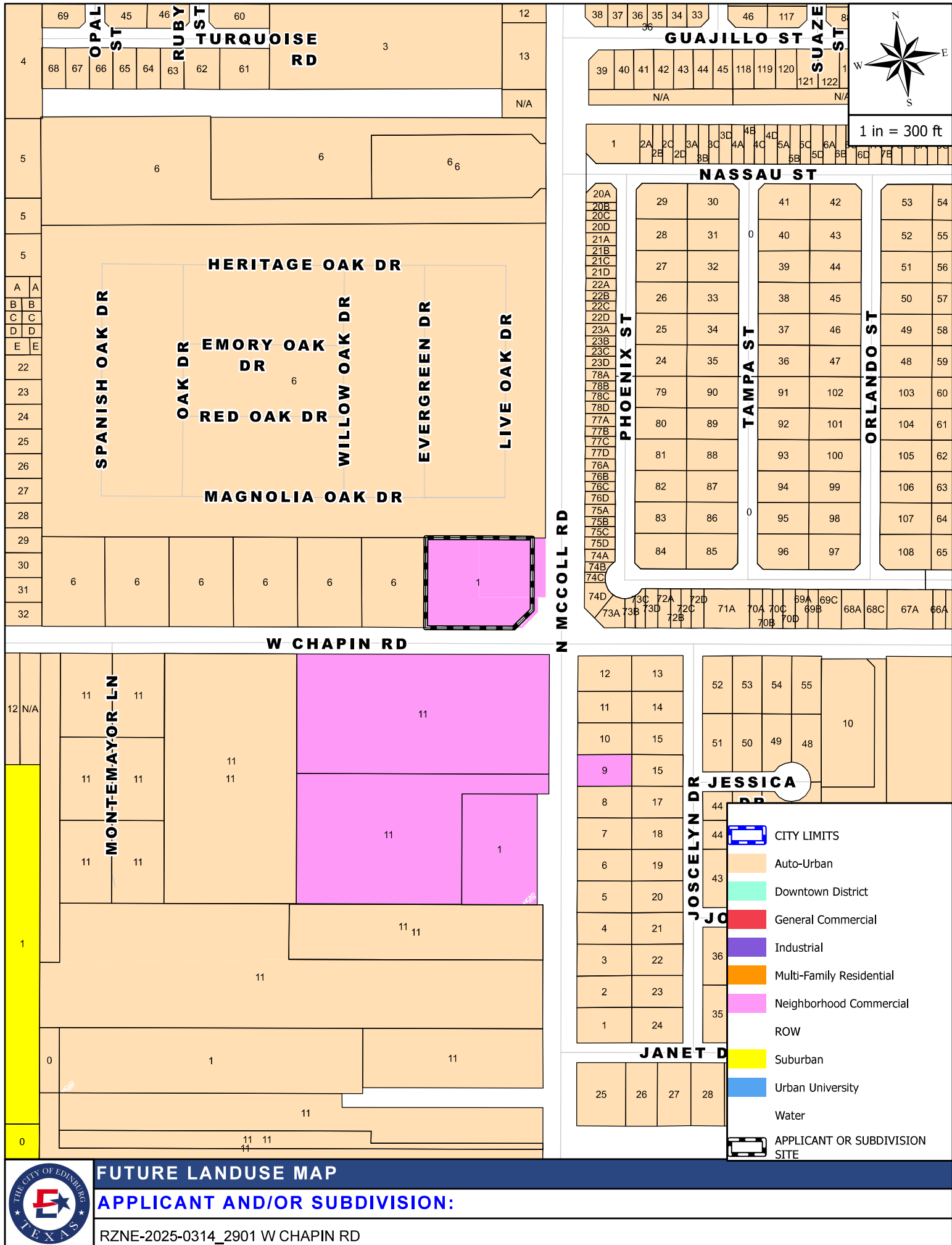
★ APPLICANT
CITY LIMITS

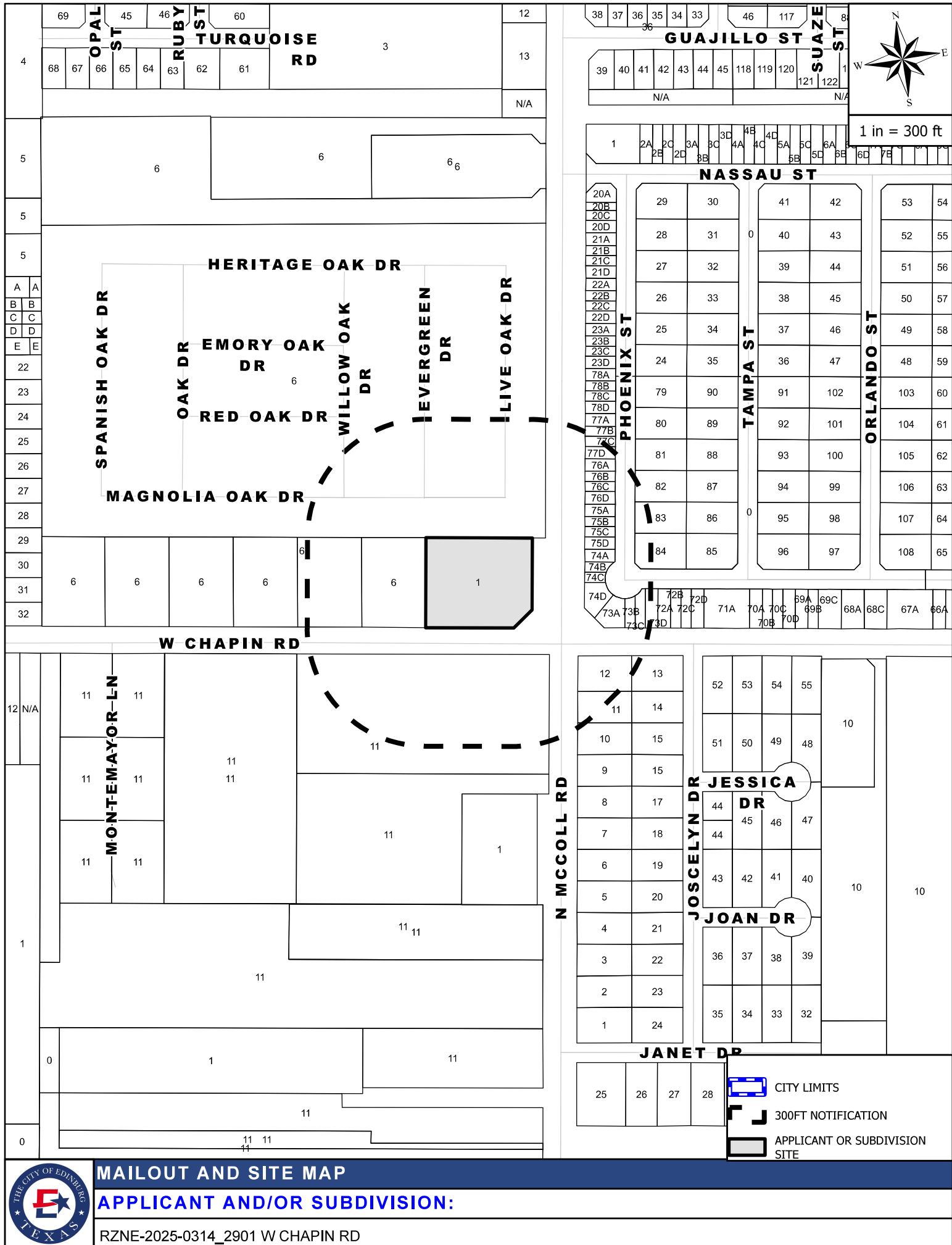


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0314_2901 W CHAPIN RD







Rezoning Request Site Photo

RJC Development Group LLC
2901 W Chapin Rd



24.00-ACRES TRACT
LIVE OAK EDINBURG, LLC,
OUT OF LOT 6, SECTION 237
VOL. 1, PG. 12, M.R.H.C.
DOC.#2477038, O.R.H.C.

5.083-ACRES TRACT
PATRICIA FLORES-PEÑA
OUT OF LOT 11, SECTION 237
VOL. 1, PG. 12, M.R.H.C.
DOC.#564084, O.R.H.C.

1.0-ACRE TRACT
JOSE ANGEL AND WIFE, FIDELFA ACEVEDO,
OUT OF LOT 6, SECTION 237
VOL. 1, PG. 12, M.R.H.C.
DOC.#33718, O.R.H.C.

Q N McCOLL ROAD

Q W CHAPIN ROAD

BENCHMARK:
SQUARE OUT IN SIDEWALK
ELEV: 94.24
N: 16641881.8700
E: 1085007.1980

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, MARTHA ALICIA AGUILAR, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE DIVINE APARTMENTS SUBDIVISION, A PORTION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE-TITLE TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCEDURE OF THE CITY OF EDINBURG, TEXAS, AND THE CORNER MONUMENTS SHOWN THEREON, BEING PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS, EITHER ON THE PLAT HEREON OR IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

Marta Alicia Aguilar 9/19/25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTHA ALICIA AGUILAR, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF September, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 4/21/2029



PLANNING & ZONING DIRECTOR

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HEREON AS THE CITY OF EDINBURG, TEXAS, IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE 15th DAY OF October, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Jane Acevedo
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS 10th DAY OF October, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE HEREON. SHOW.

Robert L. Ballew 10/20/25
PRESIDENT

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

Robert L. Ballew 10/20/25
GENERAL MANAGER

SHARPLYLAND CONDITIONAL APPROVAL BLOCK

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

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

Carlos Lima 10-01-2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS 18th DAY OF September, 2025.

Ivan Garcia
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#0184027
921 S. 10TH AVENUE, EDINBURG TX 78839
956-360-5152



STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS 18th DAY OF September, 2025.

Donaldo Rodriguez 9/18/25
DATE

DONALDO RODRIGUEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X" SHADED. ZONE "X" IS DESIGNATED AS AREAS OF 500- YEAR FLOOD RISK 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 RISK. THE FLOOD RISK IS THE SAME FOR THE PURPOSES OF THESEIN EXPRESSED.
- MINIMUM FLOOR FLOOR NOTE: MINIMUM FLOOR FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER.
- BUILDING SETBACKS: BUILDING Setbacks will be subject to the current zoning district requirements as per Edinburg UDC.
- BENCH MARK NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 83 SURVEY FEET NORTHING: 16641881.8700 EASTING: 1085007.1980 ELEV: 94.24' SQUARE OUT IN CONCRETE SIDEWALK ALONG CHAPIN ROAD.
- DRAINAGE NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.15 AC. AND A VOLUME OF APPROXIMATELY 8,822 CF (0.157 AC-FT) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE RELATED PROPERTY UNTIL THE STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF EDINBURG FOR THIS DEVELOPMENT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA, ROW AND PERIMETER OF SUBDIVISION.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUSHES, WEEDS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE. BEFORE THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION, AND WITH THE CURRENT TEXAS POLLUTION PREVENTION ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF EDINBURG ORDINANCE ARTICLE 4-DEVELOPMENT STANDARDS DIVISION 4.200. LANDSCAPING AND BUFFERING: SECURE MAINTENANCE: IT IS THE DUTY OF THE ADJACENT LANDOWNER TO KEEP STREETS AND ALLEYS, WHETHER PRIVATE OR PUBLIC FREE OF DEBRIS, WEEDS HIGHER THAN 24 INCHES, FILTH, GARBAGE AND INJURIOUS OR UNWELCOMING MATERIAL.
- ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PLASTIC CAP.
- SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTALLY DAMAGE TO PRIVATE PROPERTY. IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS, OWNERS OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY WEEDER WORK.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- FURNISH TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OF BUILDING PERMIT PROCESS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VEHICLE SHOWN ON THIS PLAT. IF IT IS DETERMINED THAT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER'S CALCULATIONS IN THE PERMIT CALCULATIONS FOR THIS SUBDIVISION.
- ALL SHARPLYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLYLAND WATER SUPPLY CORPORATION.
- STAYING \$150.00 PARKLAND FEE PER LOT IS TO BE PAID AT BUILDING PERMIT STAGE AND \$150.00 REMAINING PRIOR TO RECORDING SUBDIVISION. 1/2 mile

METS AND BOUNDS

BEING 1.88 ACRES TRACT OF LAND MORE OR LESS SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SAID 1.88 ACRES TRACT OF LAND CONSISTING OF 0.954 ACRES BEING ALL OF LOT 1, E.M.L. SUBDIVISION RECORDED IN DOCUMENT NUMBER 2813960, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF AND FORMING A PART OR PORTION OF LOT 6, SECTION 237, TEXAS-MEXICAN PALMVALE COMPANY SURVEY, RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.88 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METS AND BOUNDS AS FOLLOWS:

COMMENCING ON A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 6, SECTION 237.

THENCE, N 08° 54' 05" E ALONG THE EAST LINE OF THE SAID LOT 6, SECTION 237, SAME BEING ACROSS THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD (F.M. 2061), A DISTANCE OF 711.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE MOST EASTERLY SOUTHEAST CORNER AND THE POINT OF BEGINNING.

THENCE, N 81° 05' 55" W ACROSS THE SAID LOT 6, SECTION 237, SAME BEING ACROSS THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD (F.M. 2061), TO A POINT ON THE EAST LINE OF THE SAID LOT 6, SECTION 237, SAME BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD (F.M. 2061), A DISTANCE OF 60.00 FEET TO A 3/4-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT.

THENCE, S 08° 54' 05" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD (F.M. 2061), A DISTANCE OF 38.00 FEET TO A 3/4-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT.

THENCE, S 52° 54' 05" W CONTINUING ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1, A DISTANCE OF 56.57 FEET TO A 3/4-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, N 81° 05' 55" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CHAPIN ROAD (F.M. 2061), A DISTANCE OF 244.54 FEET TO A 3/4-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, N 08° 54' 05" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE EAST BOUNDARY LINE OF A 1.00-ACRE TRACT CONVEYED TO JOSE ANGEL AND WIFE, FIDELFA ACEVEDO, UNDER DOCUMENT NUMBER 333718, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 24.00-ACRE TRACT CONVEYED TO LIVE OAK EDINBURG, LLC, RECORDED IN DOCUMENT NUMBER 2477038, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 228.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

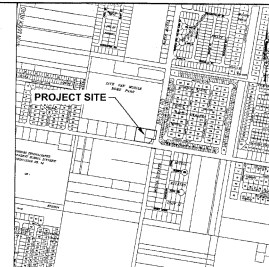
THENCE, S 81° 05' 55" E IN PART ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 24.00-ACRE TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 6, SECTION 237, SAME BEING THE SOUTHWEST CORNER OF THE SAID 24.00-ACRE TRACT, A DISTANCE OF 244.54 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NEAREST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S 08° 54' 05" W ALONG THE EAST LINE OF THE SAID LOT 6, SECTION 237, SAME BEING ACROSS THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD (F.M. 2061), A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.88 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.138 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MCCOLL ROAD (F.M. 2061).

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MARTHA ALICIA AGUILAR	3011 LASSO TRAIL	EDINBURG, TEXAS 78841	(956) 280-2852
ENGINEER: DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD, SUITE 33	EDINBURG, TEXAS 78872	(956) 400-9279
SURVEYOR: IVAN GARCIA, R.P.L.S.	921 S. 10TH AVE	EDINBURG, TEXAS 78842	(956) 380-5152



SCALE: 1" = 40'
BEARING OF BASE
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)



LOCATION MAP
SCALE: 1" = 1000'

THE DIVINE APARTMENTS SUBDIVISION

BEING 1.878 ACRES CONSISTING OF
0.954 ACRES BEING ALL OF LOT 1,
E.M.L. SUBDIVISION DOC.# 2813960, MAP RECORDS OF HIDALGO
COUNTY, TEXAS,
0.728 ACRES OUT OF LOT 6, SECTION 237,
TEXAS-MEXICAN PALMVALE COMPANY SURVEY,
VOL. 1, PG. 12,
MAP RECORDS OF HIDALGO COUNTY, TEXAS



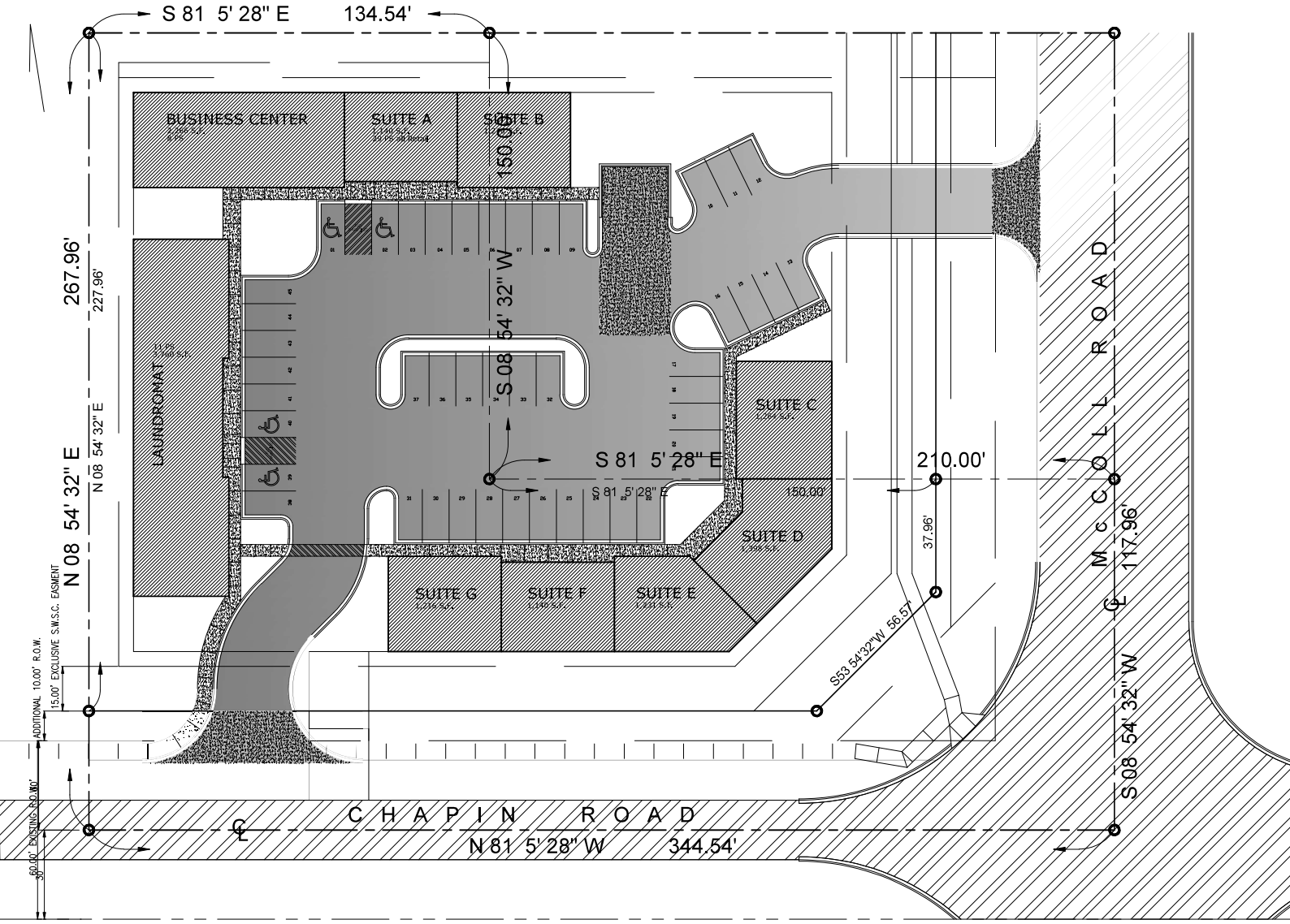
FILED FOR RECORD IN
HIDALGO COUNTY
INSTRUMENT NUMBER 3701715
DATE 11/18/2025 AT 2:42 PM
BY: *[Signature]* DEPUTY

LEGEND
● 1/2" IRON ROD FOUND "OFF" OR "ON"
● 1/2" IRON ROD SET WITHIN CAP "OFF"
● COTTON PICKER SPINDLE FOUND "OFF"
● MAG NAIL SET "ON"
(SC2007038) - RECORDS BEARING A DISTANCE
O.R.H.C. - OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C. - MAP RECORDS HIDALGO COUNTY
P.O.B. - POINT-OF-BEGINNING
P.O.C. - POINT-OF-COMMENCING

LINE TABLE		
Line #	Direction	Length
L1	N81°05'55"W	60.00'
L2	S8°54'05"W	38.00'
L3	S52°54'05"W	56.57'



TBPELS FIRM REGISTRATION F-24367
3805 PLANTATION GROVE BLVD, SUITE 33
MISSION TX 78572
956-400-9279



PROJECT LOT # 1	SHEET #	PROJECT NAME & ADDRESS	
		Sunset Plaza 2 LOT # 1 EML Subdivision	Edinburg Texas
DATE: 9/14/2023	S-01		
SCALE: 1/16" = 1'-0"			



City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being All of Lot 2B Replat of Lewis Subdivision, and a 0.3969-Acre (17,889 Sq. Ft.) Tract of Land, Being a Portion of Lot 2A, Block C, in The Lewis Subdivision, Located at 1319 and 1313 N. I-69C, As Requested By Bowman.

DESCRIPTION / SCOPE:

This property is located at the southwest corner of E. Chapin Road and N. I-69C. The property is currently zoned Industrial, General (IG) District. The requested zoning is Commercial, General (CG) District. This 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. This property has a total frontage of 317.14 feet along N. I-69C and a lot depth of 268.92 to its deepest point for a total area of approximately 1.94 acres. Currently the parcel is vacant. The applicant is wanting to construct a gas station, convenience store.

Adjacent zoning is Industrial, General (IG) District to the south and west, Commercial, General (CG) District to north and east. Surrounding land consists of industrial uses and vacant land. The future land use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 5 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

On December 3, 2025, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

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

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL – 01/06/2026
DATE PREPARED – 12/03/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District

APPLICANT: Bowman

AGENT: Not Applicable

LEGAL: Being All of Lot 2B Replat of Lewis Subdivision, and a 0.3969-Acre (17,889 Sq. Ft.) Tract of Land, Being a Portion of Lot 2A, Block C, in The Lewis Subdivision

LOCATION: 1319 and 1313 N. I-69C

LOT/TRACT SIZE: 17,889 Sq. Ft.

CURRENT USE: Vacant

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Industrial, General (IG) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Industrial, General (IG) District
East – Commercial, General (CG) District
West – Industrial, General (IG) District

LAND USE PLAN: General Commercial Uses

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

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District

REZONING REQUEST BOWMAN

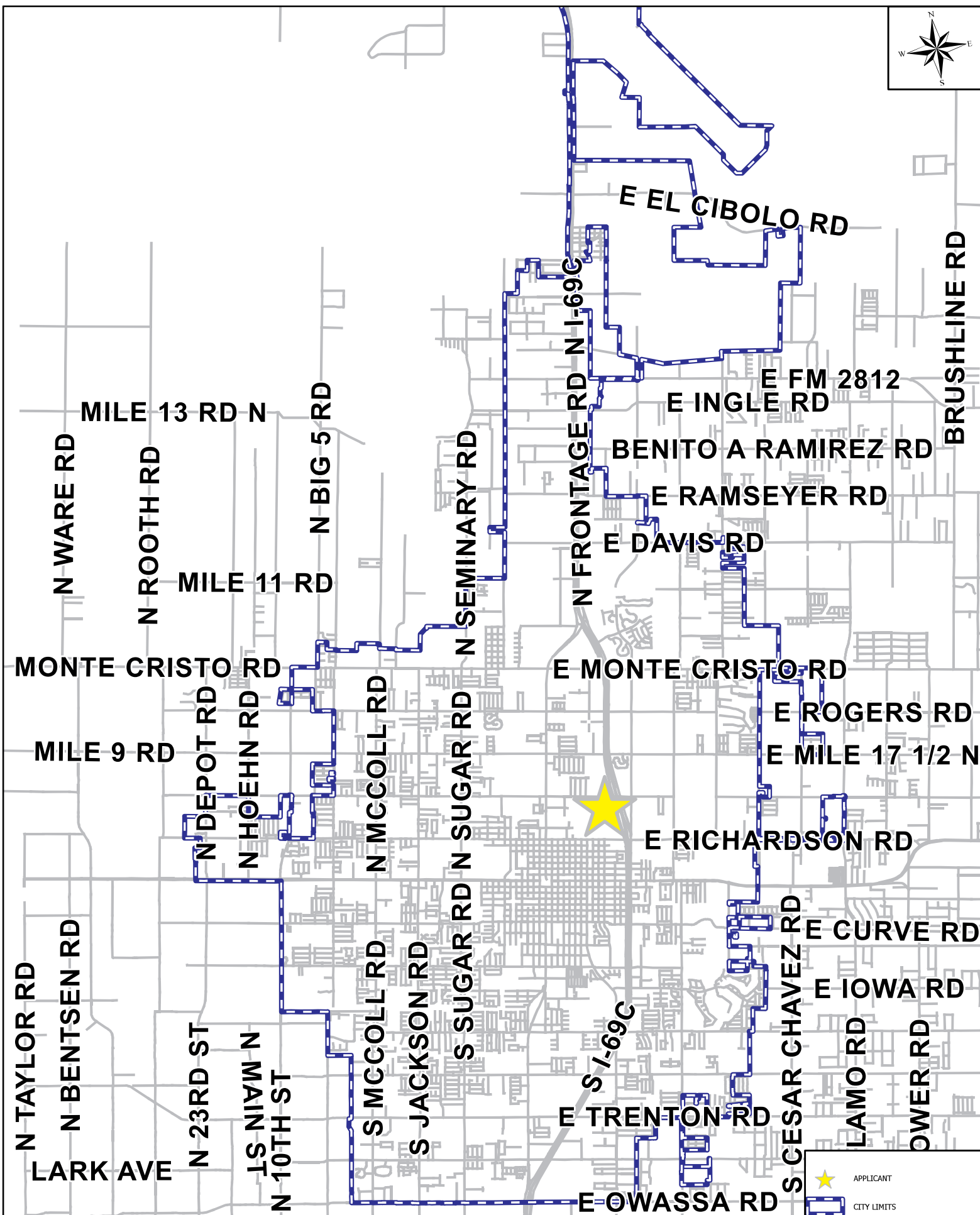
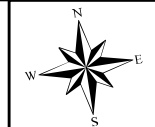
EVALUATION

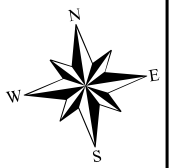
The following is the staff's evaluation of the request:

1. The land is currently vacant.
2. Surrounding land consists of industrial uses and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

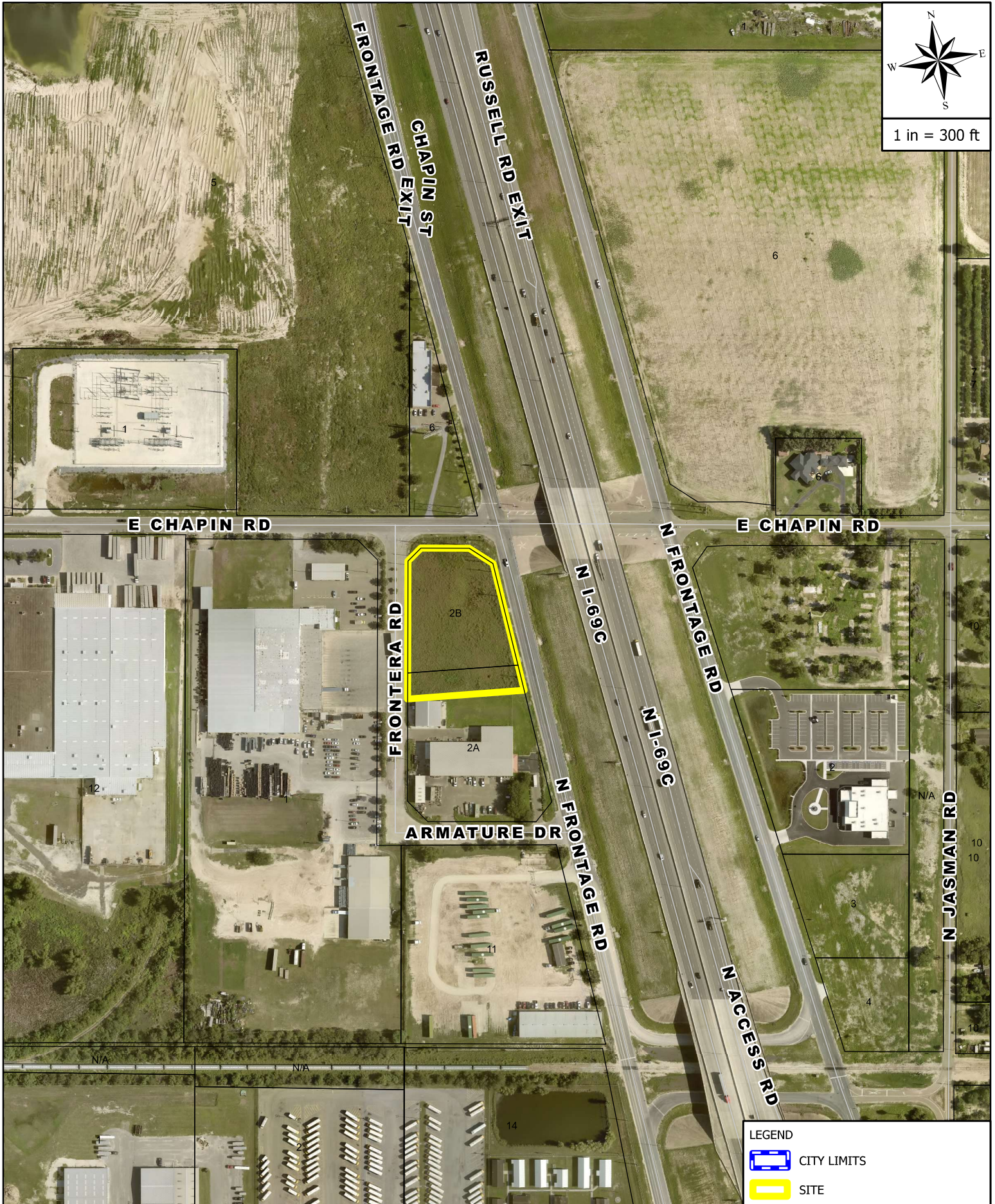
Staff recommends approval of the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations,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

Staff mailed a notice of the public hearing to 5 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.



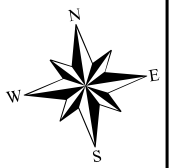


1 in = 300 ft

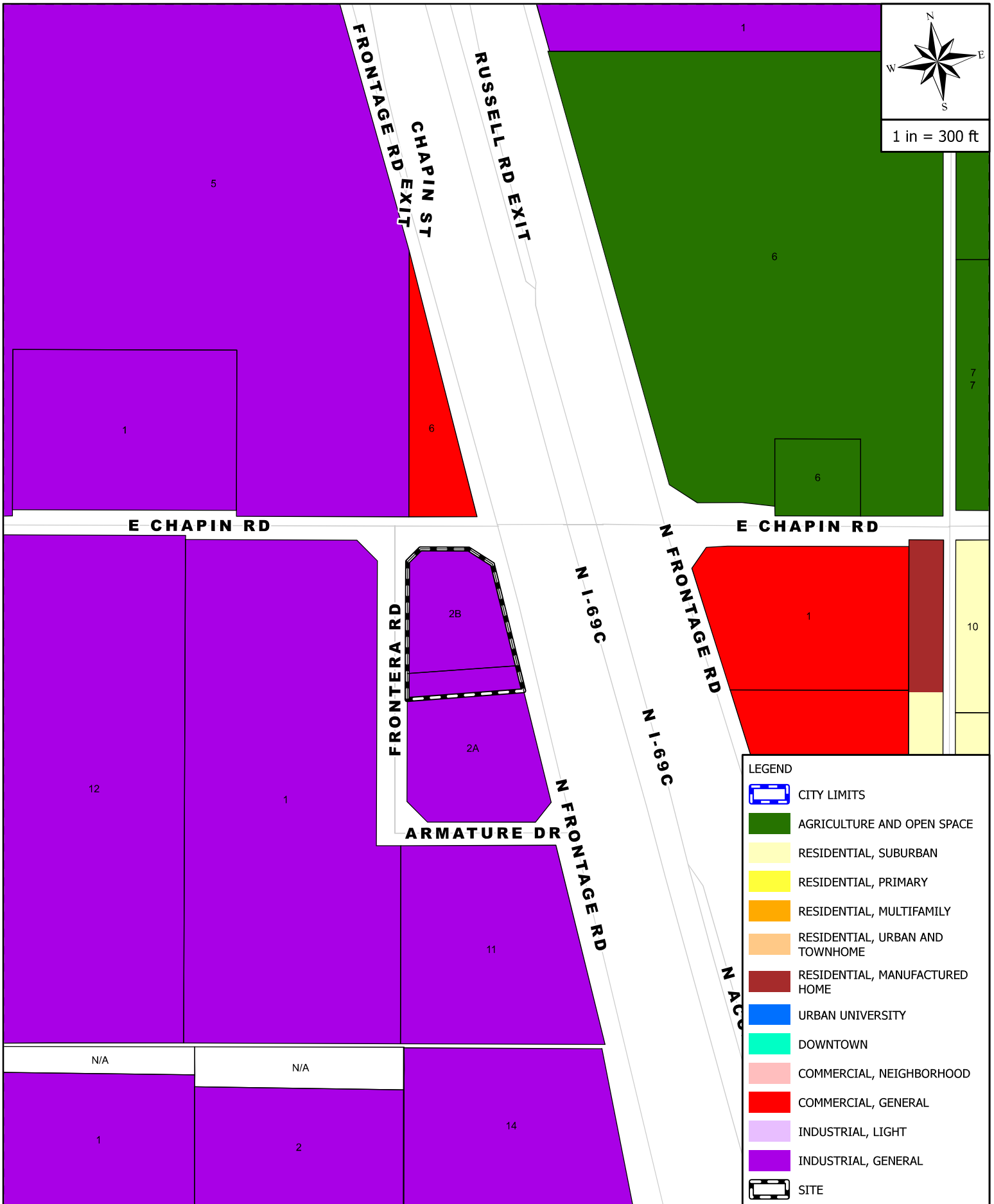


AERIAL MAP

1319 N I-69C



1 in = 300 ft

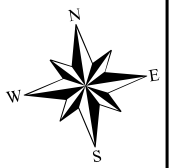


- LEGEND
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

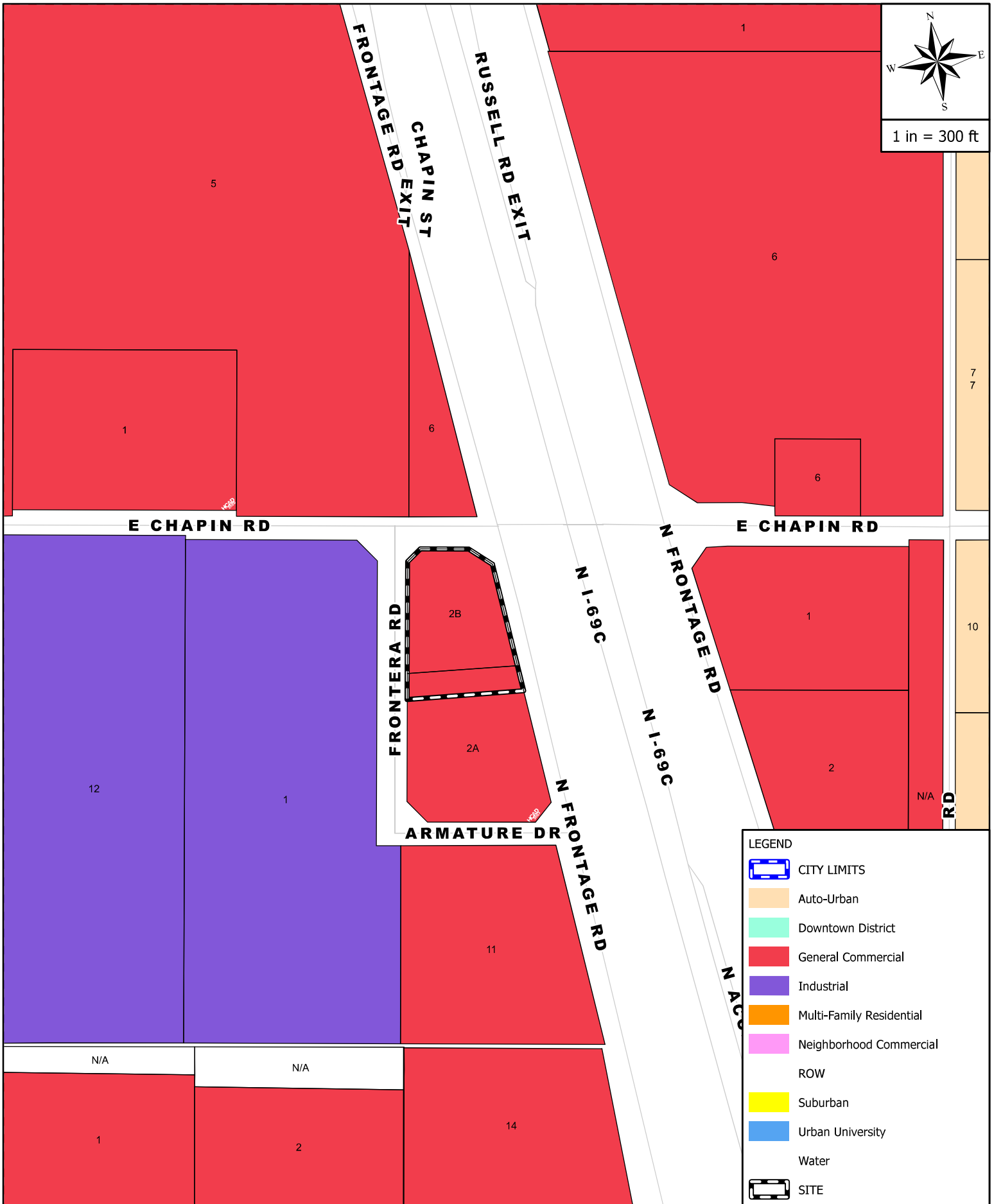


ZONING MAP

1319 N I-69C



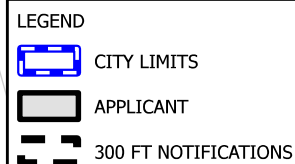
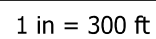
1 in = 300 ft



LEGEND

- CITY LIMITS
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Multi-Family Residential
- Neighborhood Commercial
- ROW
- Suburban
- Urban University
- Water
- SITE





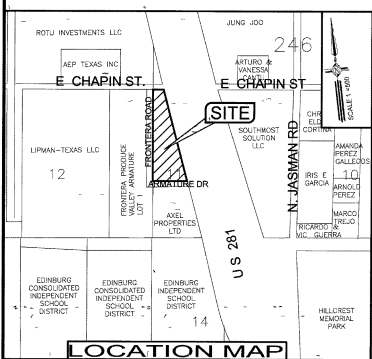


Rezoning Request Site Photo

BOWMAN

1319 & 1313 N I-69C





BEING A RESUBDIVISION OF 4.20 ACRES BEING ALL OF
LOTS 2A AND 2B LEWIS SUBDIVISION INSTRUMENT NUMBER 284560-
HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY TEXAS

A RESUBDIVISION OF A TRACT OF LAND CONTAINING 4.20 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 2A AND 2B, LEWIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2645604, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.20 ACRE TRACT WAS CONVEYED TO KENNETH L. LEWIS BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 855871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.20 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE N1C 95.54 S42.6 EALONG A C/LP LINE OF S/LD LOT 28 A DISTANCE OF 44.77 FEET TO A 2 REBAR FOUND ON THE NORTHWESTERN NORTHWEST CORNER OF S/LD LOT 28 FOR THE NORTHWESTERN SOUTHEAST CORNER OF THIS TRACT
2. THE N1C 81.40 E47.1 EALONG THE N/EAST LINE OF S/LD LOT 28 A DISTANCE OF 117.27 FEET TO A 0.5 REBAR FOUND ON THE NORTHWESTERN NORTHWEST CORNER OF S/LD LOT 28 FOR THE NORTHWESTERN SOUTHEAST CORNER OF THIS TRACT
3. THE N1C 88.44 W42.1 EALONG A C/LP LINE OF S/LD LOT 28 A DISTANCE OF 68.68 FEET TO A 2 REBAR FOUND [NORTHING: 1558561.50 EASTING: 1099737.30] ON THE SOUTHERN/NORTHEAST CORNER OF S/LD LOT 28 FOR THE SOUTHERN/NORTHEAST CORNER OF THIS TRACT
4. THE N1C 59.04 S41.2 EALONG THE EAST LINE OF S/LD LOT 28 AND A AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 FRONTAGE A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF S/LD LOT 28 A DISTANCE OF 199.8632 (324.0) ON THE NORTHWESTERN SOUTHEAST CORNER OF S/LD LOT 28 FOR THE NORTHWESTERN SOUTHEAST CORNER OF THIS TRACT
5. THE N1C 45.02 S61.2 EALONG A C/LP LINE OF S/LD LOT 28 A DISTANCE OF 61.15 FEET TO A 2 REBAR SET ON THE SOUTHERN/NORTHEAST CORNER OF S/LD LOT 28 FOR THE SOUTHERN/NORTHEAST CORNER OF THIS TRACT
6. THE N1C 81.40 S28.2 WALONG THE SOUTH LINE OF S/LD LOT 28 A AND THE NORTH RIGHT OF WAY LINE OF ARMATURE DRIVE A DISTANCE OF 265.86 FEET TO A 0.5 REBAR FOUND ON THE SOUTHERN/NORTHEAST CORNER OF S/LD LOT 28 FOR THE SOUTHERN/NORTHEAST CORNER OF THIS TRACT
7. THE N1C 39.50 S28.2 WALONG A C/LP LINE OF S/LD LOT 28 A DISTANCE OF 70.71 FEET TO A 0.5 REBAR FOUND ON THE NORTHWESTERN NORTHWEST CORNER OF S/LD LOT 28 FOR THE NORTHWESTERN SOUTHEAST CORNER OF THIS TRACT
8. THE N1C 10.94 S41.2 EALONG THE MEETING OF S/LD LOT 5 AND A AND THE EAST RIGHT OF WAY LINE OF FRONTIER ROAD A DISTANCE OF 58.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES OF LAND MORE OR LESS

[illegible]

I, KIMBERLY A. MENDOZA, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS RE-PLAT OF EWIS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 18th DAY OF July, 2022 WITH THE COUNTY CLERK OF HIDALGO COUNTY.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION No. 1 ON THIS THE
12 DAY OF March 20 20

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT.

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.

Ref. E. B. P. 1. 11/1/30 -

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT

WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §40.211 (C), THE DISTRICT HAS 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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

11-17-2020

GENERAL MANAGER

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RE PLAT LEWIS SUBDIVISION, AN 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED
JENNETH L. LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO
BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED

CELESTINE ST. WART
Notary Public - State of Texas
Comm. Expires Aug. '96 20
Notary ID 599 48

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RE PLAT LEWIS SUBDIVISION, AN 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

H. L. Lewis

STATE OF TEXAS 6
COUNTY OF HIDALGO 6

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KENNETH L. LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO -

CELESTINE STEWART
Notary Public, State of Texas
Comm Expires Aug. 26, 2021
-Notary ID 5994748

Comm Expires Aug 26 2021
Notary ID 5994748

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, FRED L. KORTH, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS 20th DAY OF October, 2020.

MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1435

FREDA KURTH PROFESSIONAL ENGINEER
STATE OF TEXAS
DATE PREPARED 10/20/2020
ENGINEERING JOB # 20172-00

STATE OF TEXAS

I, FRED L. KURTH, 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, OR OVERLAPPING ELEMENTS/INVESTMENTS VISIBLE IN THIS

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 20 DAY OF October 2020
Paul J. Kuntz


FRED L. KURTH, PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
DATE SURVEYED 12/27/2015
T 587 PG 32/34/77
SURVEY JOB # 16178/08

Figure 1. The effect of the number of trials on the number of correct responses. The number of correct responses was plotted against the number of trials for each condition. The number of correct responses increased with the number of trials for all conditions. The number of correct responses was highest for the condition with the highest number of trials (10 trials) and lowest for the condition with the lowest number of trials (2 trials).

FILED FOR RECORD IN
HIDALGO COUNTY
AT 10:00 AM, 2010

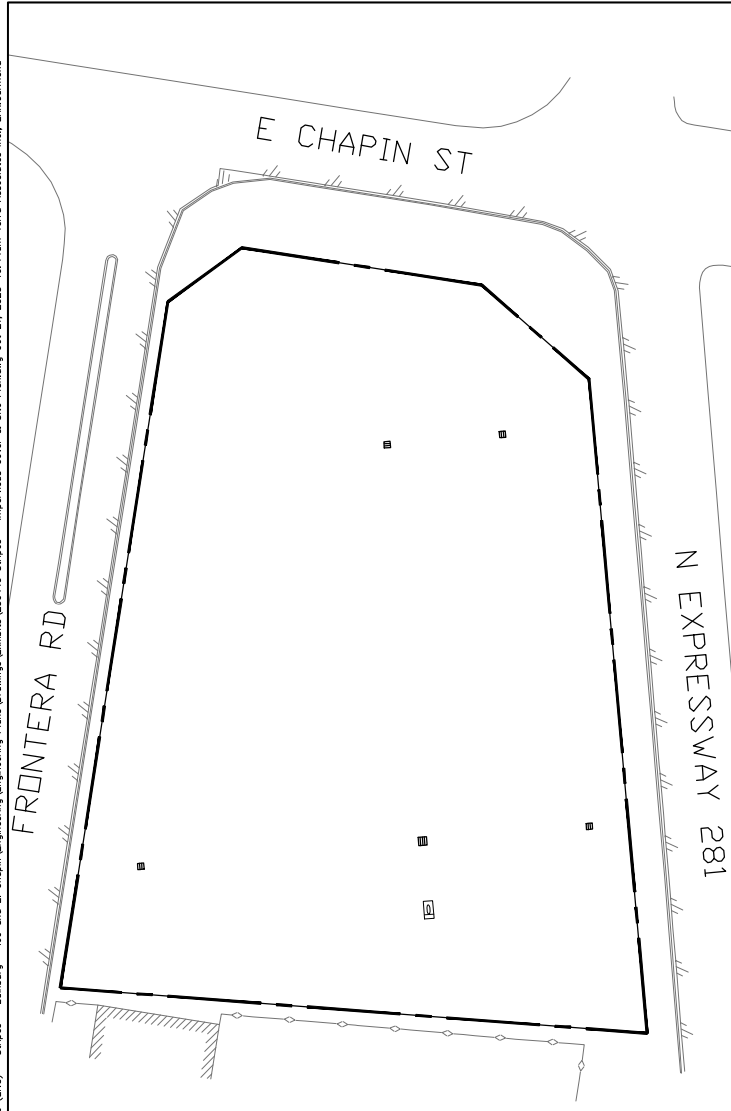
ARTURO GUARDADO JR.
HIDALGO COUNTY CLERK

ON 12-19-2022 AT 12:29 AM PM
INSTRUMENT NUMBER 3362194
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY Shirley L. ... DEPUTY

1109

V:\250449 - 7-Eleven\250449-01-046 (EUG) - Stripes - Edinburg - I69 and E. Chapin\Engineering\Drawings\Exhibits\250449 Stripes - Impervious Cover & Site Plan.dwg Oct 21, 2025-10:44am Terra Associates Inc., Eric Carmona

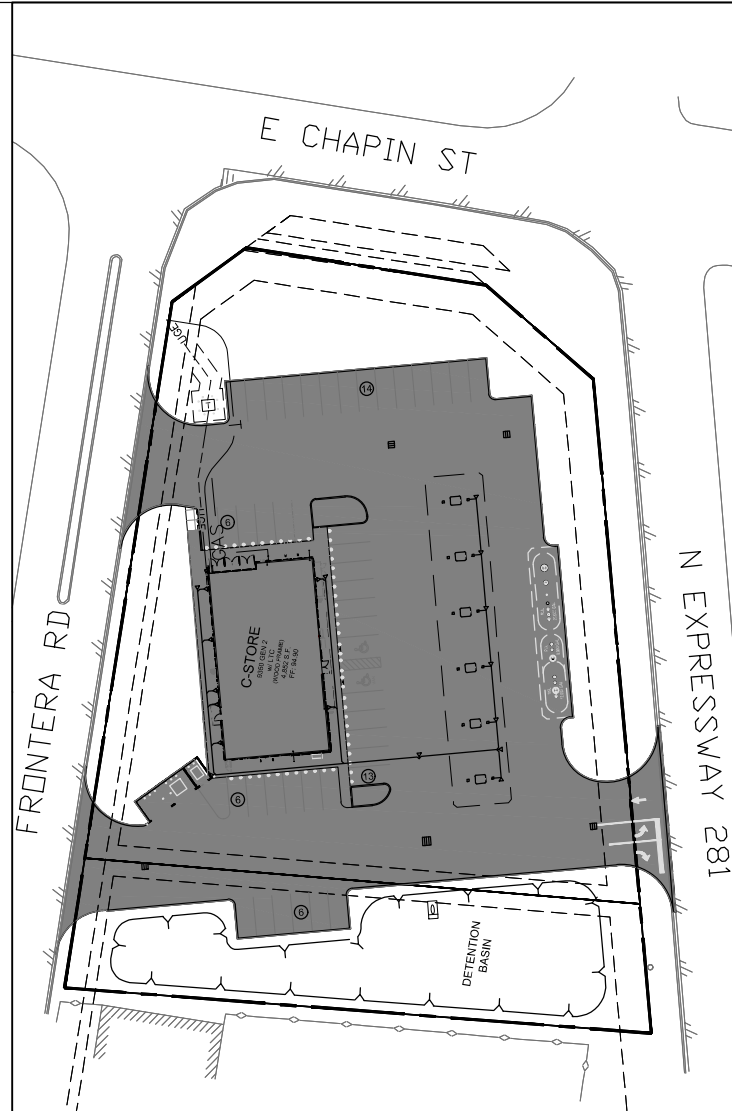


EXISTING CONDITIONS



IMPERVIOUS AREA

PROP LOT AREA: 1.94 AC (84,596 SF)
IMPERVIOUS COVER: 0.00 AC (0 SF)
PERVIOUS COVER: 1.94 AC (84,596 SF)
LOT 1 BLK 1 COVERAGE: 0.0% IMPERVIOUS

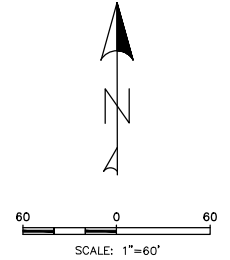


PROPOSED CONDITIONS



IMPERVIOUS AREA

PROP LOT AREA: 1.94 AC (84,596 SF)
IMPERVIOUS COVER: 1.17 AC (51,030SF)
PERVIOUS COVER: 0.77 AC (33,566 SF)
LOT 1 BLK 1 COVERAGE: 60% IMPERVIOUS



GENERAL SITE INFO

EXISTING ZONING:	INDUSTRIAL, GENERAL
PROPOSED ZONING:	COMMERCIAL, GENERAL
PROPOSED LOT AREA:	1.94 AC (84,596 SF)
PROPOSED USE:	C-STORE & GAS STATION
PROPOSED PARKING COUNT:	45

NOTE: SEPARATE SITE PLAN AND SUBDIVISION PLAT SUBMITTALS FOR PROJECT WILL BE MADE. SITE SPECIFIC INFORMATION SUCH AS DIMENSIONS & LOCATIONS OF PROPOSED IMPROVEMENTS SHOWN ON THIS EXHIBIT SHALL ONLY BE USED FOR REFERENCE.

IMPERVIOUS COVER/ PRELIMINARY
SITE PLAN EXHIBIT
STRIPES # 42847
E CHAPIN ST. & I-69
EDINBURG, TX 78541
OCTOBER 2025

Bowman

© 2023 Bowman Consulting Group, Ltd.
Firm Registration No. 14309

111 Tower Dr,
Suite 325
San Antonio, Texas 78232

Phone: (210) 298-1600
EMAIL: jhora@bowman.com
www.bowmanconsulting.com



City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being Tract I: A 0.5 Acres of Land, More or Less, Being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Kelly Pharr Subdivision Tract II: A 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Kelly Pharr Subdivision, Tract III: A 3.0 Acre Tract of Land Out of Lot 59, Kelly Pharr Subdivision, Located at 1000 W. Alberta Road, As Requested By Melden and Hunt Inc.

DESCRIPTION / SCOPE:

This property is located on the south side of West Alberta Road, approximately 1,329 feet east of South Sugar Road. The property is currently zoned Residential, Suburban (RS) District, which is the primary low-density single-family residential district, intended to permit a wide range of single-family uses on larger lots. This property consists of three tracts of land and has 198 feet of frontage along West Alberta Road and a lot depth of 1,320 feet for a total lot area of 6 acres. The requested zoning designation is the Residential, Urban (RU) & Townhome District, which is the highest intensity single-family residential district. The district includes auto-urban and higher densities meant to meet the community's need for more compact developments, walkable areas, and affordable housing. The applicant is requesting the zone change to establish a new 58 lot townhome subdivision at this location.

Adjacent zoning is Residential, Suburban (RS) District to the north and east, Commercial, General (CG) District to the south, with a drainage ditch, Agriculture and Open Space (AO) District, and Residential, Multi-Family (RM) District to the west. Surrounding land consists of residential uses, commercial uses, and vacant land. The future land use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 67 neighboring property owners on Wednesday, November 26, 2025, and received no comments in favor and 2 against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 17, 2025.

On December 3, 2025, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area may support the proposed development. Preliminary Comments were given to the engineer of record for utility work to be reviewed.

STAFF RECOMMENDATION:

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District based on adjacent zoning districts and the character of the area. This block of West Alberta Road consists of lower density single-family residential uses and zoning districts such as Residential, Suburban (RS) District and Residential, Primary (RP) District. 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:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL – 01/06/2026
DATE PREPARED – 12/03/2025

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Ben & Mike Ventures, LLC.

AGENT: Melden and Hunt Inc.

LEGAL: Being Tract I: A 0.5 Acres of Land, More or Less, Being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Kelly Pharr Subdivision Tract II: A 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Kelly Pharr Subdivision, Tract III: A 3.0 Acre Tract of Land Out of Lot 59, Kelly Pharr Subdivision

LOCATION: 1000 West Alberta Road

LOT/TRACT SIZE: 6.00 acres

CURRENT USE: Existing residential home

PROPOSED USE: Townhome development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS) District
South – Commercial, General (CG) District
East – Residential, Suburban (RS) District
West – a drainage ditch, Agriculture and Open Space (AO) District, and Residential, Multi-Family (RM) 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 Residential, Urban (RU) & Townhome District

REZONING REQUEST MELDEN AND HUNT INC.

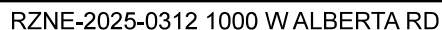
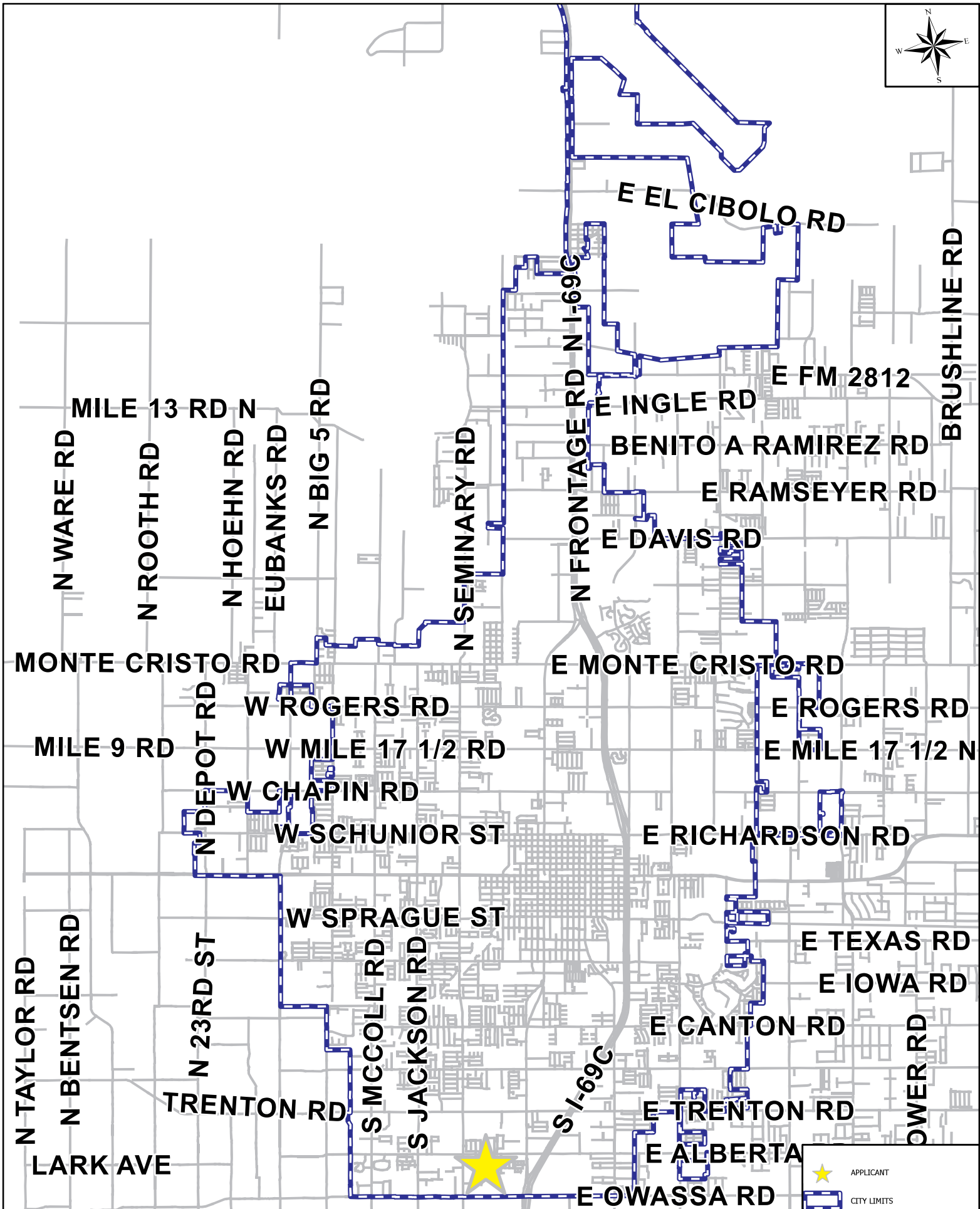
EVALUATION

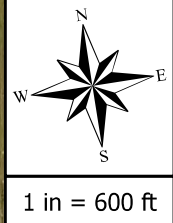
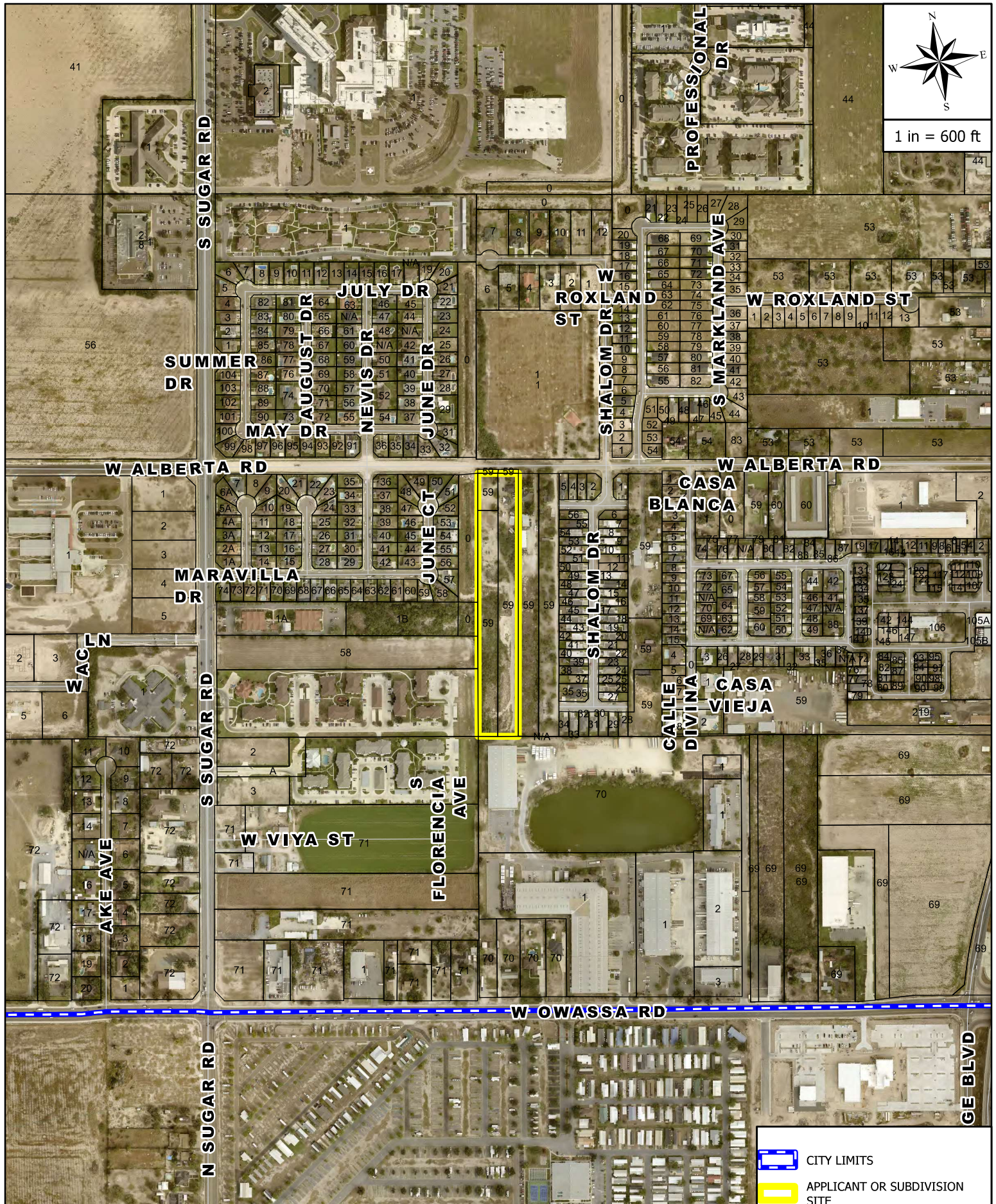
The following is the staff's evaluation of the request:

1. The applicant is requesting the zone change to establish a townhome development at this location.
2. Surrounding land consists of residential uses, commercial uses, and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends denial of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District based on adjacent zoning districts and the character of the area. This block of West Alberta Road consists of lower density single-family residential uses and zoning districts such as Residential, Suburban (RS) District and Residential, Primary (RP) District. 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 67 neighboring property owners on Wednesday, November 26, 2025, and received no comments in favor and 2 against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on December 17, 2025.

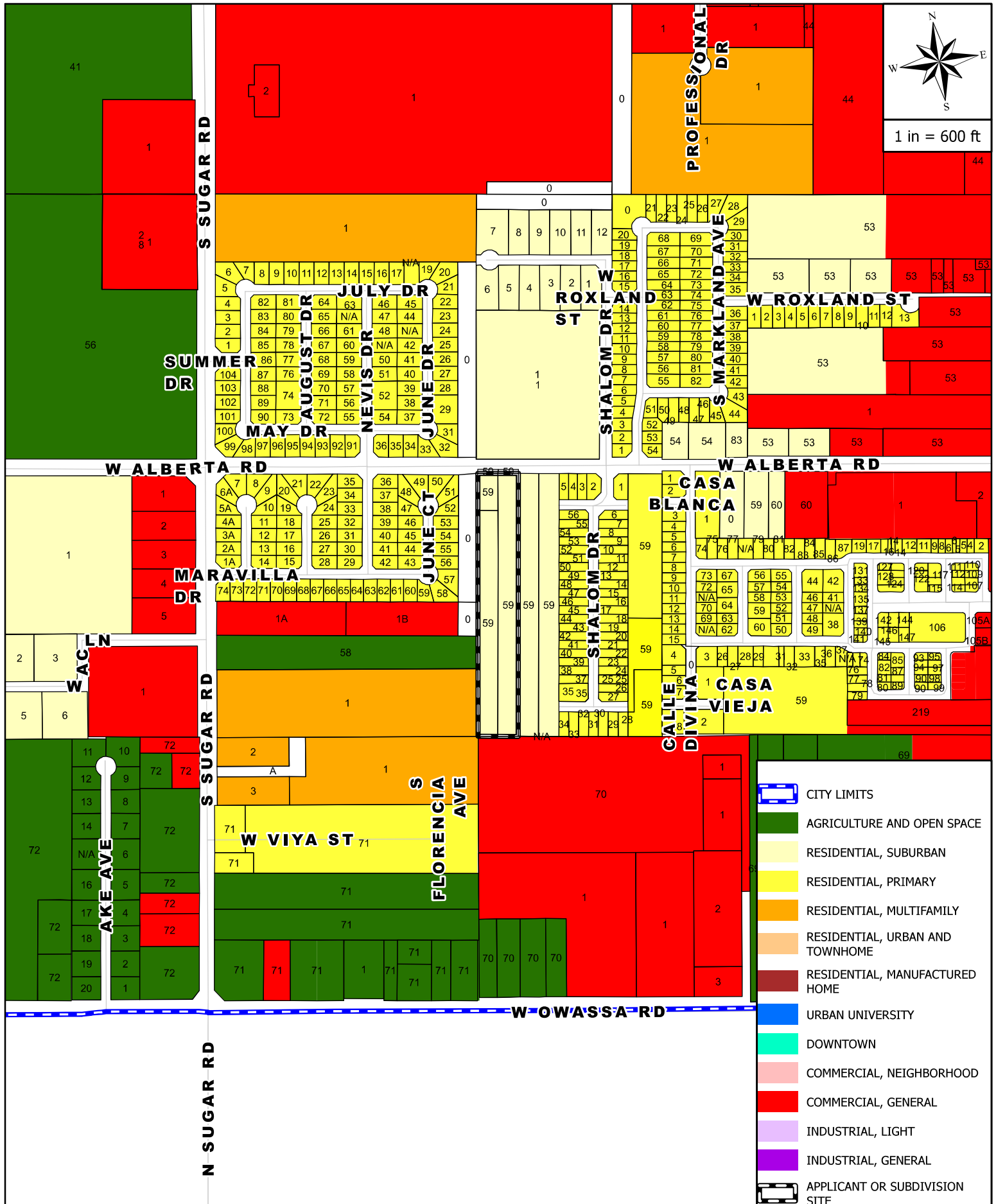


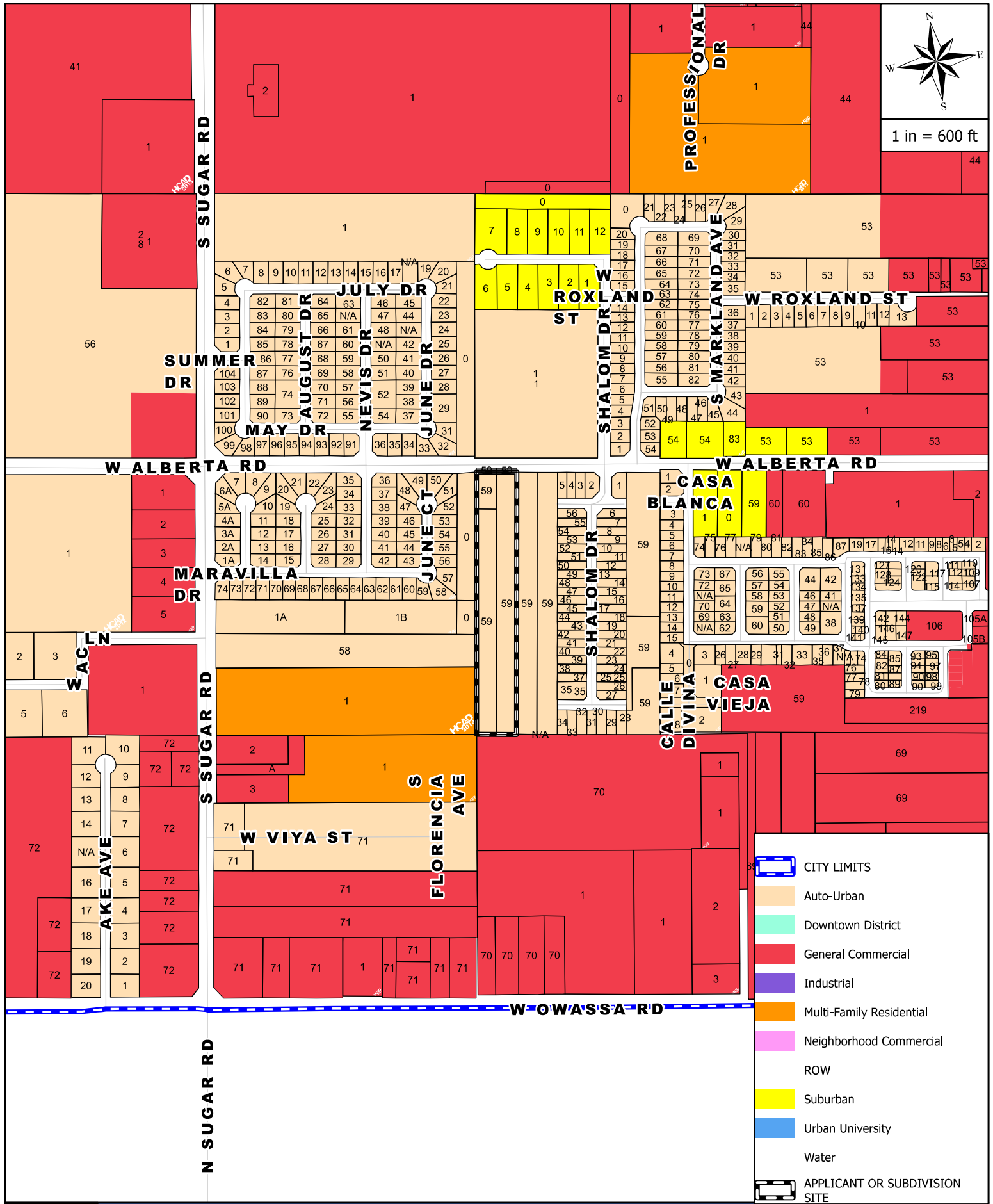


- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE



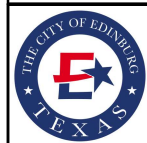
AERIAL MAP
APPLICANT AND/OR SUBDIVISION:
 RZNE-2025-0312 1000 W ALBERTA RD





FUTURE LANDUSE MAP **APPLICANT AND/OR SUBDIVISION:**

RZNE-2025-0312 1000 W ALBERTA RD





Rezoning Request Site Photo

Melden & Hunt, INC.
1000 W Alberta Rd



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

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

ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5566 FAX: (956) 618-5540

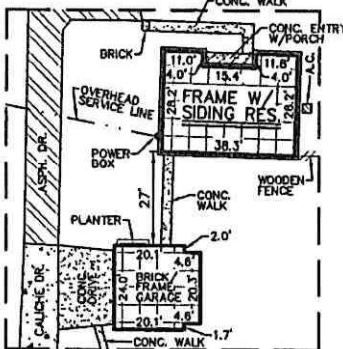
-C W. ALBERTA RD.
(40' ROW-VOL 3, PG. 133-134, D/R)

SCALE: 1" = 20'



LEGEND

- - DENOTES FOUND 1/2" ROD
 ○ - DENOTES SET MAG NAIL
 ○ - DENOTES NO MONUMENT
 ROW - DENOTES RIGHT OF WAY
 EOP - DENOTES EDGE OF PAVEMENT
 PP - DENOTES POWER POLE
 TEL - DENOTES TELEPHONE PEDESTAL
 WM - DENOTES WATER METER
 GM - DENOTES GAS METER
 POB - DENOTES POINT OF BEGINNING



DETAIL
SCALE: 1"=40'

LIBRA SINTA ESTATES

FLOOD ZONE DESIGNATION: The property shown herein lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one acre; and/or areas protected by levees from the base flood as per FEMA Flood Insurance Rate Map Panel No.

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping

2. This survey plat is prepared in connection with Title Policy G.F. # 946217 and does not guarantee the accuracy of the survey. The survey is for the exclusive use of the client named herein and may not be copied or transferred in whole or in part without the written consent of the undersigned. The survey is not to be used for improvements or value or appraised easements except as shown on this plat.

to another party without the express written consent of the surveyor. This survey must contain an embossed seal and an original signature to be valid as per Section 681.4 of the Professional Land Surveyors Act. The Professional Land Surveyors Act and Section 683.19 of the Professional Land Surveyors Act.

4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.

2. a. Statutory rights in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (BLANKET)

Deed recorded in Volume 19, Page 41, Deed Records of Hidalgo County, Texas. (BLANCET)
Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 19, Page 41, Deed Records of Hidalgo County, Texas. (BLANCET)
Subject to any portion of subject property described herein lying within canal right of way.

10. Bearing Baseline
 11. Subject to any oil, gas and mineral lease of record.
 12. "N. line of Lot 59, Kelly-Pharr Subdivision"
 Ben & Mike Ventures, LLC
 LongOverCo, LLC

[illegible]

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1310 & 1314 W. ALBERTA RD., IN EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

TRACT 1: A 0.5 ACRES OF LAND, BEING THE NORTH 220 FEET OF THE WEST 89.0 FEET OF THE NORTH 440 FEET OF LOT 89, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

TRACT II: A 2.50 ACRE TRACT OF LAND MORE OR LESS, OUT OF THE WEST 99.0 FEET OF LOT 50, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
TRACT 1B: A 3.0 ACRE TRACT OF LAND OUT OF LOT 50, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133

22-63808 09-20-22 ©COPYRIGHT 2022 ART SALINAS ENGINEERING INC. THIS SURVEY

22-63808
Job No.

09-20-22
Date

© COPYRIGHT 2022 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

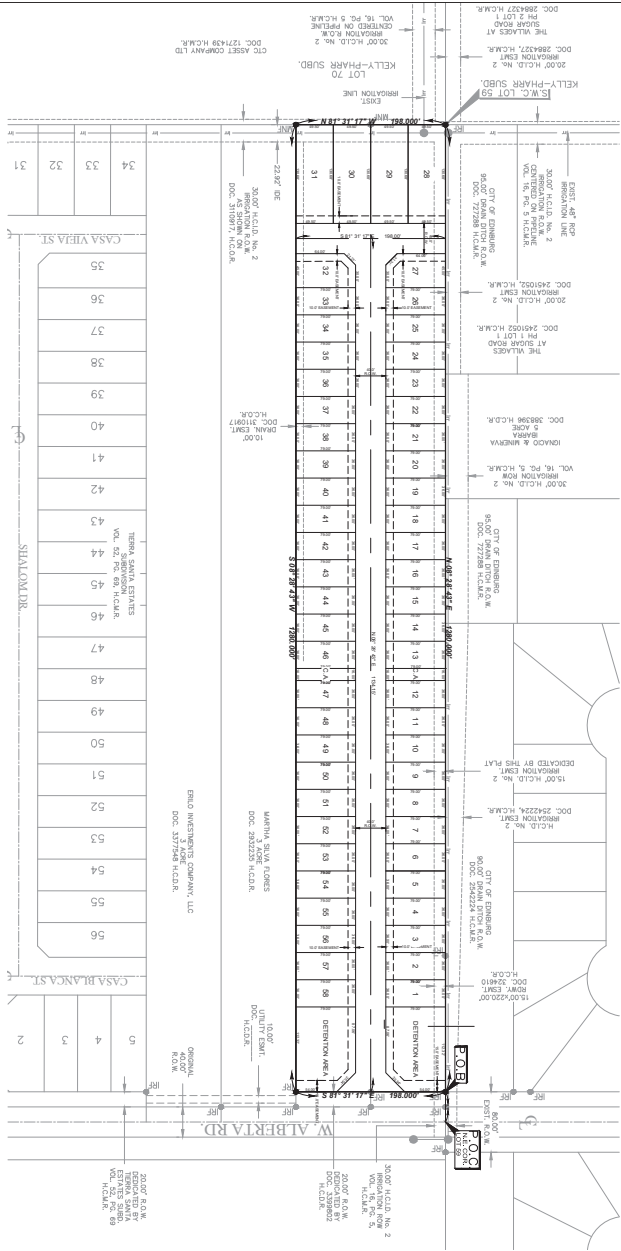
Registered Professional Land Surveyor No. 4802



CLB

BK

12



LOT AREA TABLE		
LOT #	ACRES	SQ. FT.
1	0.0000	0.0000
2	0.0000	0.0000
3	0.0000	0.0000
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LOT AREA TABLE		
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES JAMES DE JESUS, P.E., ENGINEER, ON NOVEMBER 05, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

THE ELMS
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY

LOT LAYOUT

110 W. MOUNTAIN VIEW, EDINBURG, TX 77641
TEL: 281.493.3333 FAX: 281.493.3333
WWW.MELDENANDHUNTINC.COM

MELDEN & HUNT INC.
CIVIL ENGINEERS & SURVEYORS

110 W. MOUNTAIN VIEW, EDINBURG, TX 77641
TEL: 281.493.3333 FAX: 281.493.3333
WWW.MELDENANDHUNTINC.COM

THE CITY OF
Edinburg
NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, December 11, 2025, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, URBAN (RU) & TOWNHOME DISTRICT, BEING TRACT I: A 0.5 ACRES OF LAND, MORE OR LESS, BEING THE NORTH 220 FEET OF THE WEST 99.0 FEET OF THE NORTH 440 FEET OF LOT 59, KELLY PHARR SUBDIVISION TRACT II: A 2.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 99.0 FEET OF LOT 59, KELLY PHARR SUBDIVISION, TRACT III: A 3.0 ACRE TRACT OF LAND OUT OF LOT 59, KELLY PHARR SUBDIVISION, LOCATED AT 1000 W. ALBERTA ROAD, AS REQUESTED BY MELDEN AND HUNT INC.

This district is the highest intensity single-family residential district.

This request is scheduled to be heard by the **City Council on Tuesday, January 6, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required.** Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following: MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, December 10, 2025
EMAIL: planning@cityofedinburg.com by Wednesday, December 10, 2025

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

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

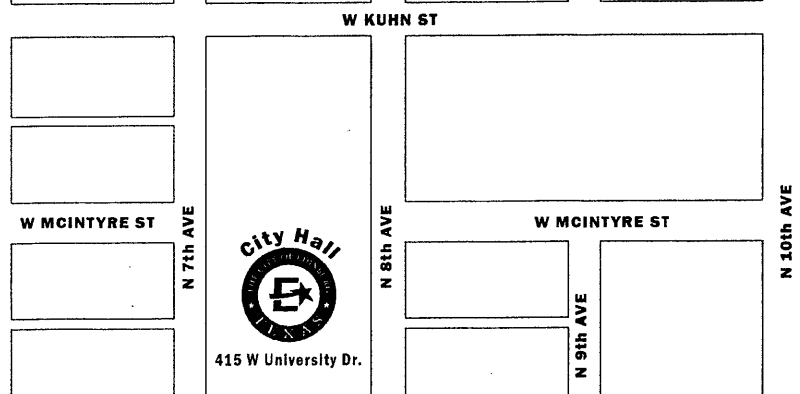
Comments: _____

Print Name: Kuang-Wei Chang Phone No. [REDACTED]
Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

NOTIFICACIÓN

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

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



M

Fri 12/5/2025 7:18 AM

[REDACTED]

[UNKNOWN SENDER] notification response

To Planning@cityofedinburg.com

I, the undersigned resident of Shalom Drive, strongly oppose the proposed rezoning of Lot 59 to a Residential Urban and Townhome District.

The subject property is entirely surrounded by established single-family residential subdivisions, including those along Shalom Drive, Casa Vieja, Ravilla Drive, Nevis Drive, and August Drive. All these communities were developed and purchased as low-density, single-family neighborhoods—and the proposed zoning would introduce incompatible land use that directly undermines the character and intent of these areas.

The shift to higher-density development would result in:

- Increased traffic congestion on roads not designed for multi-family use
- Safety risks for pedestrians and children
- Strain on schools and public infrastructure
- Noise, privacy, and aesthetic impacts on adjacent homes
- A likely negative effect on property values

Furthermore, this rezoning lacks any meaningful transitional zoning or buffer between the proposed townhomes and adjacent single-family homes. This creates an abrupt and inappropriate land use conflict.

Approving this request would also set a precedent that could invite further rezoning efforts, threatening the long-term stability and planning integrity of our residential area.

For these reasons, I respectfully urge the Planning & Zoning Commission to deny the rezoning request and uphold the Residential Suburban zoning designation that our community relies on.

I do not agree with your plan.

Maria Luisa Joaboscan
Owner

Edinburg
THE CITY OF
NOTIFICATION

Downloaded At: 11:53 11 September 2009

A public hearing will be held on **Thursday, December 11, 2008, at 2:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 410 West University Circle, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, URBAN (RU) & TOWNSHIP DISTRICT, BEING TRACT I: A 0.5 ACRES OF LAND, MORE OR LESS, BEING THE NORTH 120 FEET OF THE WEST 90.0 FEET OF THE NORTH 400 FEET OF LOT 58, KELLY PHARR SUBDIVISION, TRACT II: A 2.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 90.0 FEET OF LOT 58, KELLY PHARR SUBDIVISION, TRACT III: A 1.0 ACRE TRACT OF LAND OUT OF LOT 58, KELLY PHARR SUBDIVISION, LOCATED AT 1000 W. ALBERTA ROAD, AS REQUESTED BY MELDEN AND HUNT INC.

This contract is the property of the U.S. Government. It is not to be distributed outside.

This request is scheduled to be heard by the City Council on Tuesday, January 8, 2024, at 5:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore, please call on the day of the meeting to ensure that the item is on the agenda. As part of the City effort to encourage greater participation in the planning process, the City is asking the notice to attend your input, but no action or resolution is required. Should you have any questions or need more information regarding this notice, you may call (916) 305-4222.

You may submit your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78940
FAX: (546) 281-2540 by Wednesday, December 10, 2025
EMAIL: marin@pcc.edu by Wednesday, December 10, 2025

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

☐ In: *Equine Health*, 1999

■ Apartments Control

☐ No Copyright-No Derivation

First Name: Maria Luisa San Bascos

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 12-12-2011 BY 60322 UCBAW

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 866-388-6202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78543-1079





City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, Being Lots 11 and 12, Block 115, Original Townsite of Edinburg, Located at 701 E. Lovett, As Requested By Firm Foundation Construction, LLC

DESCRIPTION / SCOPE:

This property is located on the northeast corner of E. Lovett Street and N. 17th Avenue and is currently zoned Residential, Primary (RP) District. Property is currently occupied by multi-family residential uses. The property has a total frontage of 100.00 feet of frontage along E. Lovett Street and a lot depth of 142.00 feet along N. 17th Avenue, for a total area of 14,200 square feet. The requested zoning designation is Residential, Multi-Family (RM) District. This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). On November 5, 2025, the City Council voted to deny a rezoning application for the Residential, Multi-Family (RM) District at 521 E. Lovett, located a few blocks west of the property under consideration. The applicant is requesting the zone change to establish new multi-family uses.

Adjacent zoning is Residential, Primary (RP) District in all directions. Surrounding 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 58 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

On December 3, 2025, 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, Primary (RP) District to Residential, Multi-Family (RM) District based on the existing land use. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:
Rita Lee Guerrero
Assistant Director of Planning & Zoning

Reviewed by:
Jaime Acevedo
Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL – 01/06/2026
DATE PREPARED – 12/03/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District

APPLICANT: Travesa investments, LLC

AGENT: Firm Foundation Construction, LLC

LEGAL: Being Lots 11 and 12, Block 115, Original Townsite of Edinburg

LOCATION: Located at 701 E. Lovett

LOT/TRACT SIZE: 14,200 square feet

CURRENT USE: Multi-Family Uses

PROPOSED USE: Multi-Family Uses

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

**REZONING REQUEST
FIRM FOUNDATION CONSTRUCTION, LLC**

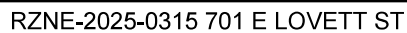
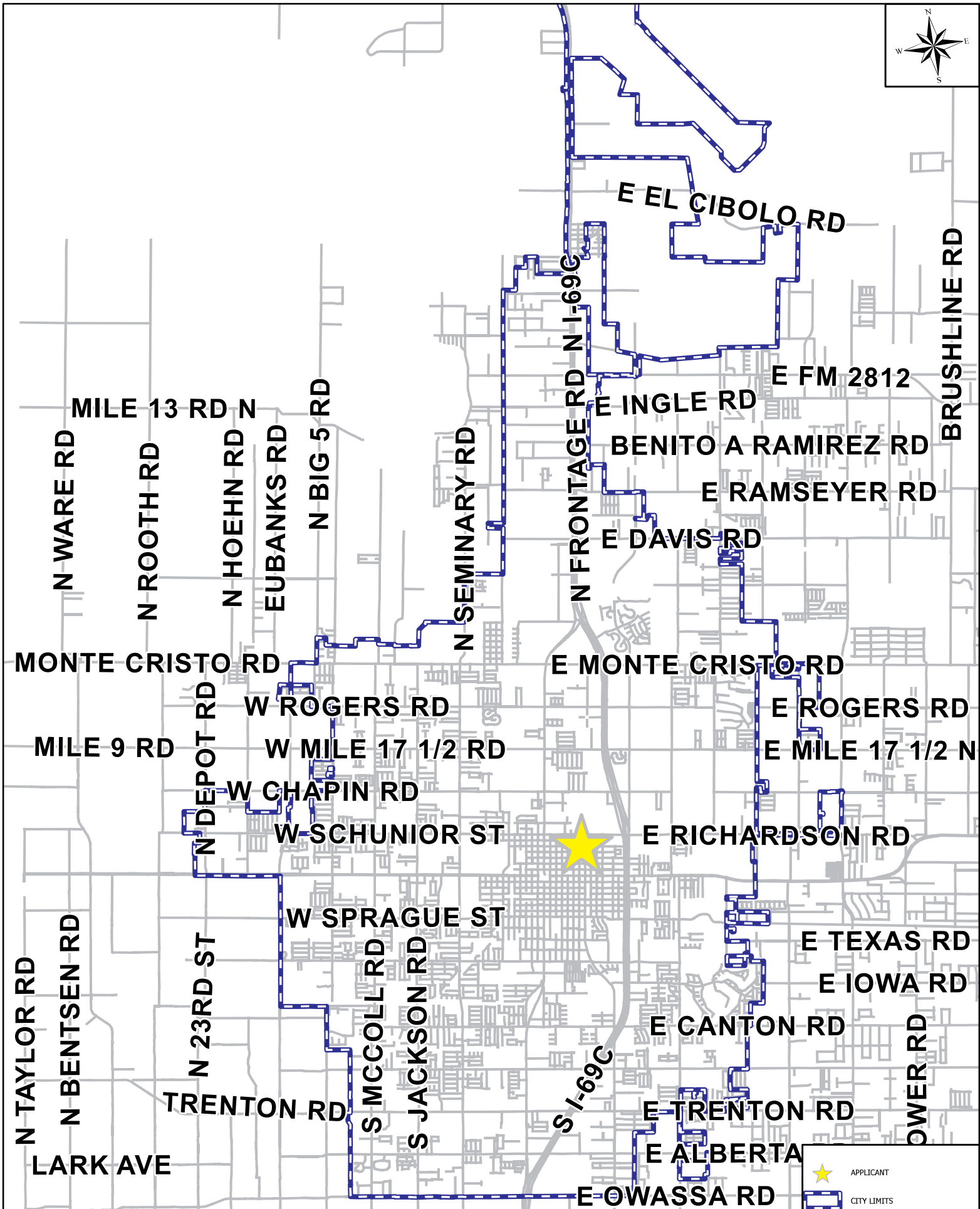
EVALUATION

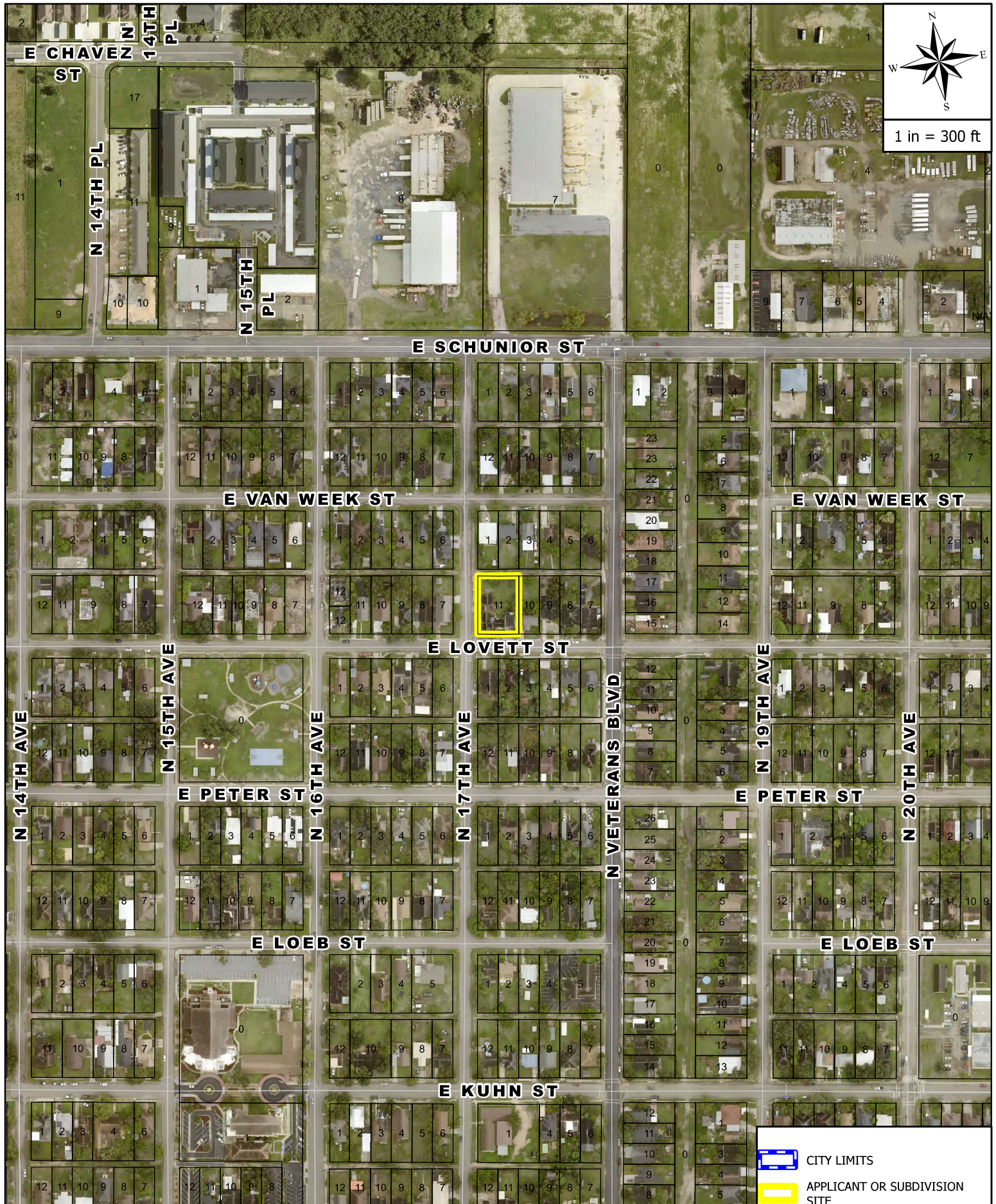
The following is the staff's evaluation of the request:

1. The applicant is requesting the zone change to establish a new multi-family uses.
2. Surrounding land consists of single-family residential uses.
3. The proposed zoning is consistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 58 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

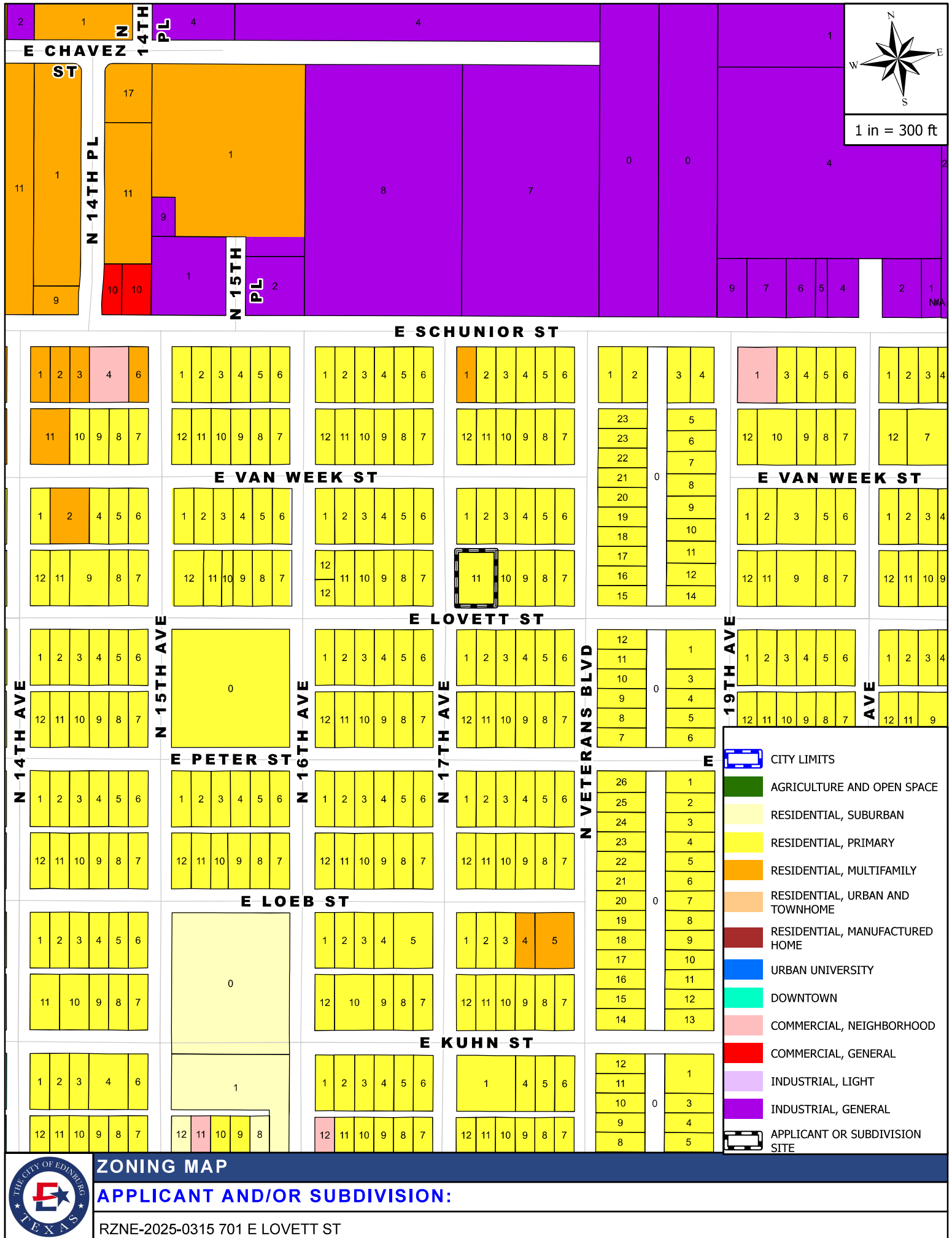




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

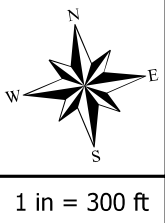
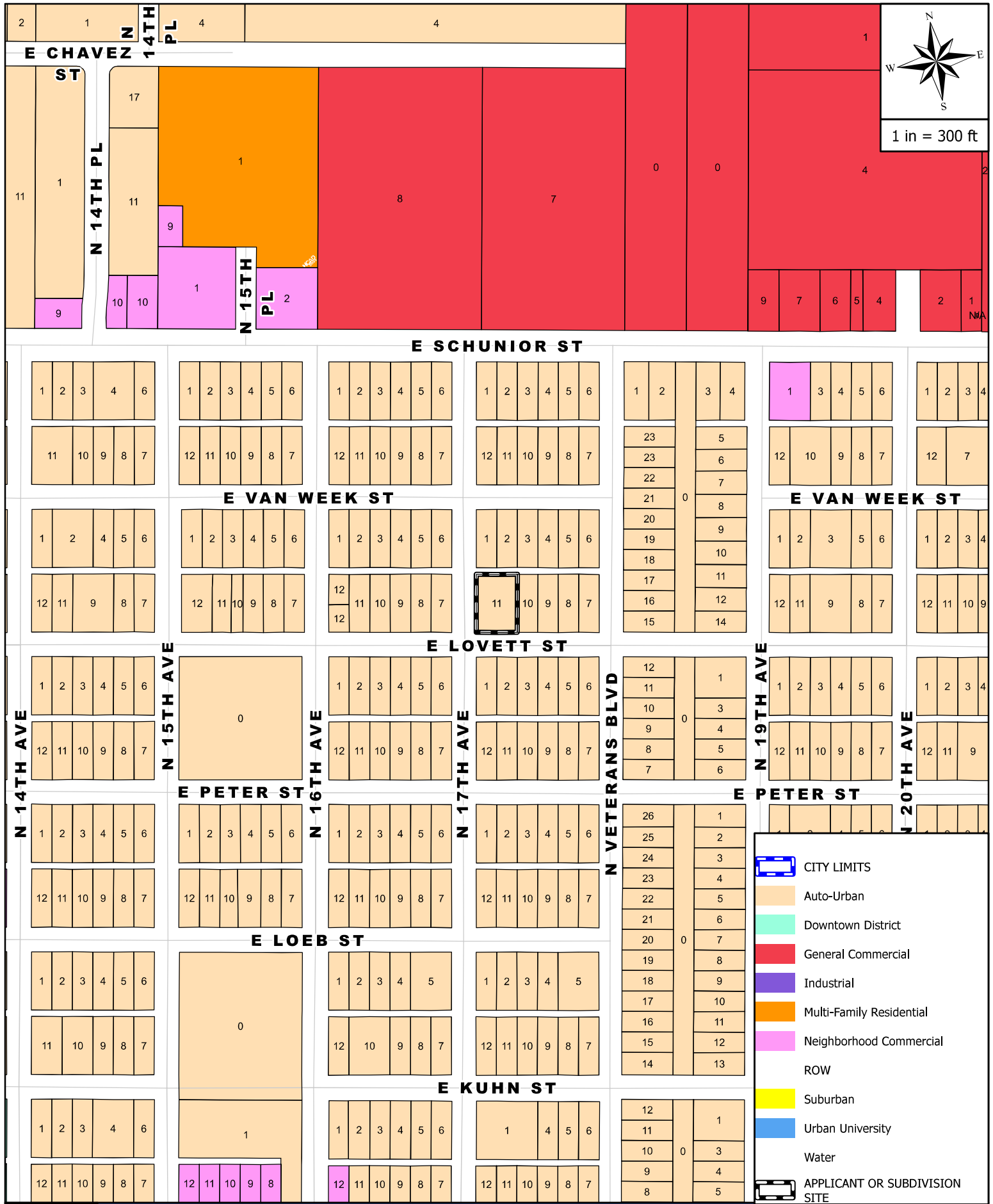
RZNE-2025-0315 701 E LOVETT ST



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

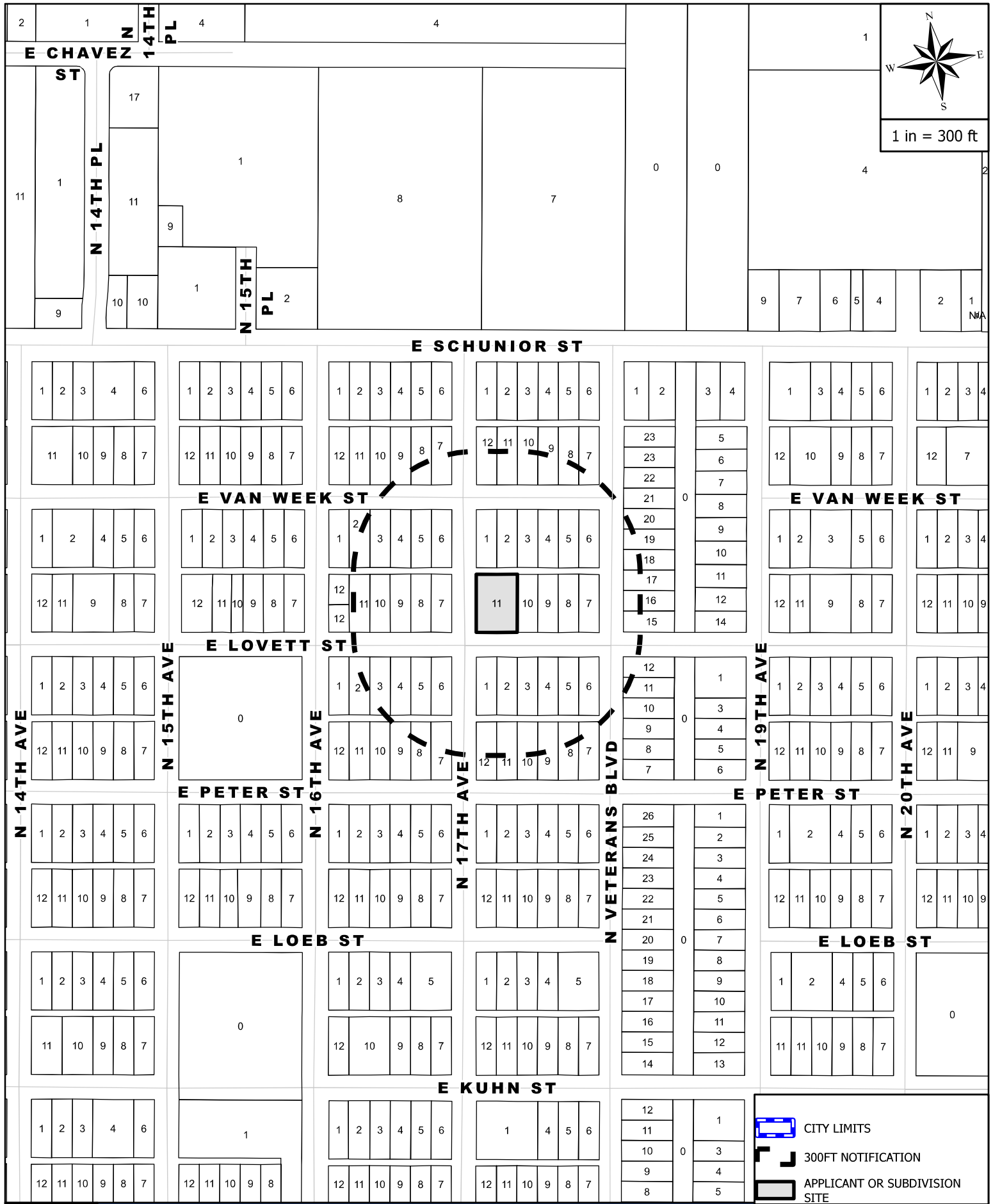
RZNE-2025-0315 701 E LOVETT ST



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0315 701 E LOVETT ST



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0315 701 E LOVETT ST

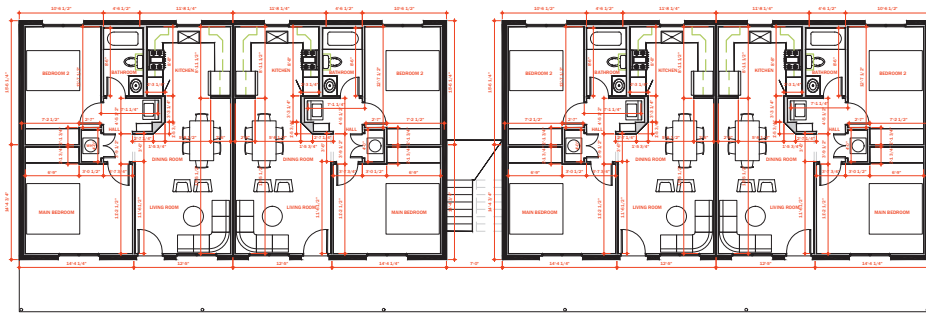


Rezoning Request Site Photo

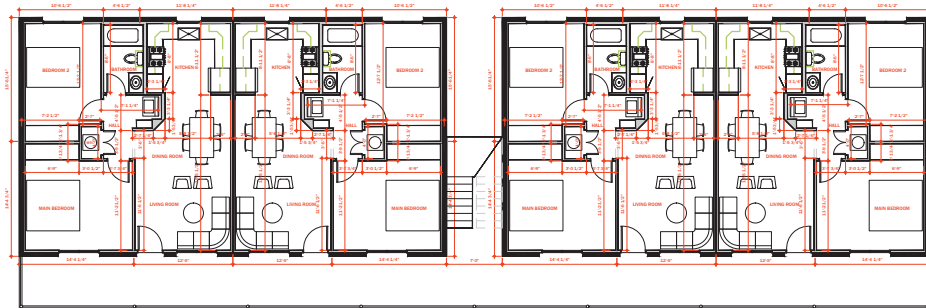
Firm Foundation Construction, LLC
701 E Lovett St







1ST FLOOR



2ND FLOOR

FLOOR PLAN - 1ST & 2ND FLOOR

1/16" = 1'-0"

2-BED APARTMENT COMPLEX
12 UNITS
STREET ADDRESS
TEXAS CITY, TEXAS

Project No. DUP00191020



Revisions
1.

Notes
1.
2.
3.

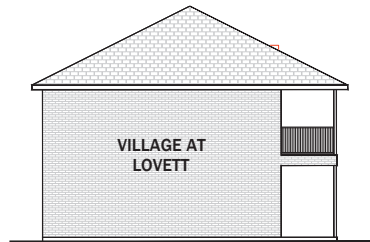
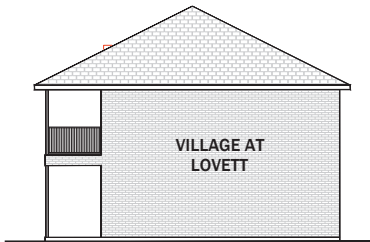
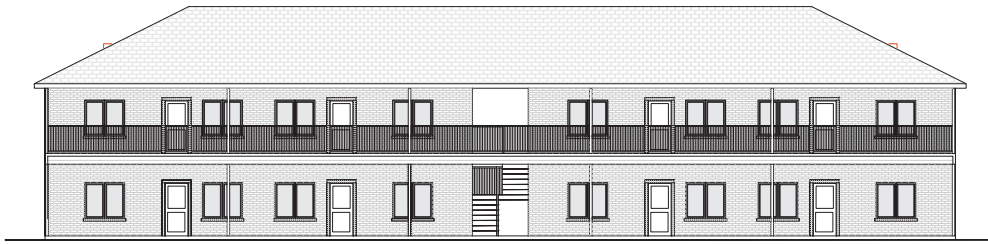
Project North



Scale: 1/16" = 1'-0"
MASTER FLOOR
PLAN

A1.0

Sheet No. © 2025



ELEVATIONS
1/16" = 1'-0"

2-BED APARTMENT COMPLEX
12 UNITS
STREET ADDRESS
TEXAS CITY, TEXAS

Project No. DDP/UNT/2025



Revisions
1. 

Notes
1.
2.
3.

Project North



Scale: 1/16" = 1'-0"
ELEVATIONS

A2.0

Sheet No. © 2025



City of Edinburg
PLANNING & ZONING COMMISSION
December 11, 2025

SIGN VARIANCE REQUEST

AGENDA ITEM:

Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs, This is to allow more than 50% of Sign Area as allowed by Code, Being Lot 19, El Seco Subdivision, Located at 3703 Nadia Lane, As Requested By Complete Signs LLC.

DESCRIPTION / SCOPE:

The applicant is requesting a variance to the Unified Development Code Section 4.303 as it applies to signs. The sign in question is for the advertisement of El Ronco Drive Thru established at this location. The property is located at the north east corner of Nadia Lane and E. Monte Cristo Road also known as FM 1925. The proposed sign is located on the southwest corner wall that is 8 feet wide by 21 feet tall. The property is currently zoned Commercial, General (CG) District as this property sits right off of Monte Cristo Road (FM 1925). Adjacent land uses are residential uses and commercial uses.

Staff received a Sign Variance Application for the subject property on November 13, 2025. The applicant is proposing to construct a LED Screen that is located at the southwest corner wall of the building, that currently abuts Monte Cristo Road (FM 1925). The southwest corner wall where the LED sign is being proposed is 8 feet wide by 21 feet tall. City of Edinburg Unified Development Code allows for electronic message center wall signs to be placed with a maximum sign area of 50 % of wall area. The applicant is proposing to construct the LED sign 8 feet wide by 21 feet tall for a total square footage of 168 square feet, covering the wall in its entirety. Based off of the size of the wall the maximum allowed square footage for a sign would be 84 square feet.

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

Staff mailed a notice of the public hearing to 33 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.

STAFF RECOMMENDATION:

Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 12/11/2025
CITY COUNCIL –01/06/2026
DATE PREPARED – 12/05/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs

APPLICANT: Ismael Reyes

AGENT: Complete Signs, LLC

LEGAL: Lot 19, El Seco Subdivision

LOCATION: Located at 3703 Nadia Lane

LOT/TRACT SIZE: Not Applicable

CURRENT USE: Commercial

PROPOSED USE: Commercial

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: Neighborhood Commercial Uses

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

RECOMMENDATION: Staff recommends denial of the Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs

SIGN VARIANCE REQUEST COMPLETE SIGNS, LLC

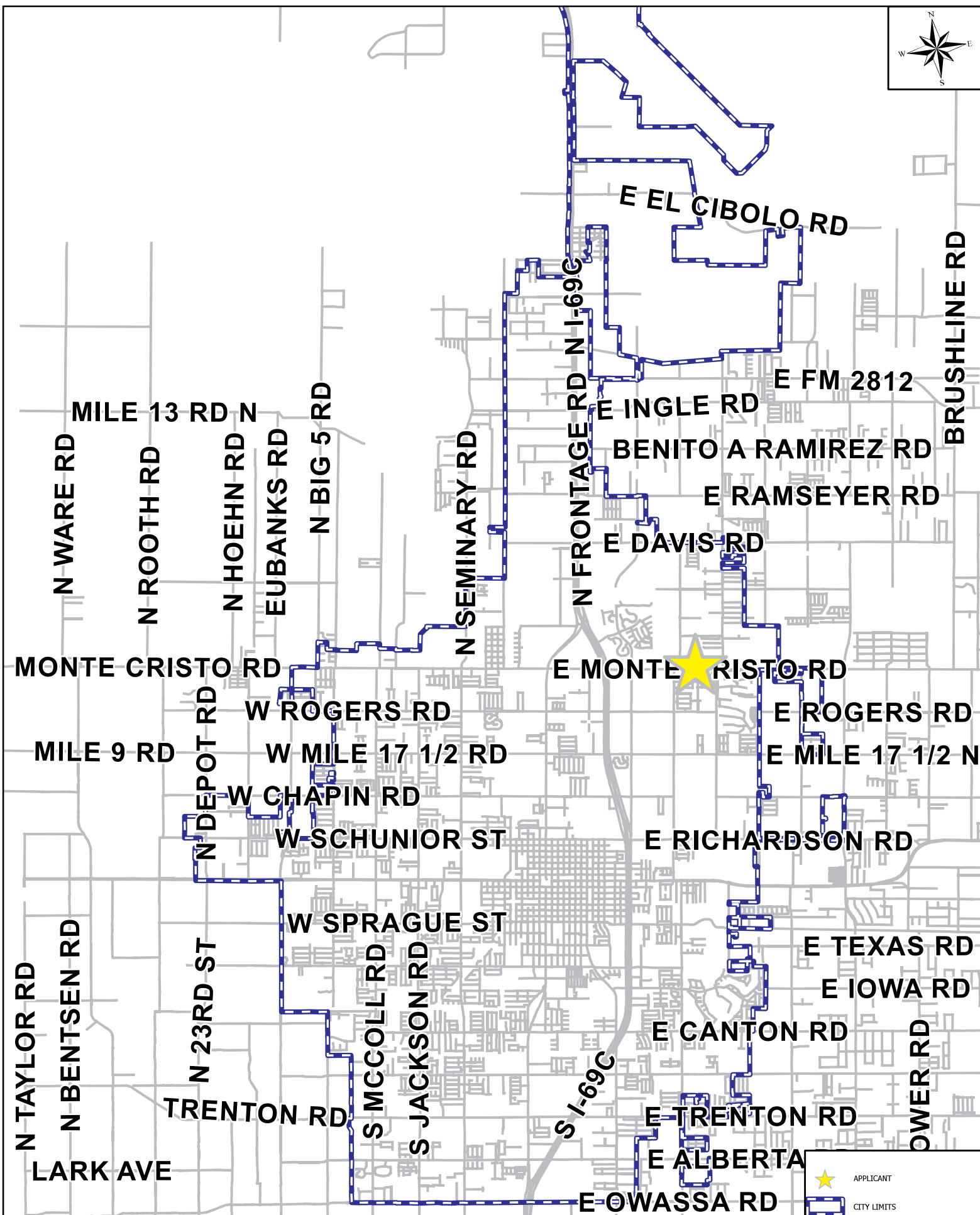
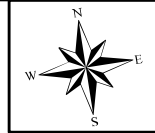
EVALUATION

The following is staff's evaluation of the request.

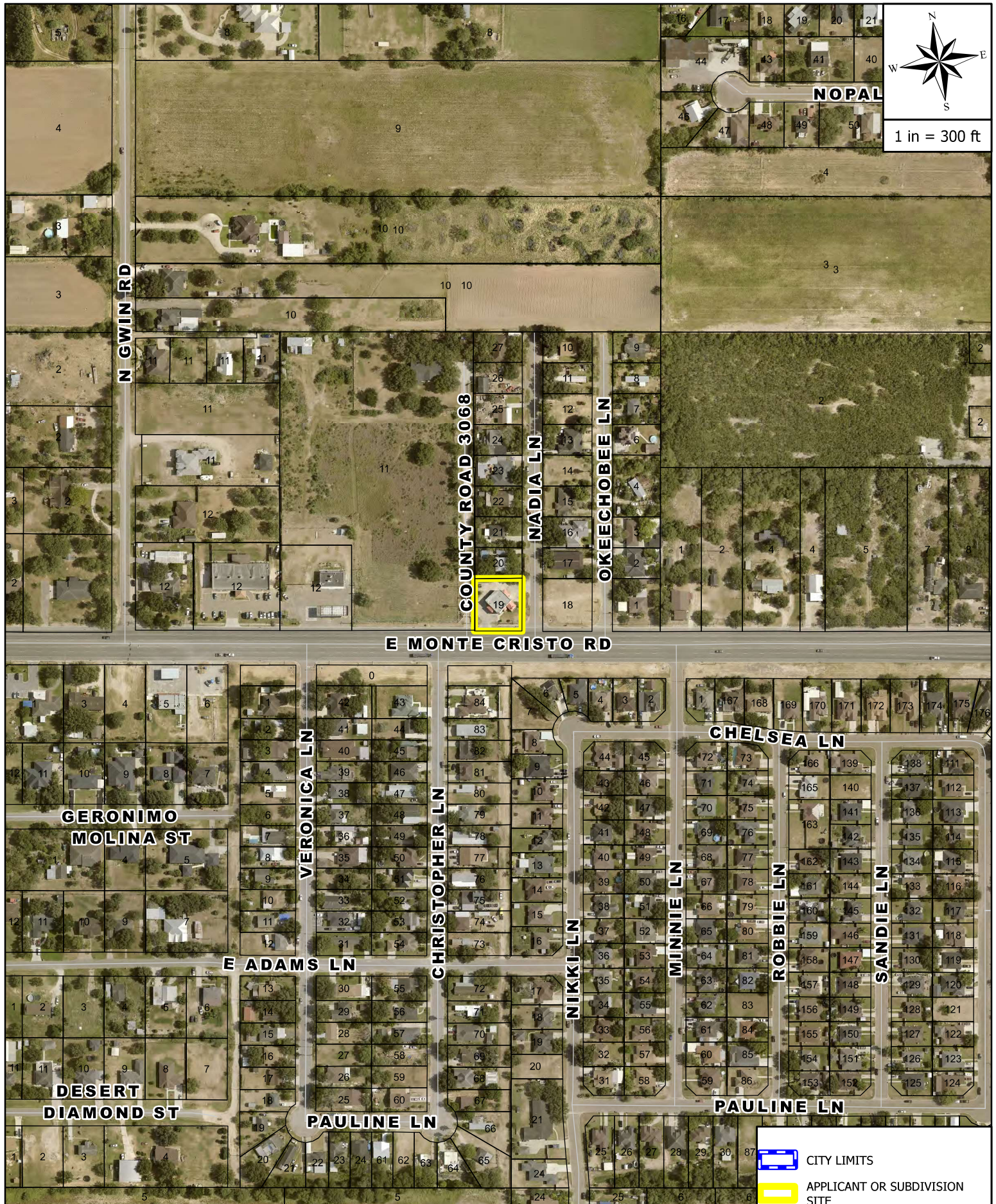
1. The sign in question is for the commercial development located at this property.
2. The applicant is proposing to construct the LED Sign 8 feet wide by 21 feet tall for a total square footage of 168 square feet, covering the wall in its entirety. Based off of the size of the wall the maximum allowed square footage for a sign would be 84.00 square feet.
3. This property is located on Monte Cristo Road (FM 1925). This roadway falls within the City limits of Edinburg, but is overseen by the Texas Department of Transportation.
4. City of Edinburg Unified Development Code Article 4, Section 4.302-2, addresses maximum pixel pitch for an Electronic Message Center shall not be greater than 19 mm.
5. Electronic Message Centers shall be equipped with ambient light sensors and programmed to automatically dim when ambient light levels drop.
6. Electronic Message Centers shall display only static images (messages and / or graphics without motion, flashing, animation, or frame effects)

Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 33 neighboring property owners on Wednesday, November 26, 2025, 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 December 17, 2025.



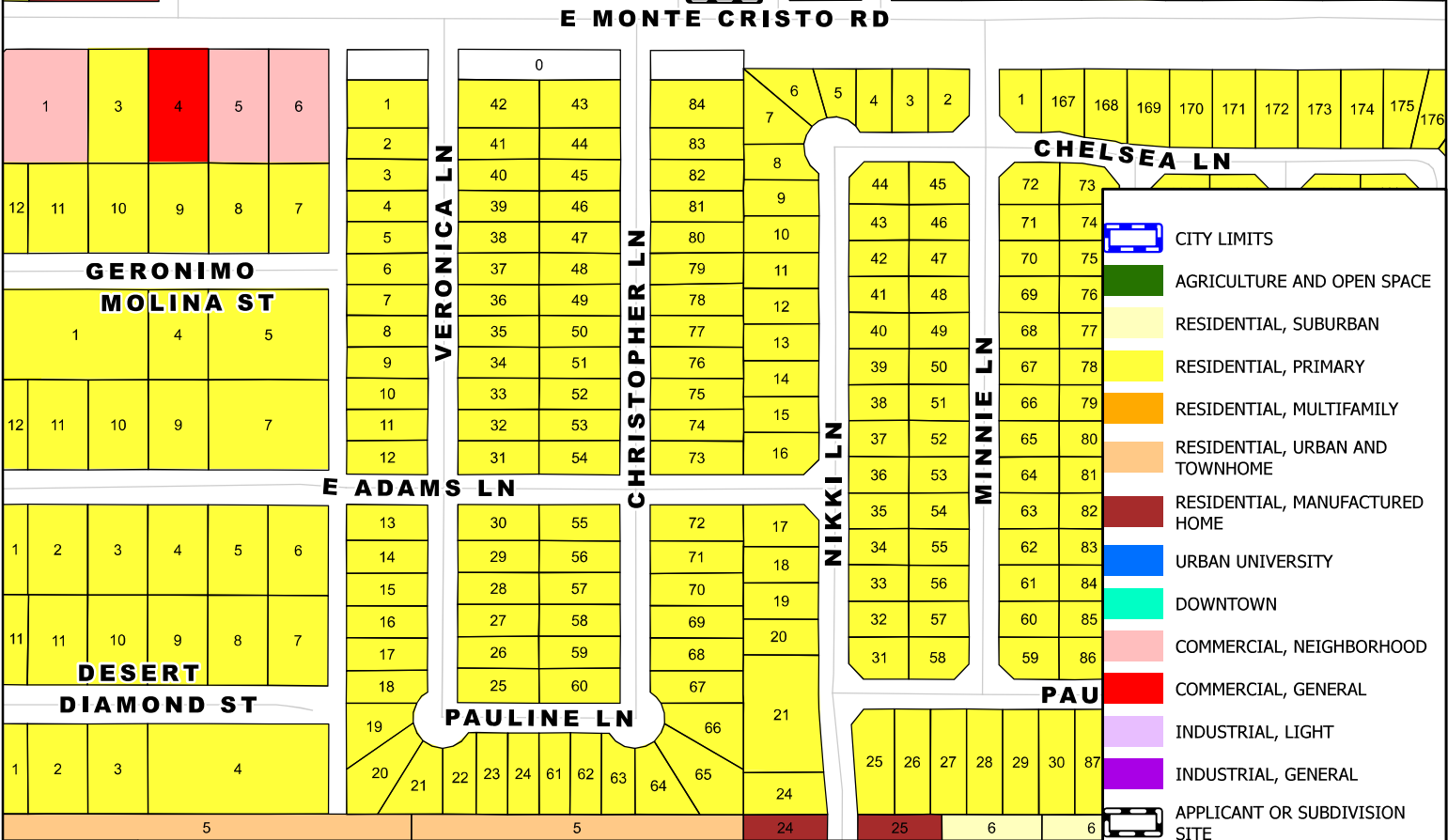
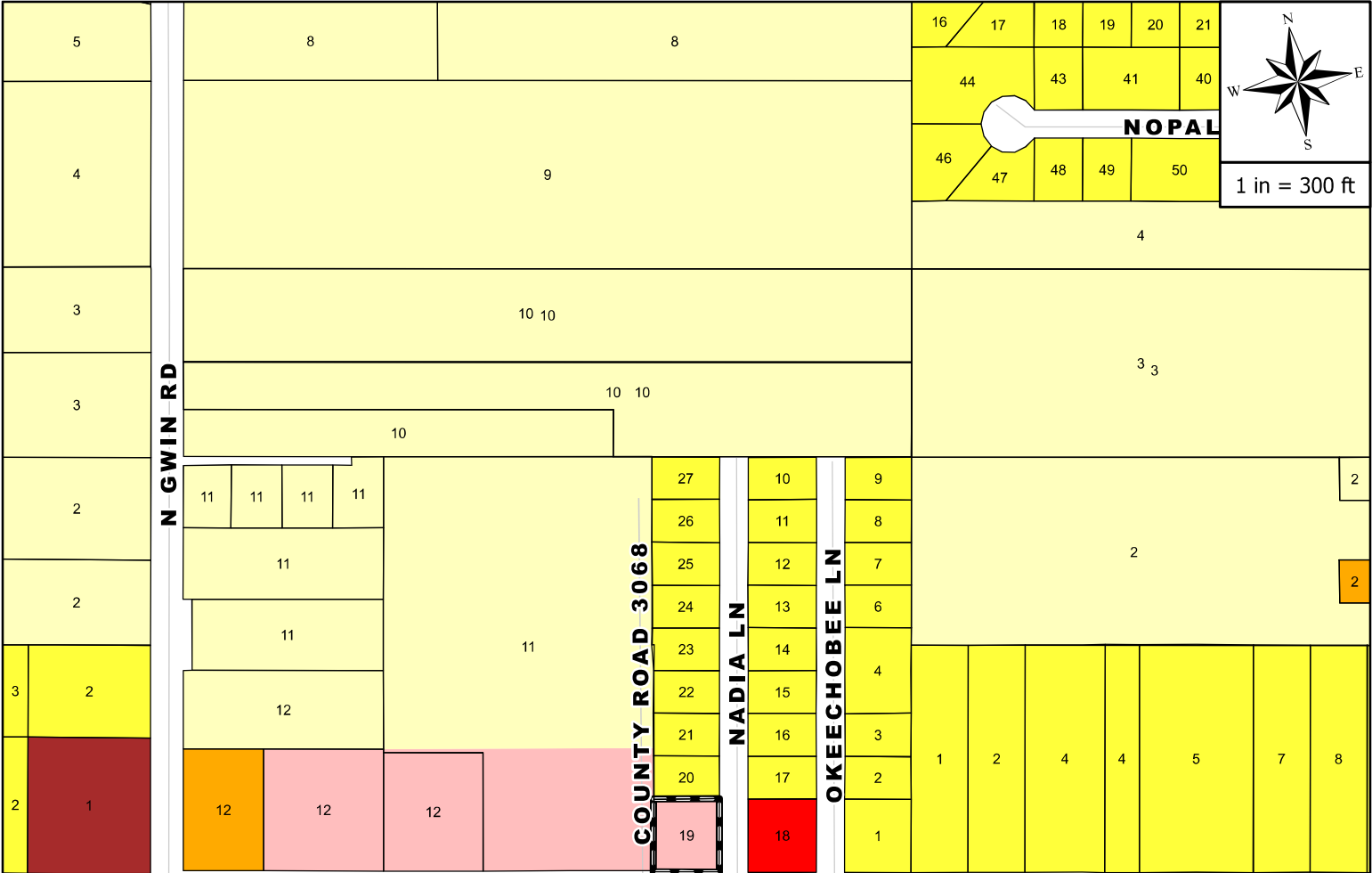
★ APPLICANT
CITY LIMITS

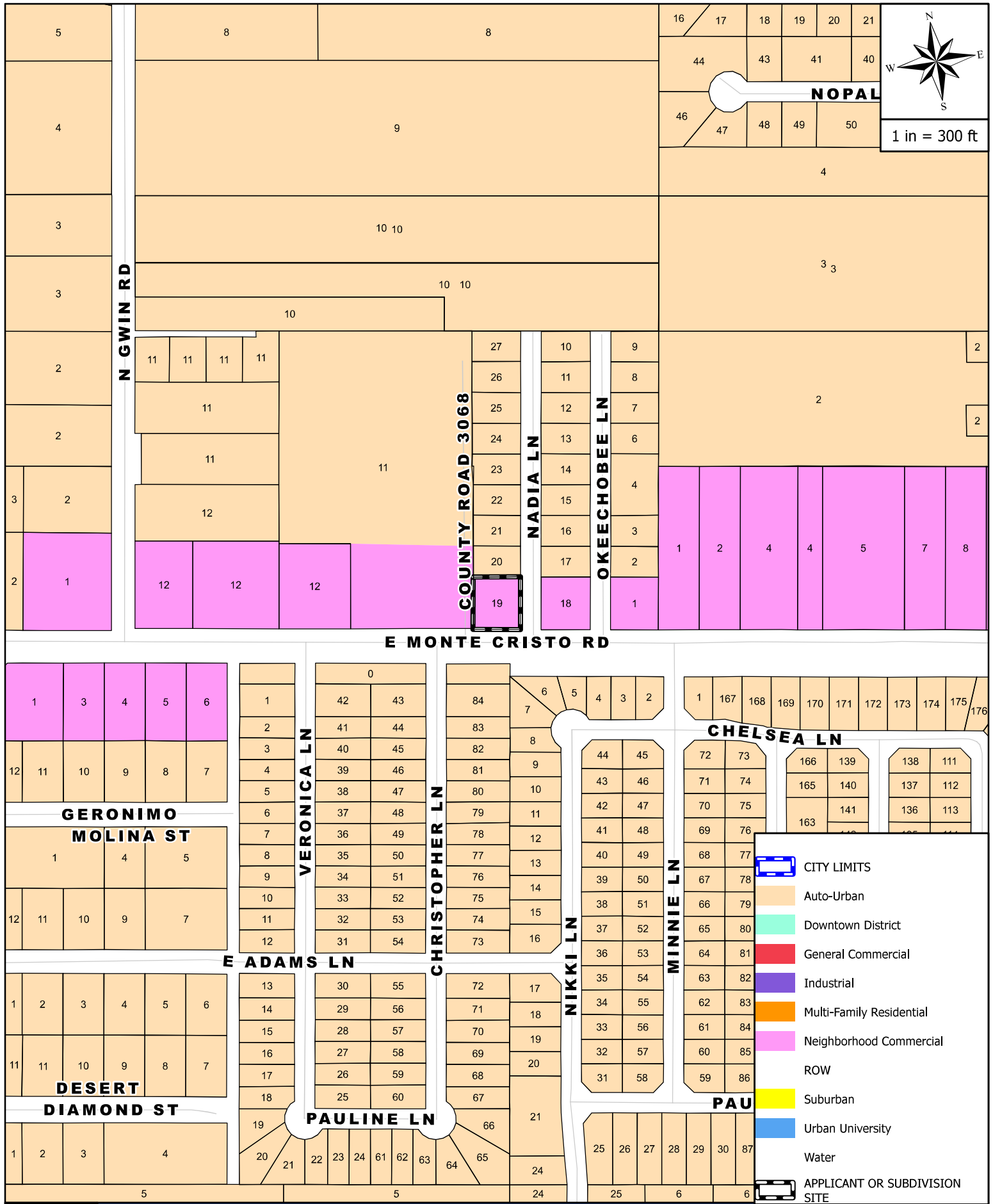


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0345_3703 NADIA LN

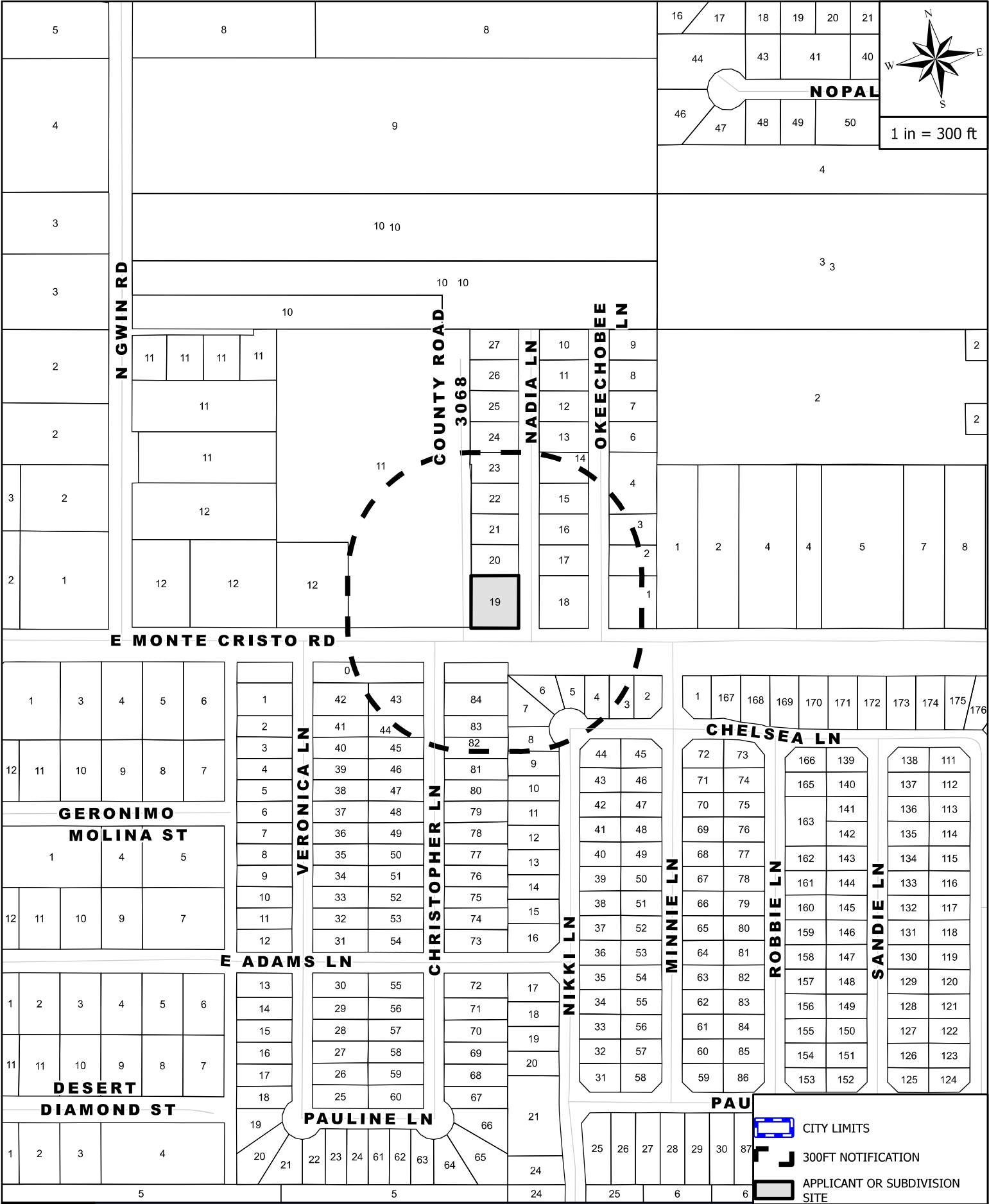




FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0345_3703 NADIA LN



MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
VAR-2025-0345_3703 NADIA LN



Variance Request Site Photo

Complete Signs LLC
3703 Nadia Ln



HIDALGO COUNTY, TEXAS

3.45 ACRES OUT OF LOT 11, AND THE LAST 4.55
ACRES OUT OF LOT 12, BLOCK 2, SANTA CRUZ UNIT
NO. 3, HIDALGO COUNTY, TEXAS.

I, RAYMOND C. HUNT, A REGISTERED PUBLIC SURVEYOR
AND ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS
A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY
AND SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED
AND SUBDIVIDED UNDER MY DIRECTION.

RAYMOND C. HUNT
REGISTERED PUBLIC INSPECTOR
AND ENGINEER
EDINBURG, TEXAS
JULY 14, 1972
JOB NO: 820722

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAN AND DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

NOTARY PUBLIC AND UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPLIED GEORGE E. LOOKINGBILL, TRUSTEE, 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 CONSIDERATION THEREIN EXPRESSED. GIVEN
 UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF DECEMBER, A.D., 1941.

, A.D., 19

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 15, ON THIS THE DAY OF

PRÉ SIDENT

CHECKED FOR DRAINAGE
BY: Wal D. Green

ANSWER: 12

W. A. Longwell
SECRETARY

And, I think, the

13th Sept 1984

Journal of Management Education 30(6)

Shengene



ADDRESS: El Ronco
2621 E Monte Cristo Rd, Edinburg, TX 78542

PROPOSED

DESCRIPTION OF WORK

Installation of 8;' x 20'
Electronic Display

Wall Sqft	168	100%
Sign Sqft	160	95%

The proposed sign exceeds 30% of
the wall area to which it will be
attached

RE-SUBMIT

a.cantu

NIGHT VIEW

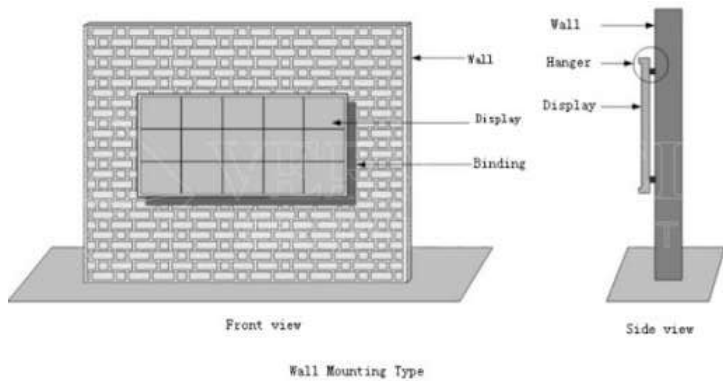


* MEASUREMENTS TO BE SURVEYED BY PRODUCTION PRIOR MANUFACTURE



ADDRESS: El Ronco
2621 E Monte Cristo Rd, Edinburg, TX 78542

WALL SIZE 8' x 21'



* MEASUREMENTS TO BE SURVEYED BY PRODUCTION PRIOR MANUFACTURE



Complete Signs, LLC
sign fabrication, service & installation

ADDRESS: El Ronco

2621 E Monte Cristo Rd, Edinburg, TX 78542



Electronic Display
Location

* MEASUREMENTS TO BE SURVEYED BY PRODUCTION PRIOR MANUFACTURE

(956)537-0043

4200 N 22nd St, McAllen, TX 78504

completesignsrgv@gmail.com

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 12/11/2025

— SUBDIVISION VARIANCE —

SAPPHIRE AT LA SIENNA PH II

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single Family Detached Lots and Building Standards for Residential, Primary, and Article 5, Section 5.206-A. Blocks, for Sapphire at La Sienna Phase 2 Subdivision, being a Subdivision of 16.701 Acres out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, according to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, As Requested By Melden & Hunt, Inc.
2. **Description/Scope:** The property is located along La Sienna Parkway, and is within the City of Edinburg city limits. The 16.701 tract of land is currently going through the plat process, and the proposed development consists of 69 single-family residential lots. The preliminary plat approval for the Sapphire at La Sienna Ph. II is being considered by the Planning and Zoning Commission on December 11, 2025. Melden and Hunt, Inc, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Table 3.102-1

This requested variance is to Article 3, Table 3.102-1 as it applies to setbacks of the property. The developer is proposing a 10 foot rear yard setback. As per the Unified Development Code the rear yard setback for Residential, Primary (RP) District is 20 feet.

Variance Request: Section 5.206-A

This requested variance is to Article 5, Section 5.206-A as it applies to Block lengths. The UDC states that no block may exceed 1,000 feet in length. The developer is requesting to exceed the block length past 1,000 feet.

Staff's Recommendation: Staff recommends denial of the variance request. Staff recommends the applicant comply with the requirements of the City of Edinburg Unified Development Code.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

Unified Development Code
 Development Map
 Aerial Map
 Site Map
 Reduced Subdivision Plat

Figure 3.102-1
Single-Family Detached

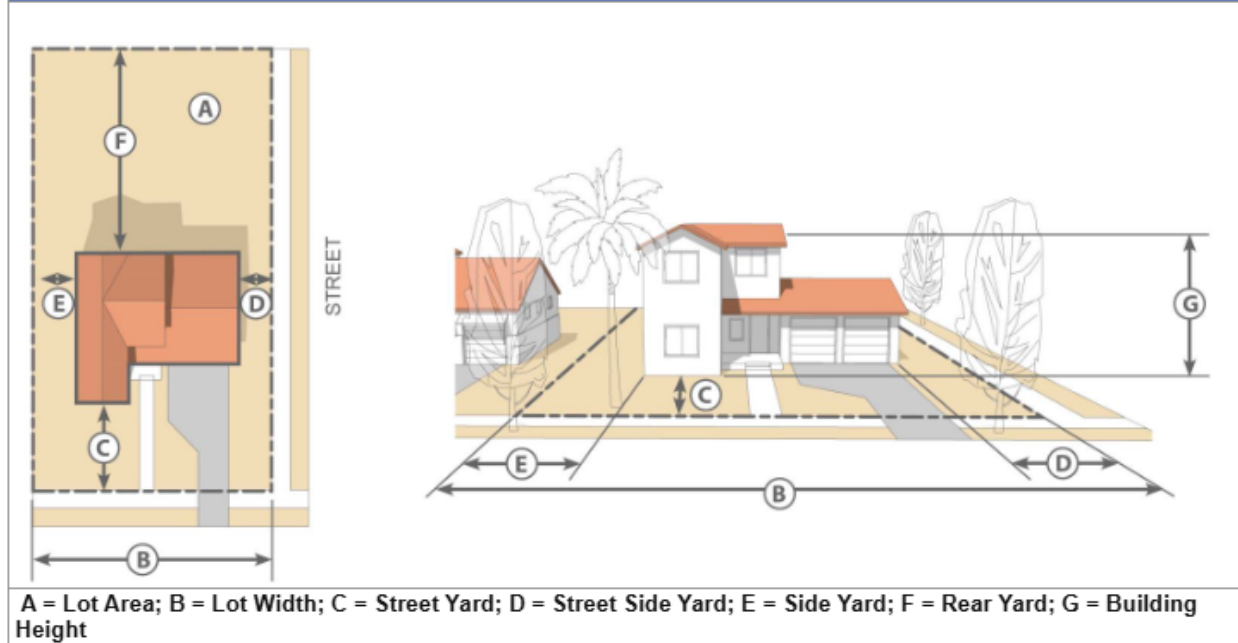


Table 3.102-1
Single-Family Detached Lot and Building Standards

Zoning District	Minimum						Maximum
	Lot Area	Lot Width (ft)	Street Yard ¹ (ft)	Street Side Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Building Height (ft)
Agriculture and Open Space (AO)	5 ac.	300	60	30	30	40	35 / 60 ²
Residential, Suburban (RS)	15,000 sf	90	30	15	15	30	35
Residential, Primary (RP)	5,000 sf	50	20	10	6 → 20	20	35
Residential, Urban and Townhome (RM) ³	4,000 sf	40	10 / 18 ⁴	10	6 ⁵	10 / 18 ⁴	35

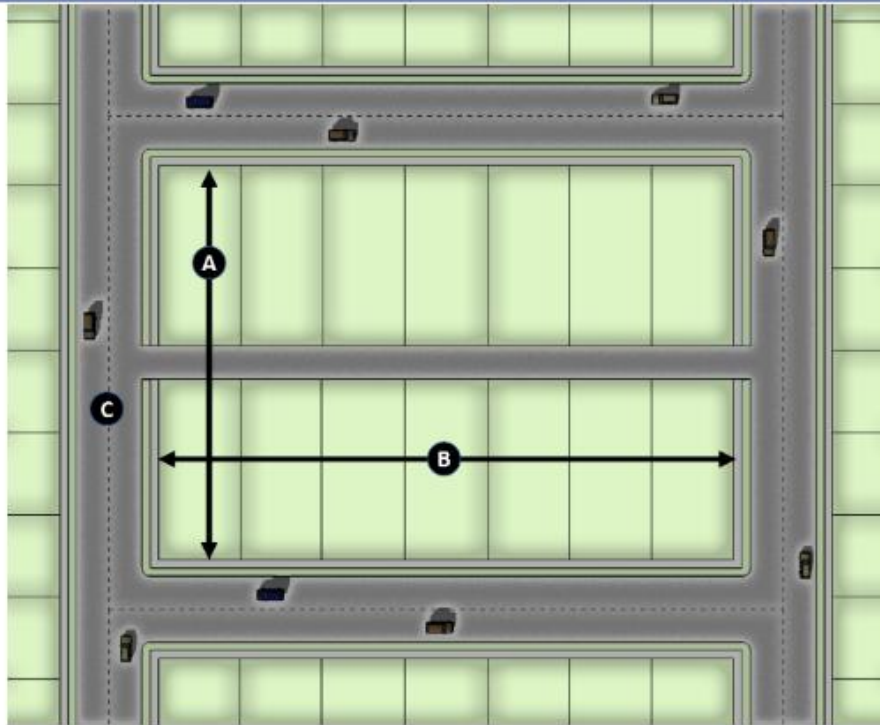
ARTICLE 5 - SUBDIVISION STANDARDS

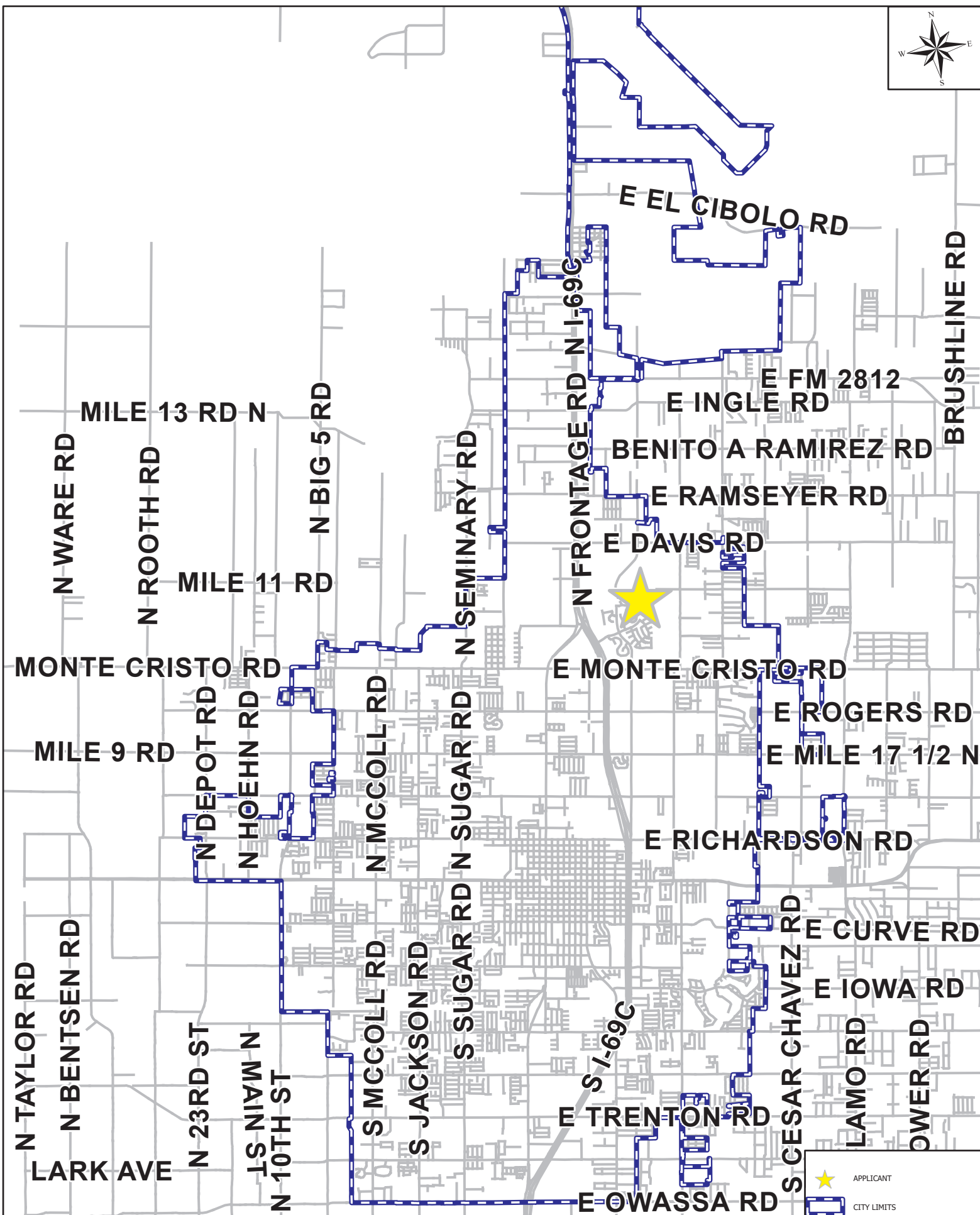
Division 5.200, Subdivision Design Standards

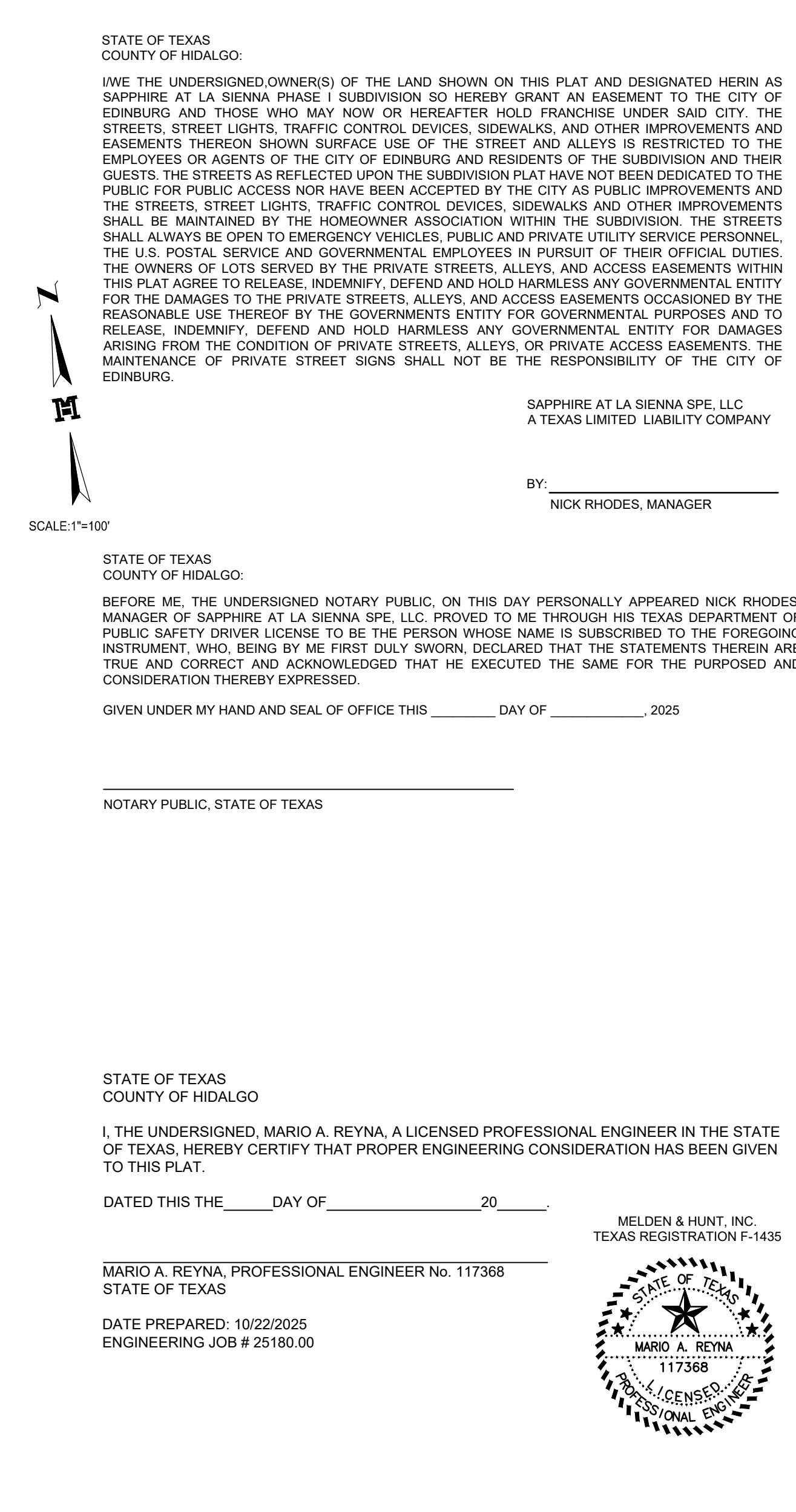
Sec. 5.206, Blocks

- A. **Block Length.** Except in the AO and RS districts, no block may exceed 1,000 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection. In the RS district and in the ETJ, no block shall exceed 1,200 feet in length. There is no maximum block length in the AO district. See Figure 5.206-1., *Block Length*.

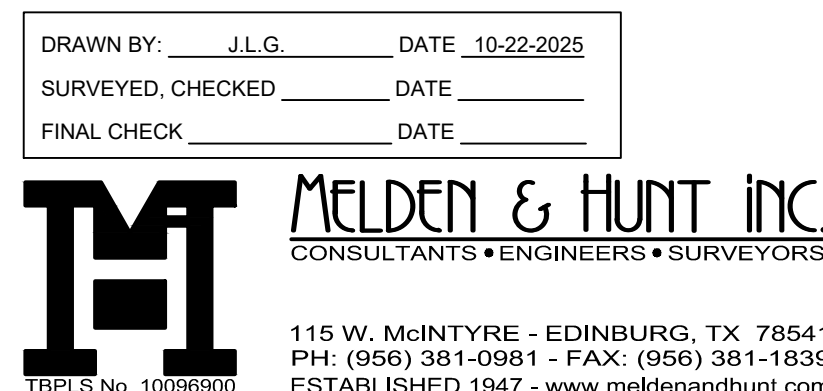
**Figure 5.206-1
Block Length**







BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1835
ENGINEER:	MARIO A REYNA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

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 §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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 _____

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II 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

STATE OF TEXAS
COUNTY OF HIDALGO:

[illegible]

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC. 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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

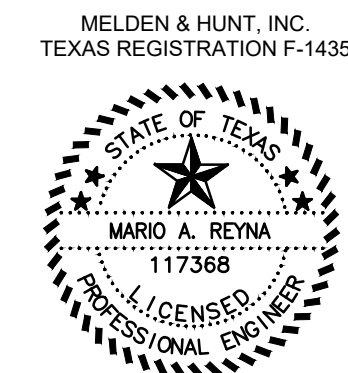
STATE OF TEXAS
COUNTY OF HIDALGO

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, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 10/22/2025
ENGINEERING JOB # 25180.00



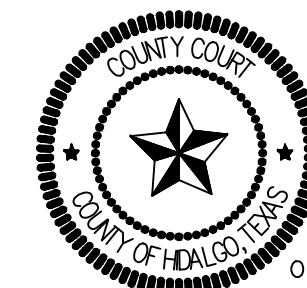
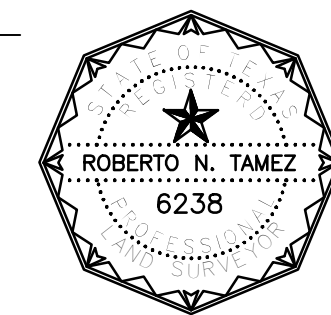
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____

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

DATE SURVEYED: 08/26/2024
SURVEYING JOB No. 24678.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

STAFF REPORT: SAPPHIRE AT LA SIENNA PH II SUBDIVISION

Date Prepared: December 2, 2025
Planning and Zoning Meeting: December 11, 2025
Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Sapphire at La Sienna Phase II Subdivision, being a Subdivision of 16.701 Acres out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, according to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, As Requested By Melden & Hunt, Inc.

Location: The property is located along La Sienna Pkwy, and within the City of Edinburg, City Limits.

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

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

Analysis: The Preliminary Plat development consists of 69 Single-Family Residential lots averaging from 6,100 square feet to 15,000 square feet.

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

Recommendations:

City of Edinburg Planning & Zoning Department:

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



SUBMITTAL SUMMARY REPORT (PLAT-2025-0350) FOR THE CITY OF EDINBURG

PERMIT ADDRESS:

PARCEL: S1600-00-000-0049-10

APPLICATION DATE: 11/06/2025

SQUARE FEET: 0

DESCRIPTION: 16.701 acres o/o Lots 50, 51, & 52 Santa Cruz Ranch Subdivision

EXPIRATION DATE: 05/05/2026

VALUATION: \$0.00

(Sapphire at La Sienna Phase II)

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Lydia Flores	Melden & Hunt Inc.	115 W. McIntyre Street Edinburg, TX 78541
	Lydia Flores	Melden & Hunt Inc.	7011 N Seminary Rd Edinburg, TX 78539
	Mario Reyna	Melden & Hunt Inc	115 W McIntyre St Edinburg, TX 78541
Authorized Agent	Mario Reyna	Melden & Hunt Inc	115 W McIntyre St Edinburg, TX 78541
Owner	KENT BURNS	BURNS BROTHERS LTD.	4216 N I69C EDINBURG, TX 78542
	KENT BURNS	BURNS BROTHERS LTD.	4216 N I69C EDINBURG, TX 78542

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	11/06/2025	12/02/2025		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	12/02/2025	11/21/2025	Complete
Comments	1) VERIFY CORNER CLIPS. 2) BLOCK LENGTH EXCEEDS 1000' AS PER CITY OF EDINBURG STANDARDS. 3) INCLUDE BACK EASEMENTS ALONG NORTH SIDE OF SUBDIVISION. 4) PROVIDE TRIP GENERATION WORKSHEET. 5) PROVIDE EROSION CONTROL PLAN 6) PROVIDE STREET AND PAVING PLAN 7) VERIFY FLOOD ZONE DESIGNATION. 8) WATER VALVES MUST BE SPACED A MAXIMUM OF 600' FOR ONSITE ACCORDING TO CITY OF EDINBURG STANDARDS. 9) PROVIDE TOP ELEVATIONS FOR SS MANHOLES. 10) VERIFY SS MANHOLE SLOPES ACCORDING TO TCEQ STANDARDS. 11) SHOW HOW WATERLINE WILL BE CONNECTED TO EXISTING WATERLINE. 12) PROVIDE DRAINAGE AREAS IF PART OF MASTER PLAN. 13) VERIFY STORM SEWER SLOPES. 14) PROVIDE TOP ELEVATIONS AND PROVIDE 3' MINIMUM COVER AS PER CITY OF EDINBURG STANDARDS. [SEE PLAT FOR FURTHER COMMENTS]			
Fire (Fire)	Anthony Riojas	12/02/2025	11/21/2025	Requires Re-submit
Comments	PENDING INFORMATION: 1. STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) Exceeds block length			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	12/02/2025	11/21/2025	Requires Re-submit
Comments	COMMENTS & REDLINES IN BLUEBEAM			
Public Works (Public Works)	David De La Fuente	12/02/2025	11/20/2025	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control			
Solid Waste (Solid Waste)	Laura Olivarez	12/02/2025	11/07/2025	Complete
Comments	Plat message and guidelines sent			
Utilities (Utilities)	Priscilla Bernal	12/02/2025	11/14/2025	Approved
Comments				

SUBMITTAL SUMMARY REPORT (PLAT-2025-0350)

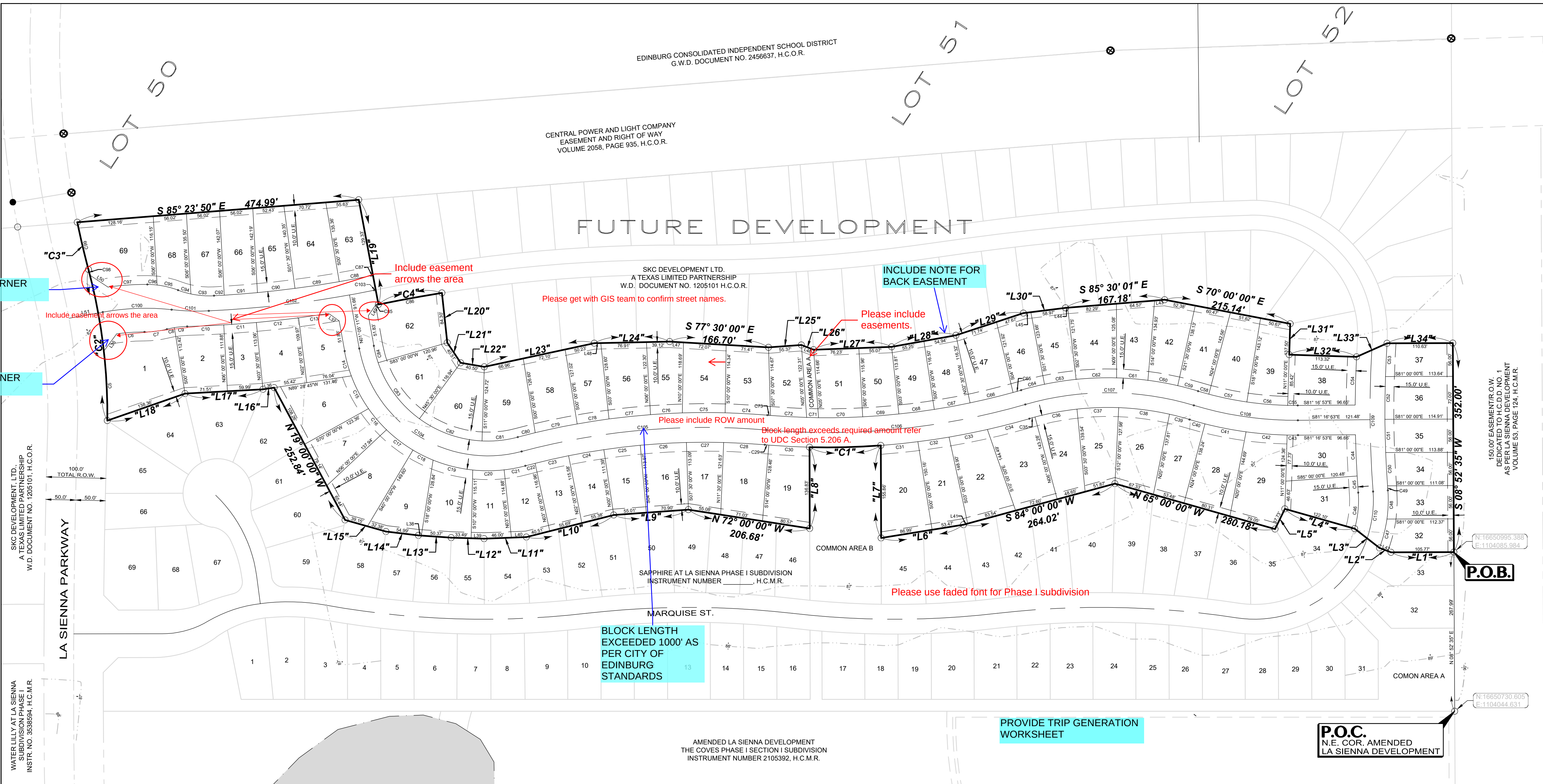
The preliminary utility fees are as follows:

- 1. Water Tap Fees - \$44,850.00
- 2. Sewer Fees - \$4,485.00
- 3. Water Rights - \$50,103.00
- 4. Transfer Fees - N/A

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

Will submit comments to Engineering and Planning & Zoning.

Utilities (Utilities)	Gerardo Carmona	12/02/2025	11/19/2025	Requires Re-submit
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STATE OF TEXAS
COUNTY OF HIDALGO:

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION SO 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 STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER 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 THE DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS 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 THE RESPONSIBILITY OF THE CITY OF EDINBURG.

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC, 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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS

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, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 10/22/2025
ENGINEERING JOB #25180.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 05/28/2024
SURVEYING JOB NO. 24678.08

ROBERTO N. TAMEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
6238

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

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

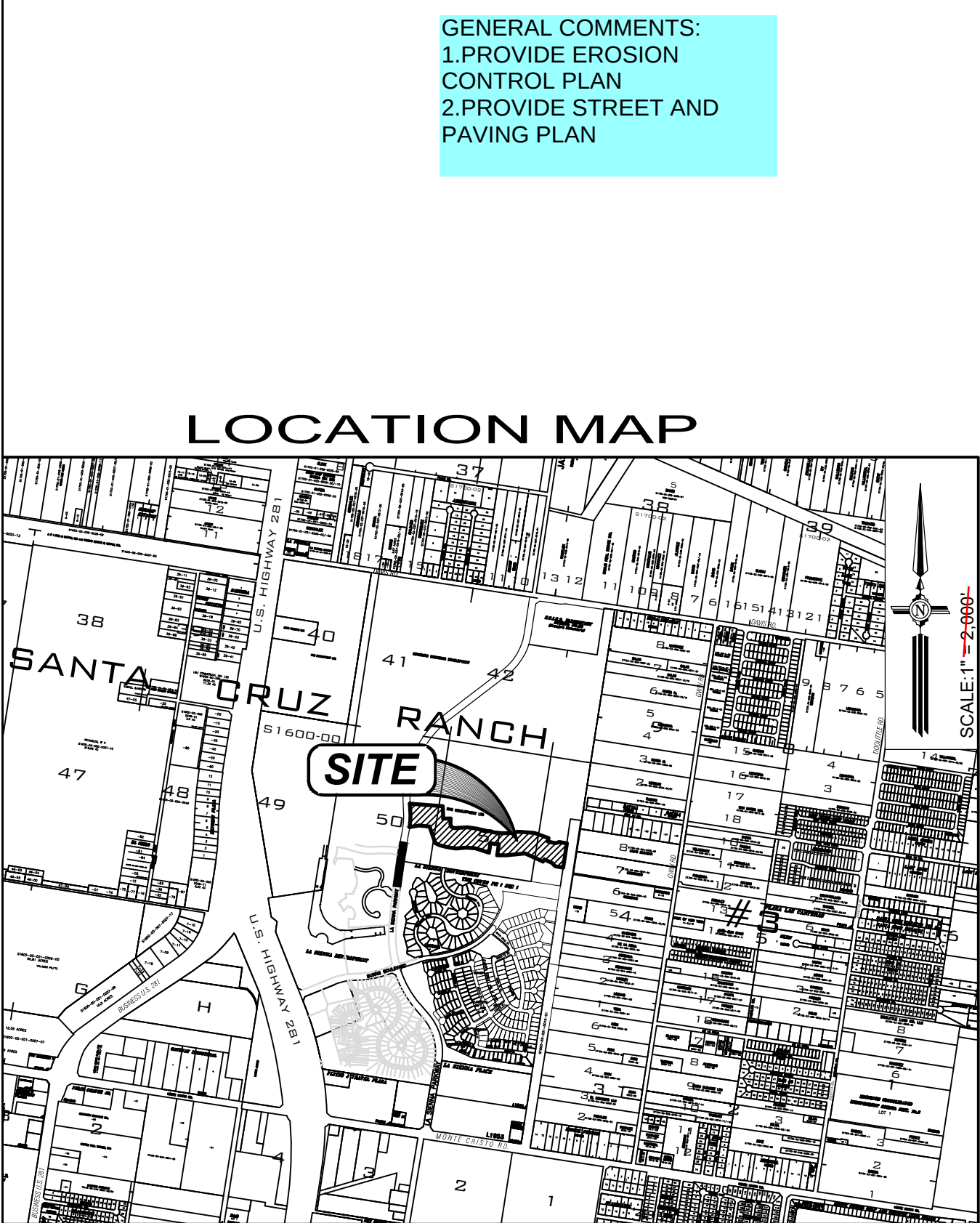
DATE SURVEYED: 05/28/2024
SURVEYING JOB NO. 24678.08

ROBERTO N. TAMEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
6238

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



SUBDIVISION MAP OF
**SAPPHIRE AT LA SIENNA
PHASE II SUBDIVISION**

BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50, 51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

GENERAL COMMENTS:
1. PROVIDE EROSION CONTROL PLAN
2. PROVIDE STREET AND PAVING PLAN

DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER:	KENT BURNS	4216 N. U.S. 281	EDINBURG, TX 78542	C/0956-381-0981	C/0956-381-1839
SURVEYOR:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

General Comments:

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

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

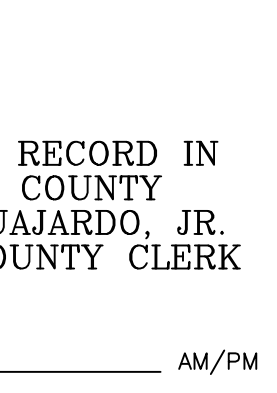
CITY SECRETARY

DATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II 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



BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 16.701 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 50, 51 AND 52, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 161, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.701 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO SKC DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1205101, HIDALGO COUNTY MAP RECORDS, SAID 16.701 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NO. 4 REBAR SET [NORTHING: 16650730.605, EASTING: 1104044.631] AT THE NORTHEAST CORNER OF AMENDED LA SIENNA DEVELOPMENT, THE COVES PHASE I, SECTION I SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2105392, HIDALGO COUNTY MAP RECORDS;

THENCE, N 08° 52' 35" E ALONG THE WEST LINE OF A CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AS PER LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGE 124, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 267.99 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 00' 00" W A DISTANCE OF 105.77 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 60° 00' 00" W A DISTANCE OF 20.74 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 42° 59' 54" W A DISTANCE OF 53.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 65° 00' 00" W A DISTANCE OF 122.10 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 35° 00' 00" W A DISTANCE OF 37.73 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 65° 00' 00" W AT A DISTANCE OF 126.34 FEET PASS THE WEST LINE OF SAID LOT 52 AND THE EAST LINE OF SAID LOT 51, CONTINUING A TOTAL DISTANCE OF 280.18 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 84° 00' 00" W A DISTANCE OF 264.02 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 90° 00' 00" W A DISTANCE OF 140.47 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 09° 00' 00" E A DISTANCE OF 155.86 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 05° 36' 59", A RADIUS OF 1,225.00 FEET, AN ARC LENGTH OF 120.08 FEET, A TANGENT OF 60.09 FEET AND A CHORD THAT BEARS N 82° 16' 07" W A DISTANCE OF 120.03 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 09° 00' 00" W A DISTANCE OF 136.83 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 72° 00' 00" W A DISTANCE OF 206.68 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 85° 00' 00" W A DISTANCE OF 125.91 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 85° 00' 00" W A DISTANCE OF 151.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 83° 00' 00" W A DISTANCE OF 71.32 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, N 79° 00' 00" W A DISTANCE OF 55.33 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, N 77° 00' 00" W A DISTANCE OF 55.30 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
18. THENCE, N 74° 00' 00" W A DISTANCE OF 54.99 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
19. THENCE, N 65° 00' 00" W A DISTANCE OF 71.53 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, N 19° 00' 00" W AT A DISTANCE OF 7.88 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF A CERTAIN 40.00-FOOT RIGHT-OF-WAY, AT A DISTANCE OF 50.56 FEET PASS THE WEST LINE OF SAID LOT 51 AND THE EAST LINE OF SAID LOT 50, AT A DISTANCE OF 93.44 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF A CERTAIN 40.00-FOOT RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 252.84 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 89° 28' 45" W A DISTANCE OF 19.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
22. THENCE, N 84° 00' 00" W A DISTANCE OF 131.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, S 80° 00' 00" W A DISTANCE OF 138.36 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF LA SIENNA PARKWAY, FOR THE SOUTHWEST CORNER OF THIS TRACT;
24. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF LA SIENNA PARKWAY, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15° 31' 08", A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 257.51 FEET, A TANGENT OF 129.45 FEET AND A CHORD THAT BEARS N 02° 32' 24" E A DISTANCE OF 256.53 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
25. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF LA SIENNA PARKWAY, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 13' 29", A RADIUS OF 1,450.00 FEET, AN ARC LENGTH OF 81.61 FEET, A TANGENT OF 40.81 FEET AND A CHORD THAT BEARS N 04° 05' 26" W A DISTANCE OF 81.59 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
26. THENCE, S 85° 23' 50" E AT A DISTANCE OF 404.89 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF A CERTAIN 40.00-FOOT RIGHT-OF-WAY, AT A DISTANCE OF 424.94 FEET PASS THE EAST LINE OF SAID LOT 50 AND THE WEST LINE OF SAID LOT 51, AT A DISTANCE OF 444.99 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF A CERTAIN 40.00-FOOT RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 474.99 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, S 01° 30' 00" E A DISTANCE OF 179.34 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
28. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 02° 30' 51", A RADIUS OF 2,475.00 FEET, AN ARC LENGTH OF 108.61 FEET, A TANGENT OF 54.31 FEET, AND A CHORD THAT BEARS N 88° 53' 04" E A DISTANCE OF 108.60 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

Verify subdivision name

General Notes:

- 50% of parkland fee (\$300.00) per lot will be due at the time of building permit stage. (Inside city limits only)
- Must submit a SW3P
- Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP
- Please include sidewalks on plat
- Please include HOA documents prior to recording
- Must comply with private road requirements and gate details

DRAINAGE REPORT
DOESN'T SHOW
LOCATION IN
SHADED AREA

→ Side yard setback 6ft refer
TER: to UDC Table 3.102-1

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	005° 36' 59"	1,225.00	120.08	60.09	S82° 16' 07"E	120.03
"C2"	015° 31' 31"	950.00	257.34	129.61	N2° 03' 22"E	256.56
"C3"	003° 13' 29"	1,450.00	81.61	40.84	N4° 05' 26"W	81.59
"C4"	002° 30' 51"	2,475.00	108.61	54.31	N89° 53' 04"E	108.60
"C5"	007° 04' 15"	950.00	117.24	58.69	N6° 16' 51"E	117.15
C6	007° 30' 37"	860.00	47.19	23.63	N84° 48' 53"W	47.16
C7	013° 37' 20"	160.00	38.04	19.11	S87° 52' 14"E	37.95
C8	004° 32' 55"	160.00	12.70	6.35	S87° 53' 35"W	12.70
C9	007° 49' 59"	160.00	21.83	10.93	N86° 13' 30"W	21.81
C10	001° 55' 49"	1,825.00	61.48	30.74	S83° 16' 54"E	61.48
C11	001° 43' 45"	1,825.00	55.07	27.54	S85° 06' 41"E	55.07
C12	002° 14' 36"	1,825.00	71.46	35.73	S87° 05' 51"E	71.45
C13	001° 36' 41"	1,825.00	51.32	25.66	S88° 01' 30"E	51.32
C14	010° 06' 34"	245.00	43.23	21.67	S6° 08' 28"E	43.17
C15	014° 34' 54"	245.00	62.35	31.35	S18° 29' 13"E	62.18
C16	010° 55' 37"	245.00	46.72	23.33	S31° 14' 29"E	46.65
C17	013° 11' 21"	245.00	56.40	28.42	S43° 17' 57"E	56.27
C18	008° 50' 08"	245.00	37.78	18.93	S54° 18' 42"E	37.74
C19	016° 06' 54"	245.00	68.91	34.48	S66° 47' 12"E	68.68
C20	012° 51' 25"	245.00	52.87	26.54	S81° 01' 37"E	52.77
C21	006° 33' 35"	245.00	36.60	18.34	S84° 30' 39"E	36.57
C22	000° 49' 22"	1,175.00	16.87	8.44	S84° 38' 32"E	16.87
C23	002° 48' 46"	1,175.00	57.88	28.85	S86° 27' 36"W	57.88
C24	002° 56' 05"	1,175.00	60.18	30.10	S89° 20' 01"W	60.18
C25	003° 00' 54"	1,175.00	61.83	30.92	N87° 41' 29"W	61.83
C26	003° 47' 45"	1,175.00	77.84	38.94	N84° 17' 10"W	77.83
C27	003° 03' 23"	1,175.00	62.68	31.35	N87° 51' 36"W	62.67
C28	003° 25' 19"	1,175.00	69.49	34.76	N77° 38' 15"W	69.48
C29	002° 56' 03"	1,225.00	62.73	31.37	S88° 33' 32"E	62.72
C30	002° 28' 45"	1,225.00	53.01	26.51	S89° 15' 01"E	53.00
C31	003° 04' 45"	1,225.00	65.83	32.93	N87° 58' 13"E	65.83
C34	003° 25' 01"	1,225.00	73.06	36.54	N84° 54' 20"E	73.05
C35	001° 09' 45"	475.00	9.64	4.86	S83° 35' 42"W	9.64
C36	008° 40' 45"	475.00	71.98	36.06	S88° 31' 01"W	71.91
C37	008° 28' 35"	475.00	70.27	35.20	N82° 54' 54"E	70.21
C38	010° 25' 05"	475.00	86.38	43.30	N73° 27' 24"W	86.25
C39	004° 12' 40"	475.00	34.91	17.46	N65° 08' 33"W	34.90
C40	002° 30' 51"	615.00	26.99	13.50	S65° 17' 38"E	26.98
C41	006° 33' 32"	615.00	70.40	35.24	S69° 49' 49"E	70.36
C42	006° 28' 39"	615.00	69.53	34.80	S76° 20' 54"E	69.49
C43	001° 41' 39"	615.00	18.18	9.09	S80° 26' 03"E	18.18
C44	000° 51' 59"	1,825.00	69.63	34.82	S6° 49' 56"W	69.62
C45	000° 52' 03"	1,825.00	28.08	14.04	S5° 17' 54"E	28.08
C46	020° 03' 41"	175.00	61.27	30.95	N14° 53' 18"E	60.96
C47	012° 48' 24"	225.00	50.29	25.25	N23° 35' 48"E	50.19
C48	011° 02' 08"	225.00	48.44	24.31	N12° 01' 32"E	48.35
C49	001° 44' 55"	1,775.00	7.70	3.85	S4° 58' 55"W	7.70
C50	001° 48' 37"	1,775.00	56.08	28.04	S6° 00' 41"W	56.08
C51	001° 48' 29"	1,775.00	56.01	28.01	S7° 49' 14"W	56.01
C52	002° 19' 28"	1,775.00	72.01	36.01	S9° 53' 12"W	72.01
C53	001° 48' 36"	1,775.00	56.08	28.04	S11° 57' 15"W	56.07
C54	002° 32' 33"	1,825.00	81.16	40.59	S10° 46' 08"W	81.15
C55	004° 43' 55"	565.00	17.08	8.54	S80° 24' 55"E	17.08
C56	006° 58' 59"	565.00	68.86	34.47	S76° 03' 28"E	68.82
C57	006° 37' 37"	565.00	65.39	32.71	S69° 15' 10"E	65.31
C58	001° 54' 09"	565.00	16.76	9.38	S64° 59' 17"E	16.76
C59	003° 53' 47"	525.00	35.58	17.78	N65° 58' 56"W	35.51
C60	005° 33' 31"	525.00	50.93	25.49	N70° 41' 45"W	50.91
C61	005° 48' 48"	525.00	52.81	26.43	N76° 21' 52"W	52.79
C62	007° 27' 30"	525.00	68.34	34.22	N83° 58' 03"W	68.29
C63	005° 52' 40"	525.00	53.86	26.96	N89° 38' 08"W	53.83
C64	004° 24' 43"	525.00	40.43	20.22	S85° 13' 11"W	40.42
C65	000° 31' 39"	1,175.00	14.24	7.12	N83° 21' 39"E	14.24
C66	003° 48' 94"	1,175.00	74.83	37.28	N85° 53' 30"E	74.52
C67	002° 58' 36"	1,175.00	61.05	30.53	N88° 49' 50"E	61.04
C68	002° 56' 10"	1,175.00	60.21	30.11	S88° 12' 47"E	60.21
C69	002° 55' 15"	1,175.00	61.04	30.53	S85° 15' 24"E	61.03
C70	003° 37' 16"	1,175.00	74.27	37.15	S81° 57' 27"E	74.26
C71	000° 58' 46"	1,175.00	20.09	10.04	S79° 39' 25"E	20.09
C72	002° 58' 06"	1,175.00	60.87	30.44	S77° 40' 59"E	60.87
C73	000° 15' 21"	1,175.00	5.24	2.62	S76° 04' 16"E	5.24
C74	003° 19' 46"	1,225.00	71.19	35.60	S77° 36' 29"W	71.18

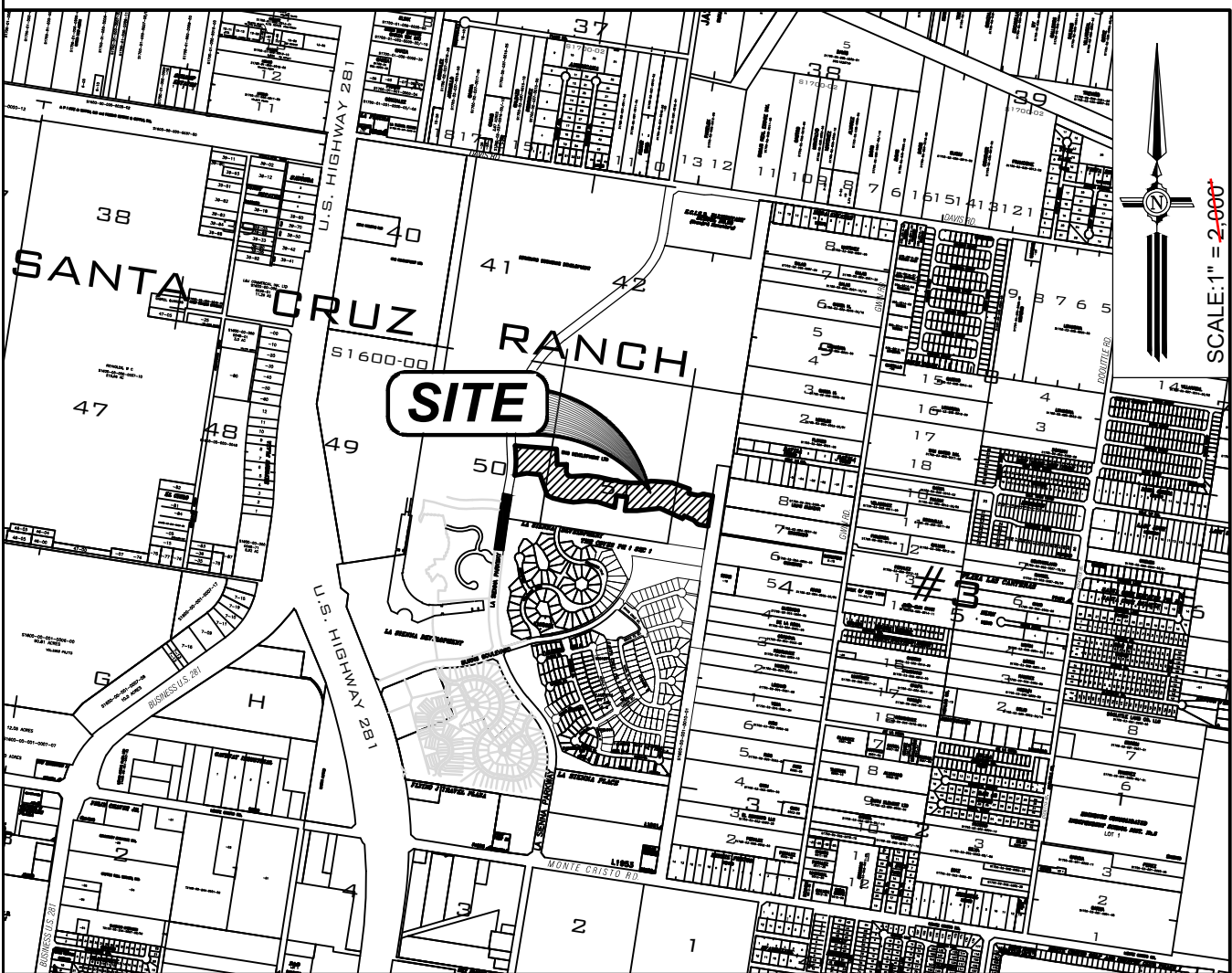
Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Length
C75	003° 22' 07"	1,225.00	72.62	N80° 57' 25"W	72.01'	
C76	002° 31' 13"	1,225.00	53.88	N83° 54' 05"W	53.88'	
C77	003° 17' 18"	1,225.00	70.23	N86° 44' 19"W	70.23'	
C78	002° 31' 56"	1,225.00	54.12	N87° 42' 45"W	54.12'	
C79	003° 22' 18"	1,225.00	72.69	S86° 20' 08"W	72.69'	
C80	001° 25' 28"	1,225.00	30.34	S84° 56' 25"W	30.34'	
C81	017° 51' 35"	195.00	60.78	S86° 50' 21"E	60.54'	
C82	033° 16' 48"	195.00	113.23	S88° 16' 30"E	111.64'	
C83	034° 55' 02"	195.00	118.64	S21° 10' 54"E	117.01'	
C84	008° 38' 12"	195.00	29.39	S24° 21' 4"E	29.37'	
C85	000° 05' 00"	1,825.00	2.66	1.33° S87° 36' 58"E	2.66'	
C86	002° 34' 02"	2,475.00	110.89	S88° 51' 28"W	110.88'	
C87	000° 04' 12"	2,525.00	3.09	1.55° S87° 36' 34"W	3.09'	
C88	001° 45' 44"	1,775.50	54.59	27.30° N88° 27' 20"E	54.59'	
C89	002° 25' 37"	1,775.50	75.35	37.36° S89° 26' 50"E	75.35'	
C90	002° 03' 03"	1,775.50	63.53	31.77° S88° 26' 10"E	63.53'	
C91	001° 48' 39"	1,775.50	56.02	28.01° S85° 16' 34"E	56.01'	
C92	000° 32' 20"	1,775.50	17.21	8.60° S84° 05' 10"E	17.21'	
C93	014° 59' 37"	150.00	39.25	19.74° S70° 19' 11"E	39.14'	
C94	008° 34' 30"	150.00	22.45	11.25° S84° 32' 06"E	22.43'	
C95	013° 56' 33"	150.00	36.49	18.34° S67° 13' 00"W	36.40'	
C96	008° 12' 17"	150.00	16.24	6.13° N77° 14' 17"E	16.24'	
C97	008° 39' 11"	440.00	66.45	33.29° N84° 43' 02"W	66.39'	
C98	007° 30' 22"	950.00	10.05	5.03° N5° 23' 59"W	10.05'	
C99	003° 13' 29"	1,450.00	81.61	40.81° S4° 05' 26"E	81.59'	
C100	016° 34' 44"	150.00	11.62	58.58° N82° 50' 40"W	11.52'	
C101	008° 58' 39"	400.00	62.88	31.40° S79° 07' 30"E	62.81'	
C102	008° 56' 05"	1,800.00	28.70	140.63° S87° 50' 07"E	28.61'	
C103	000° 03' 42"	2,500.00	2.69	1.34° S87° 36' 19"W	2.69'	
C104	019° 49' 58"	220.00	363.56	238.76° S84° 25' 40"E	323.58'	
C105	094° 04' 40"	1,200.00	123.25	206.71° S85° 51' 22"W	413.17'	
C106	021° 02' 36"	1,200.00	440.73	222.87° S86° 23' 30"E	433.59'	
C107	022° 56' 38"	900.00	287.54	147.87° S80° 30' 42"W	283.25'	
C108	017° 14' 40"	590.00	177.57	89.46° S72° 39' 33"E	176.90'	
C109	007° 55' 13"	2,000.00	238.35	119.35° S8° 39' 04"E	238.14'	
C110	002° 52' 20"	180.00	80.00	40.58° N16° 19' 38"E	79.58'	

Line #	Length	Direction
'1'	105.77	N81° 00' 00"W
'12'	20.04	N60° 00' 00"W
'13'	53.05	N42° 59' 54"E
'14'	122.13	N65° 00' 00"W
'15'	37.72	S85° 00' 00"E
'16'	140.47	N80° 00' 00"W
'17'	155.89	N80° 00' 00"E
'18'	136.83	S09° 00' 00"E
'19'	125.91	N85° 00' 00"W
'110'	151.58	S85° 00' 00"E
'111'	73.32	N83° 00' 00"W
'112'	55.33	N79° 00' 00"W
'113'	55.30	N77° 00' 00"E
'114'	54.93	N40° 00' 00"W
'115'	71.53	N65° 00' 00"W
'116'	160.19	N89° 28' 45"E
'117'	131.51	N84° 00' 00"E
'118'	136.36	S80° 00' 00"E
'119'	170.34	S01° 30' 00"E
'120'	84.50	S03° 00' 00"E
'121'	45.31	S24° 30' 00"E
'122'	40.40	S71° 00' 00"E
'123'	189.29	N87° 00' 00"E
'124'	126.83	S82° 00' 00"E
'125'	65.35	S85° 00' 00"E
'126'	22.17	S89° 32' 17"E

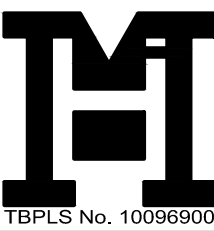
Line #	Length	Direction
"L27"	131.29	S83° 00' 00"E
"L28"	110.41	N69° 00' 00"E
"L30"	71.58	S88° 00' 00"E
"L31"	52.08	S11° 00' 00"W
"L32"	113.32	S79° 00' 00"E
"L33"	56.69	N75° 17' 52"E
"L34"	113.33	N69° 00' 00"E
L35	36.06	N45° 50' 00"E
L36	39.01	N69° 26' 45"W
L37	21.40	N45° 34' 35"E
L38	43.93	N77° 00' 00"W
L39	21.83	N79° 00' 00"W
L40	25.32	N83° 00' 00"W
L41	7.38	S84° 00' 00"W
L42	20.74	N60° 00' 00"W
L43	16.88	N85° 30' 01"W
L44	3.46	N85° 30' 01"W
L45	12.61	N89° 00' 00"W
L46	22.15	N58° 32' 17"W
L47	23.22	N77° 30' 00"W
L48	19.31	N62° 00' 00"W
L49	21.40	S43° 24' 12"W
L50	36.53	N47° 24' 37"W
L51	57.81	S88° 49' 26"W

Lot Area Table		
Lot #	Sq. Ft.	Area
1	15760.86	0.362
2	8685.13	0.199
3	6460.81	0.148
4	8113.29	0.176
5	7535.97	0.183
6	10459.03	0.240
7	8060.10	0.185
8	11715.06	0.269
9	8886.36	0.204
10	9145.53	0.210
11	8698.82	0.193
12	6945.57	0.157
13	6600.44	0.152
14	6562.09	0.151
15	6592.44	0.151
16	8471.42	0.194
17	6887.69	0.158
18	9214.39	0.212
19	9816.36	0.225
20	11379.61	0.261
21	8512.28	0.195
22	10901.33	0.250
23	11121.89	0.255
24	8548.78	0.196
25	8105.78	0.186
26	10239.25	0.235
27	7962.72	0.183
28	10963.07	0.243
29	12142.89	0.279
30	8622.81	0.198
31	8321.72	0.191
32	6578.09	0.152
33	6194.82	0.141
34	6307.05	0.145
35	6437.05	0.147
36	8245.49	0.189
37	6287.96	0.144
38	9441.16	0.217
39	8397.73	0.193
40	8381.36	0.192
41	8033.54	0.184
42	8247.41	0.189
43	7563.91	0.172
44	9224.05	0.214
45	7106.60	0.163
46	7066.65	0.162
47	7717.67	0.200
48	6764.60	0.155
49	6657.82	0.153
50	6679.93	0.153
51	8696.89	0.200
52	6879.56	0.158
53	8414.05	0.193
54	8363.69	0.192
55	7016.13	0.161
56	9191.48	0.211
57	7383.36	0.169
58	9104.92	0.209
59	10615.69	0.230
60	9361.14	0.215
61	9571.74	0.220
62	11233.28	0.258
63	7488.99	0.172
64	10074.05	0.231
65	8195.73	0.188
66	7967.50	0.183
67	7851.30	0.180
68	7006.51	0.161
69	13093.61	0.301
C.A.	2307.23	0.054

LOCATION MAP



DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



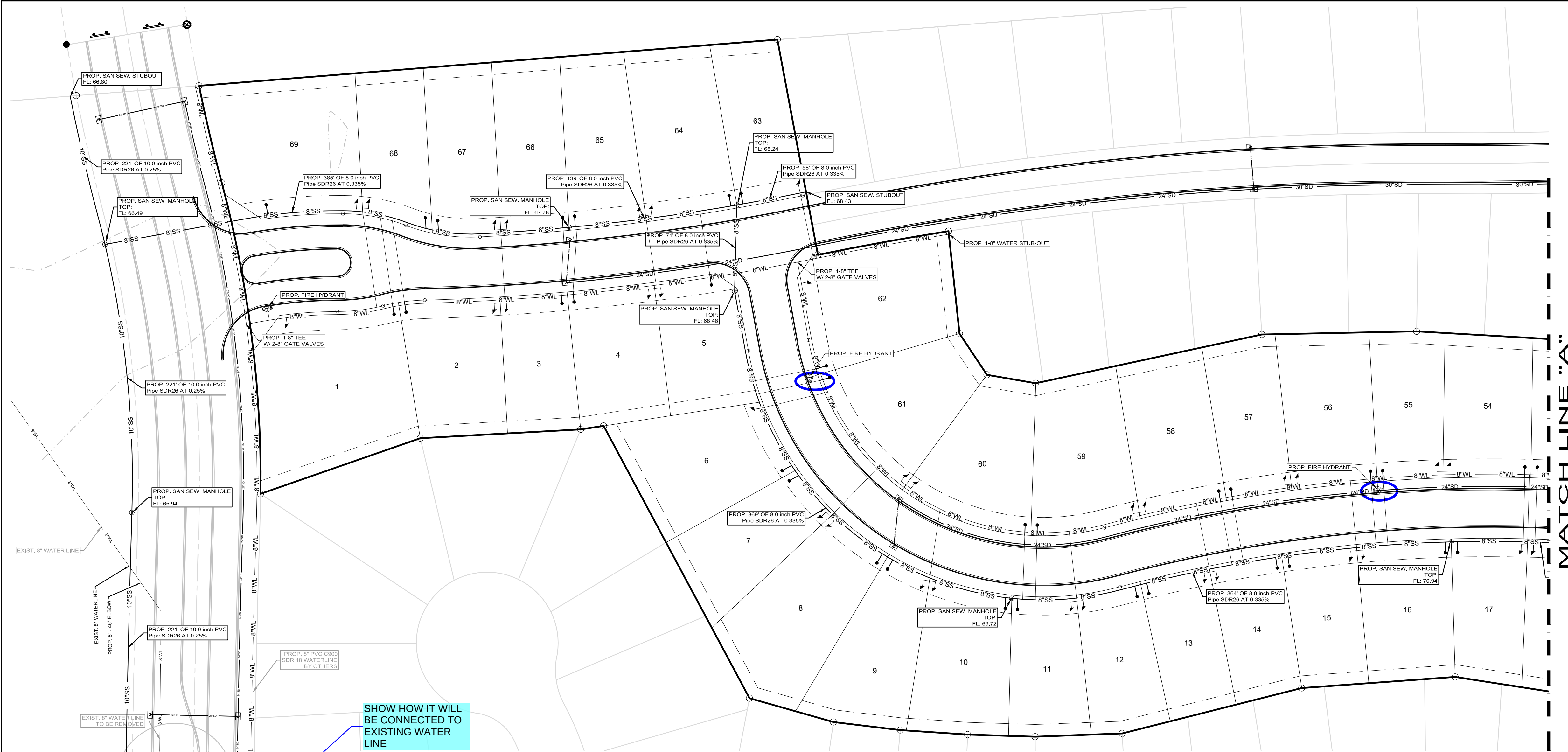
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

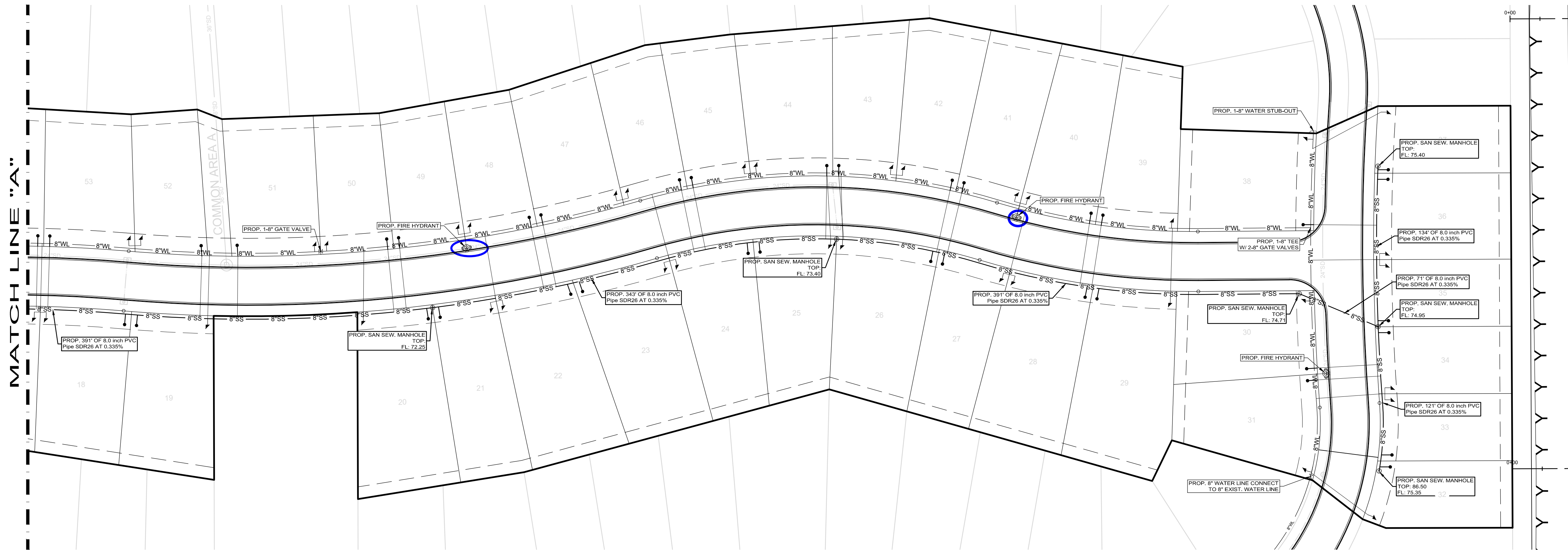
BY: _____ DEPUTY

SHEET 2 OF 2 SHEETS



SHOW HOW IT WILL
BE CONNECTED TO
EXISTING WATER
LINE

- GENERAL NOTES:
1. WATER VALVES MUST BE SPACED A MAXIMUM OF 600' FOR ONSITE ACCORDING TO CITY OF EDINBURG STANDARDS.
 2. PROVIDE TOP ELEVATIONS FOR SS MANHOLES
 3. VERIFY SS MANHOLE SLOPES ACCORDING TO TCEQ STANDARDS
 - 4.

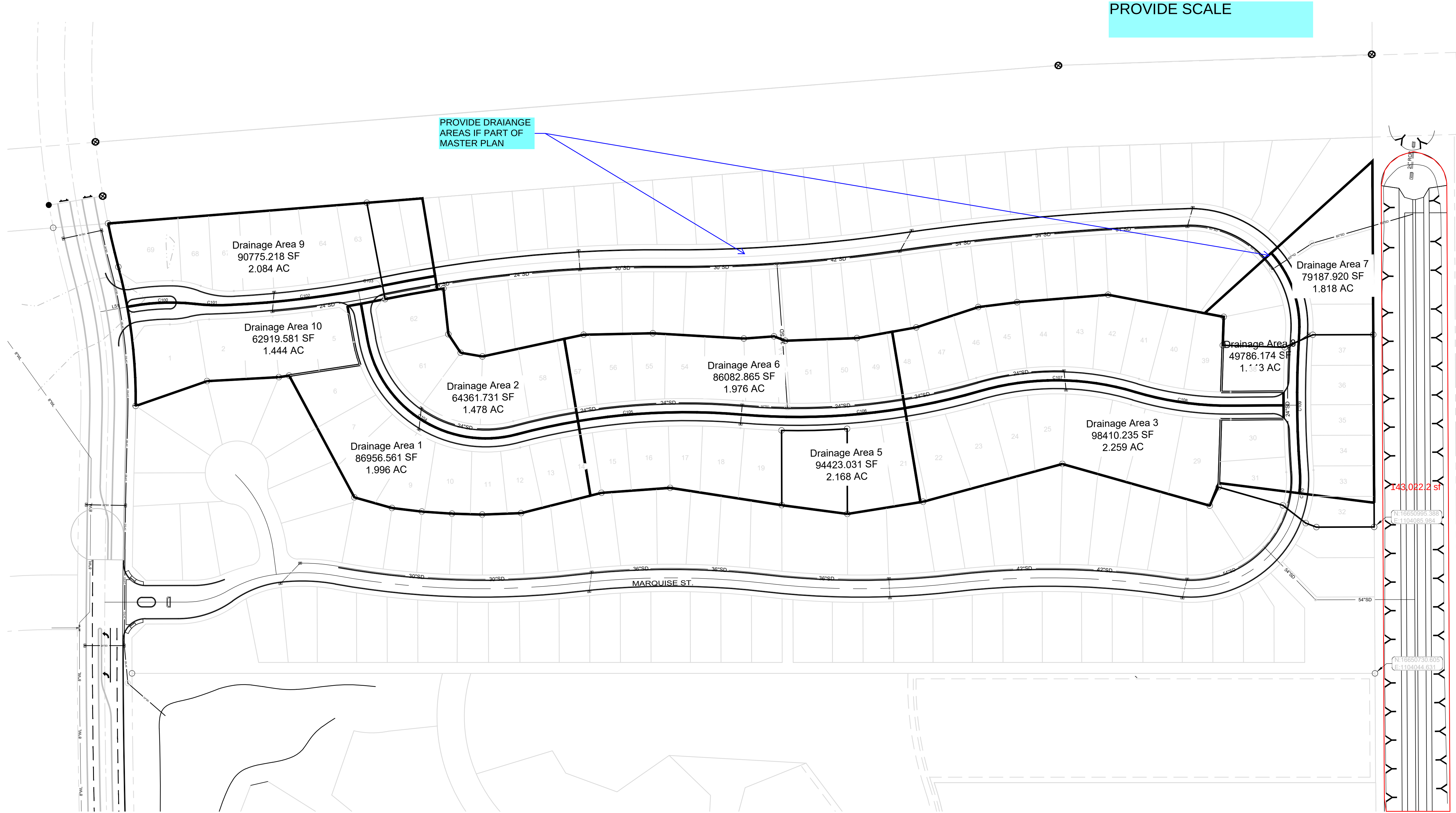


PROVIDE SCALE

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	DUAL WATER SERVICE
	DUAL SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	STORM INLET
	STORM MANHOLE
	8\"/>
	8\"/>
	24\"/>
	WATER LINE (C-900 DR18)
	SEWER LINE (SDR26)
	STORM LINE (RCP)

JOB No.		25180	
REVISION	DATE	BY	
PROJECT ENG. MARIO REYNA		MELDEN & HUNT INC.	
T-BOOK	1. RELEASE DATE	CONSULTANTS • ENGINEERS • SURVEYORS	
2. RELEASE DATE		1415 W. MONTYRE - EDINBURG, TX 78541	
3. RELEASE DATE		PH: (956) 381-0981 - FAX: (956) 381-1839	
SCALE: AS NOTED		ESTABLISHED 1947 - www.meldenandhunt.com	
THIS DOCUMENT IS RELEASED FOR THE PROJECT AND SITE REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117268 OR ANY OF HIS ASSOCIATES TO BE USED FOR CONSULTING, BIDDING OR PERMIT PURPOSES.			
SAPPHIRE AT LA SIENNA PHASE II SUBDIVISION EDINBURG, TEXAS			
UTILITIES			
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File Name: 25180.00			
SHEET		OF 21	



DRAINAGE AREAS

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SHEET 12 OF 21

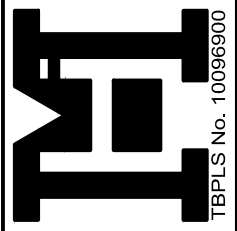
SAPPHIRE AT LA SIENNA
PHASE II SUBDIVISION
EDINBURG, TEXAS

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OTHER PURPOSES WITHOUT THE
WRITTEN PERMISSION OF
MEIDEN & HUNT, INC.

ENG. TECH. JUAN G.
PROJECT ENG. MARIO REYNA
T-BLOCK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MEIDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MONTYRE - EDINBURG, TX 78541
PH: (936) 381-0981 - FAX: (936) 381-1839
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JOB No. 25180



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SAPPHIRE AT LA SIENNA
PHASE II SUBDIVISION
EDINBURG, TEXAS

STORM LAYOUT

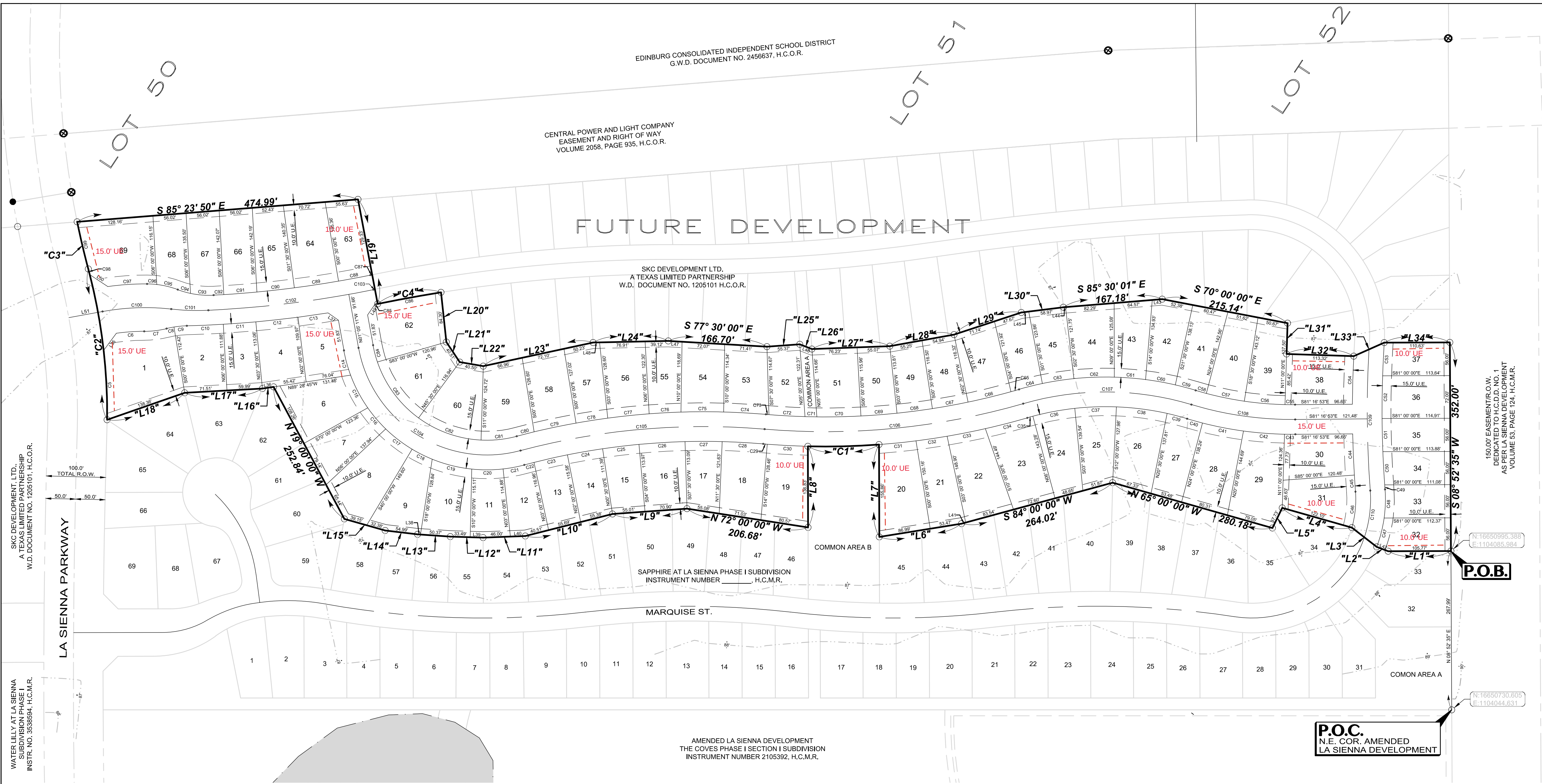
PROVIDE SCALE

GENERAL COMMENTS:
1. VERIFY STORM
SEWER SLOPES.
2. PROVIDE TOP
ELEVATIONS AND
PROVIDE 3' MINIMUM
COVER AS PER CITY OF
EDINBURG STANDARDS.

General Utility Storm Comments:

- Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
- N/A
- Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
- Review of Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR storm as per Engineering Standards manual or provide a model of this development. 25-year HGL must be below the gutter line.
- Provide the 10 and 25-year HGL on plan and profiles.
- Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections.
- Pilot channel must be shown and labeled on cross-sections.
- N/A
- A Safety Buffer around detention pond shall be 6' for private detention ponds.
- Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
- N/A
- Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
- N/A
- Label all street widths.
- Show all valley gutters. Valley gutters are to be 6' wide.
- Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
- Provide approved drainage report prior to recording of the plat.
- Show street profiles with any required vertical curves.
- Label all street radius and must comply with COE radius requirements.
- All street slopes must have a min. slope of 0.22%.
- Include trash racks into outlet structure design.
- Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.

DETENTION REQUIRED: 110,422 CF.
DETENTION PROVIDED: 2,979,600 CF.



STATE OF TEXAS
COUNTY OF HIDALGO:

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION SO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS, AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG 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 HOMEOWNER 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 THE DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS 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 THE RESPONSIBILITY OF THE CITY OF EDINBURG.

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC, 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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

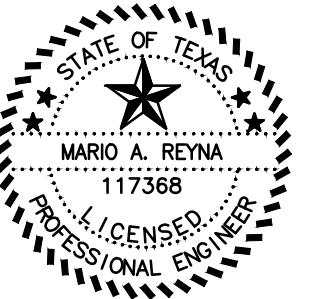
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 10/22/2025
ENGINEERING JOB # 25180.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



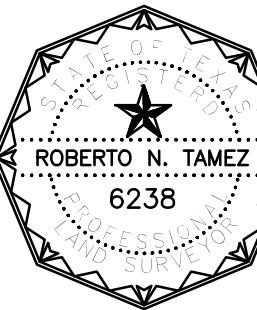
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 05/28/2024
SURVEYING JOB NO. 24678.08



STATE OF TEXAS
COUNTY OF HIDALGO

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 §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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II 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____.

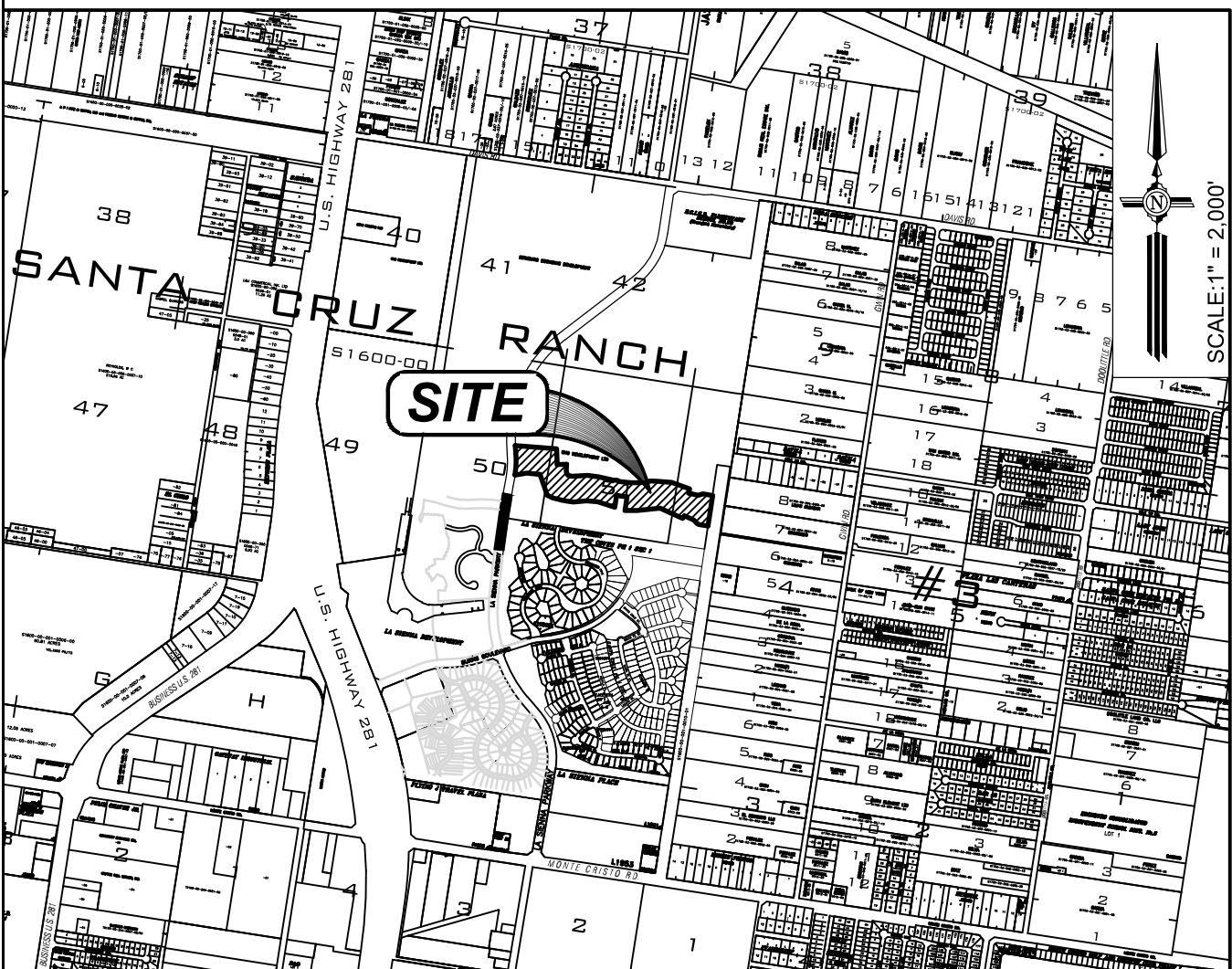
CHAIRPERSON PLANNING AND ZONING COMMISSION

SUBDIVISION MAP OF

SAPPHIRE AT LA SIENNA PHASE II SUBDIVISION

BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

LOCATION MAP



DRAWN BY: J.L.G. DATE 10-22-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG, TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

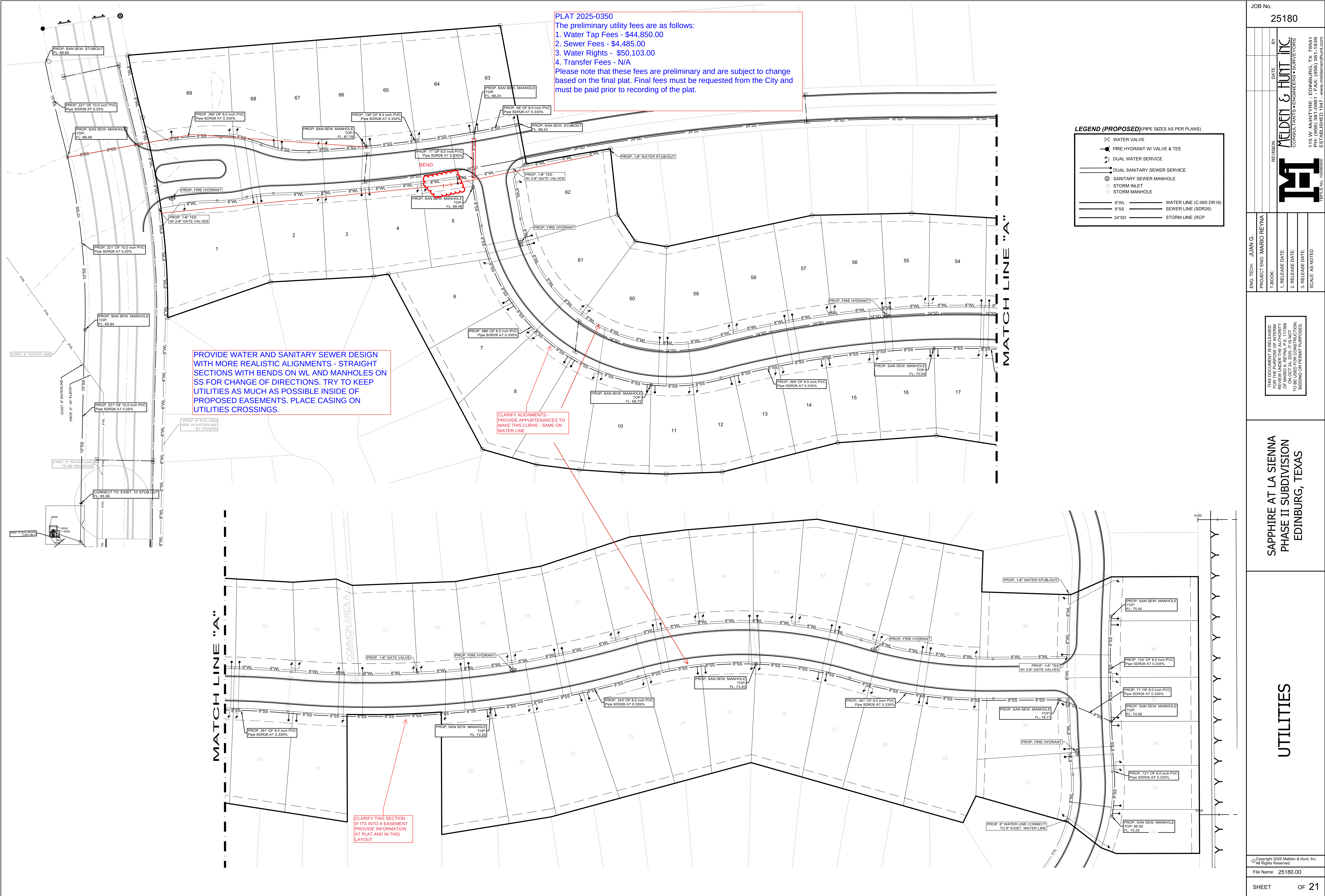


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



JOB No.
25180

REVISION

DATE

BY

PROJECT ENG. **MARIO REYNA**

T-BOOK:

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PROJECT ONLY. REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368. NO OTHER PROJECTS ARE TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**SAPPHIRE AT LA SIENNA
PHASE II SUBDIVISION
EDINBURG, TEXAS**

UTILITIES

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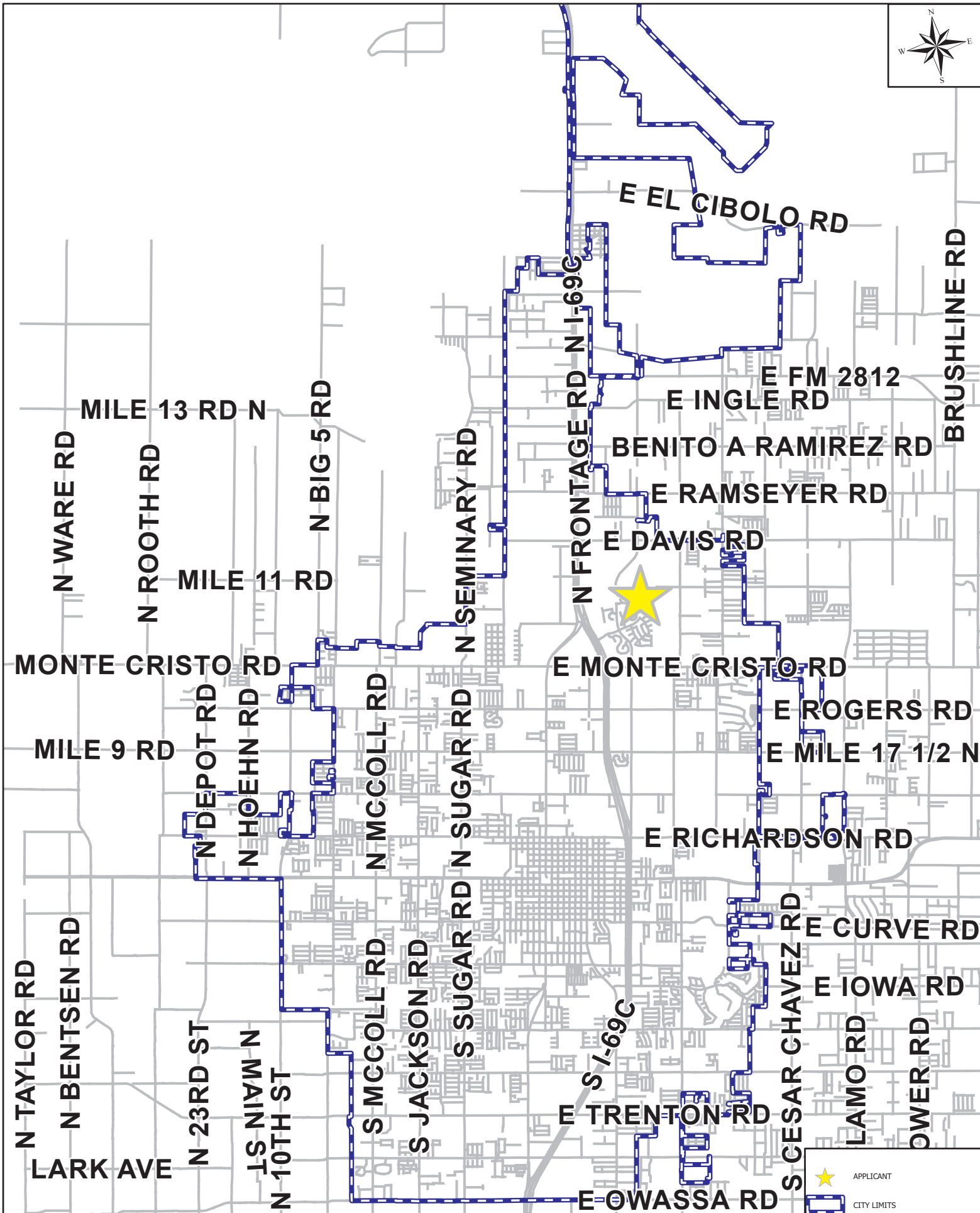
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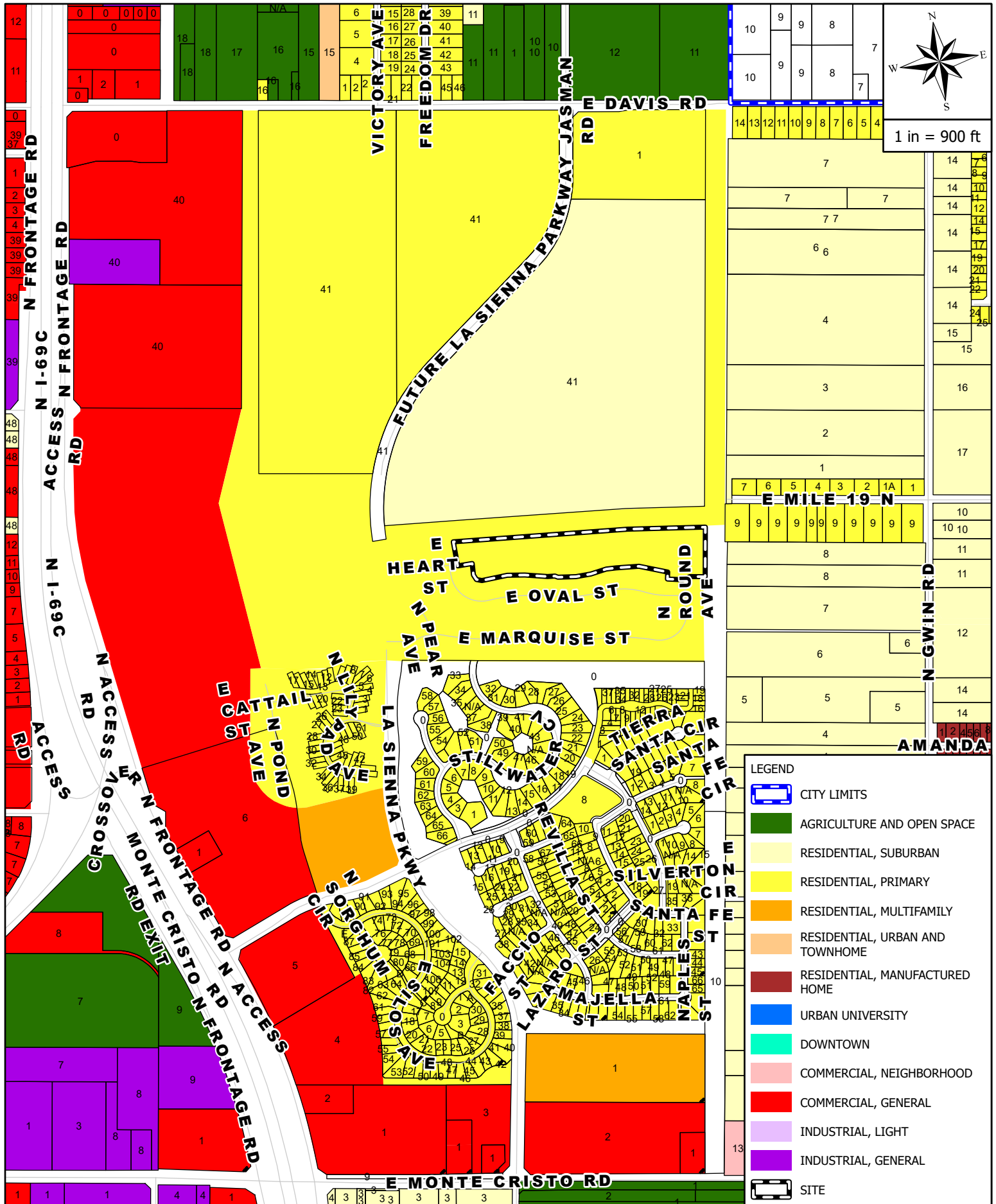
SHEET **of 21**

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MONTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

MH
TABLE No. 10090900

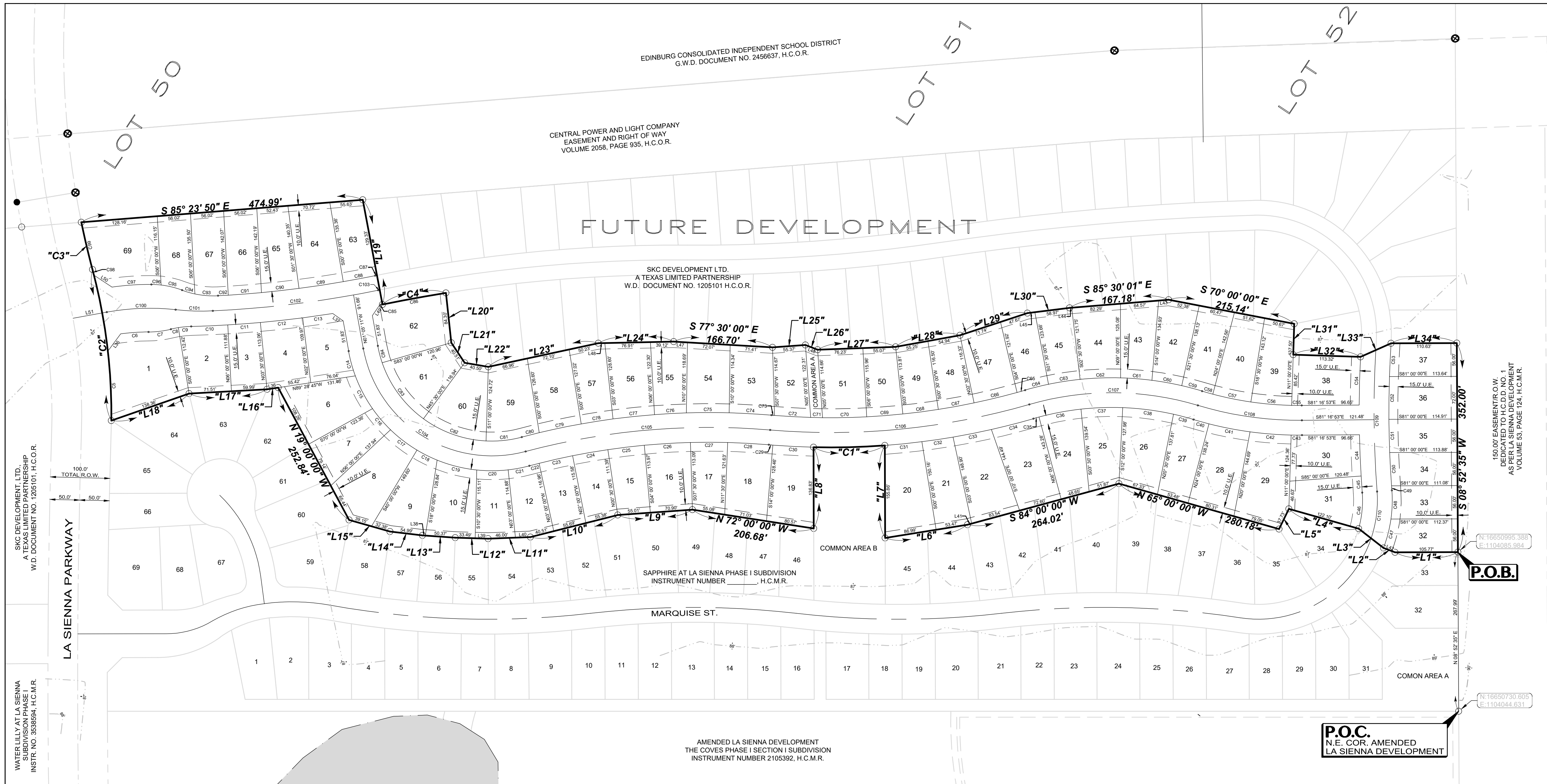




ZONING MAP

4498 LA SIENNA PKWY





STATE OF TEXAS
COUNTY OF HIDALGO:

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION SO 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 STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER 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 THE DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS 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 THE RESPONSIBILITY OF THE CITY OF EDINBURG.

SAPPHIRE AT LA SIENNA SPE, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NICK RHODES, MANAGER

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, MANAGER OF SAPPHIRE AT LA SIENNA SPE, LLC, 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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS

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, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 10/22/2025
ENGINEERING JOB # 25180.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 08/28/2024
SURVEYING JOB NO. 24678.08

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

BY: _____ DEPUTY

SHEET 1 OF 2 SHEETS

STAFF REPORT: SUNSET GROVES SUBDIVISION

Date Prepared: December 2, 2025
Planning and Zoning Meeting: December 11, 2025
Final Plat Approval

Subject: Consider the Final Plat Approval of Sunset Groves Subdivision, Being a 9.14 acres being all of Lots 3 & 4, Block 8, Santa Cruz Gardens Unit No.3, recorded in Volume 9, Page 3, Hidalgo County Map Records, located at 4801 N. Doolittle Road, As Requested by Rio Delta Engineering.

Location: The property is located on the west side of N. Doolittle Road and is approximately 940 ft. north of E. Mile 19 North, and is within the City of Edinburg, City Limits.

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

Setbacks: UDC Setbacks for Residential, Primary (RP) District, Front and Rear 20 ft., Side 5 ft., (as per variance approved by City Council on Nov. 5, 2025), Side Street and Corner 10 ft., Garage 18 ft.

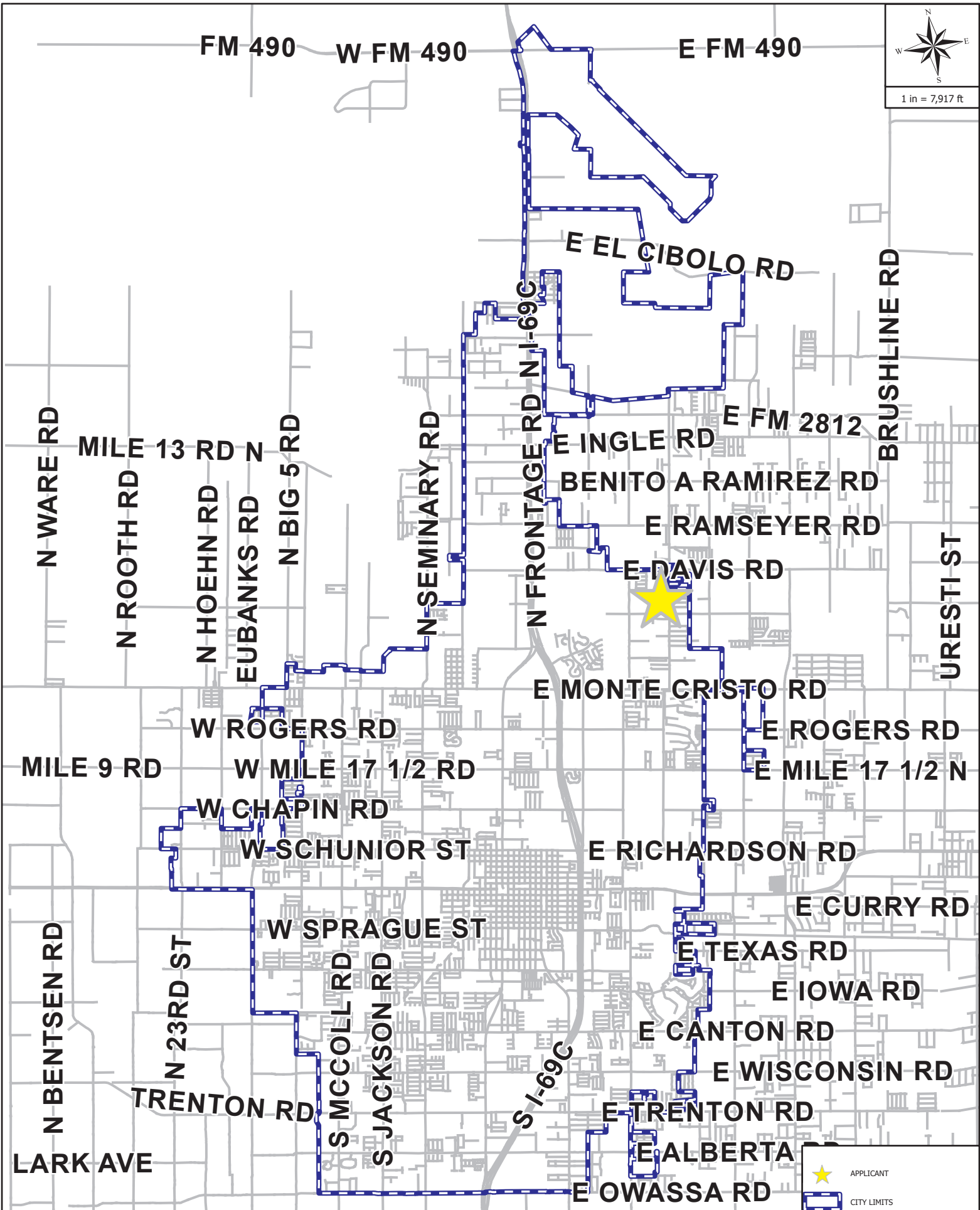
Analysis: The Final Plat development of 44 Single-Family Residential lots averaging approximately 6,474.00 square feet.

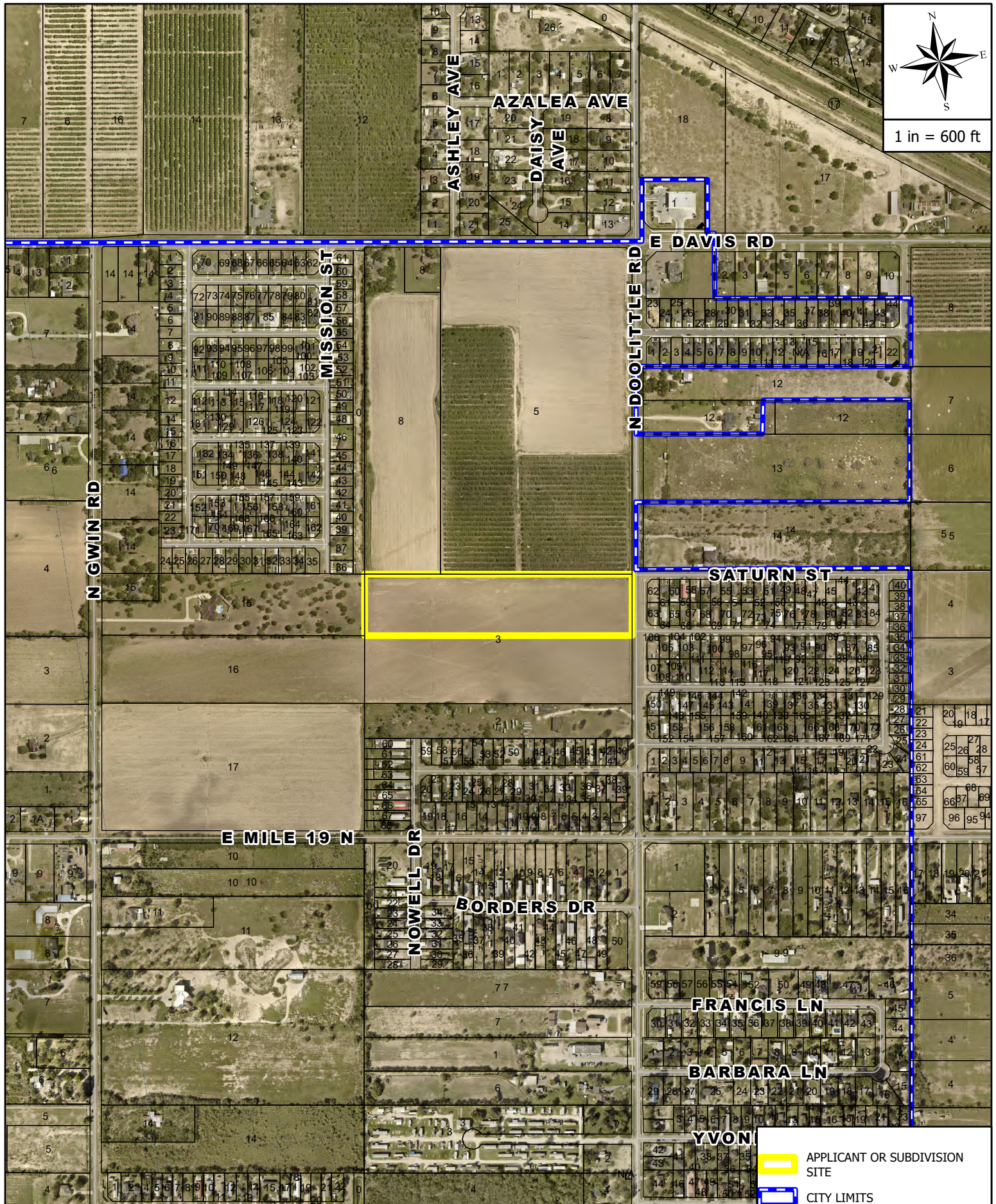
Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation, and with City of Edinburg Sanitary Sewer Collection System requirements. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire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

Recommendations:

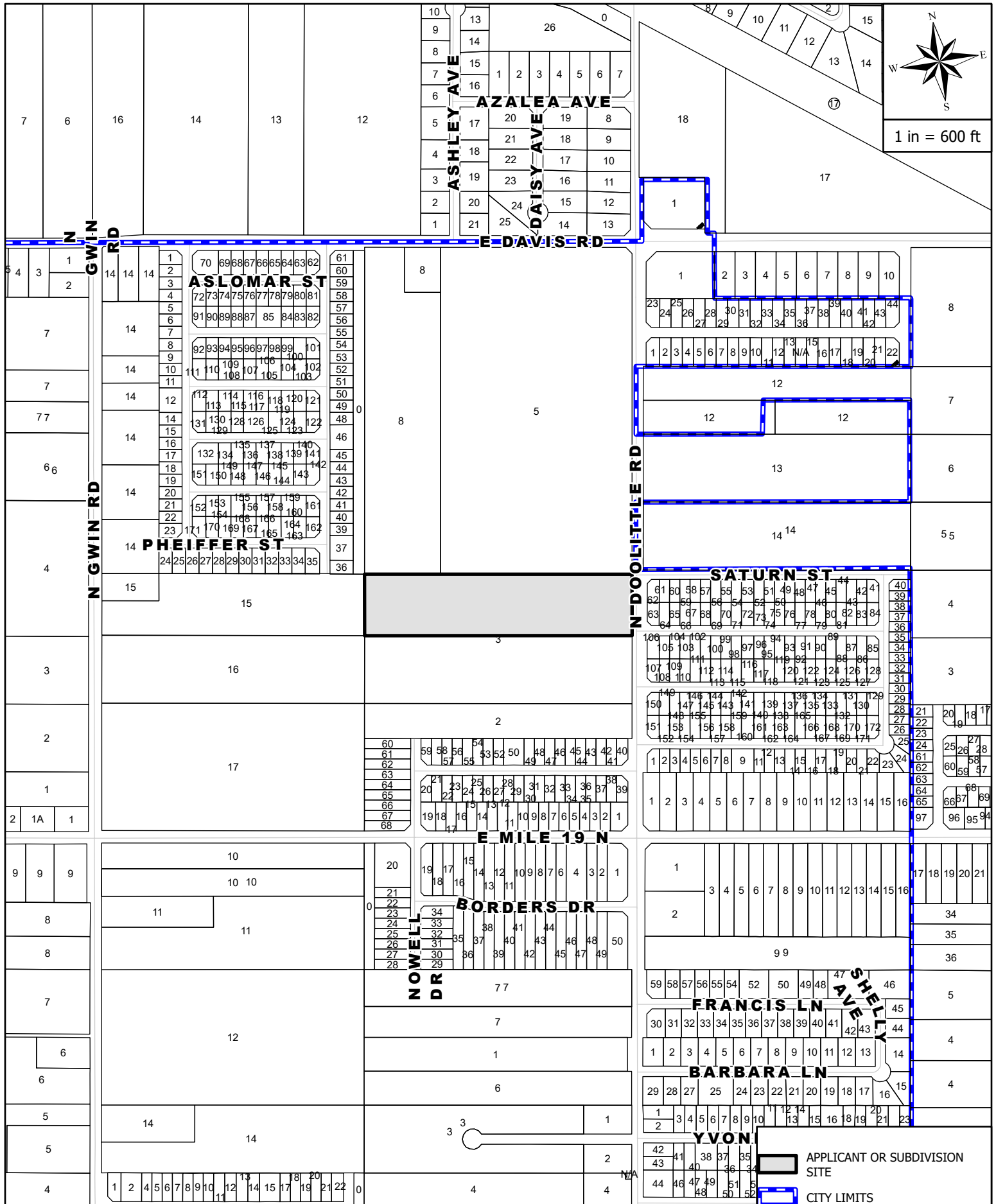
City of Edinburg Planning & Zoning Department:

Staff recommends approval of the 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.





AERIAL MAP
APPLICANT AND/OR SUBDIVISION:
SUNSET GROVES



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SUNSET GROVES



SUNSET GROVES SUBDIVISION

BEING A 9.14 ACRES OUT OF LOT 4, BLOCK 8 SANTA CRUZ GARDENS UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
T.E.	TECHNICAL EASEMENT
E.U.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
L	LOT LINE

JOHN P. ABRAHAM
12.03 ACRES OUT OF LOT 8 & 9, BLOCK 8,
SANTA CRUZ GARDENS
UNIT No.3 SUBDIVISION
VOL. 9, PG. 3, M.R.H.C.
DOC# 3322143, O.R.H.C.

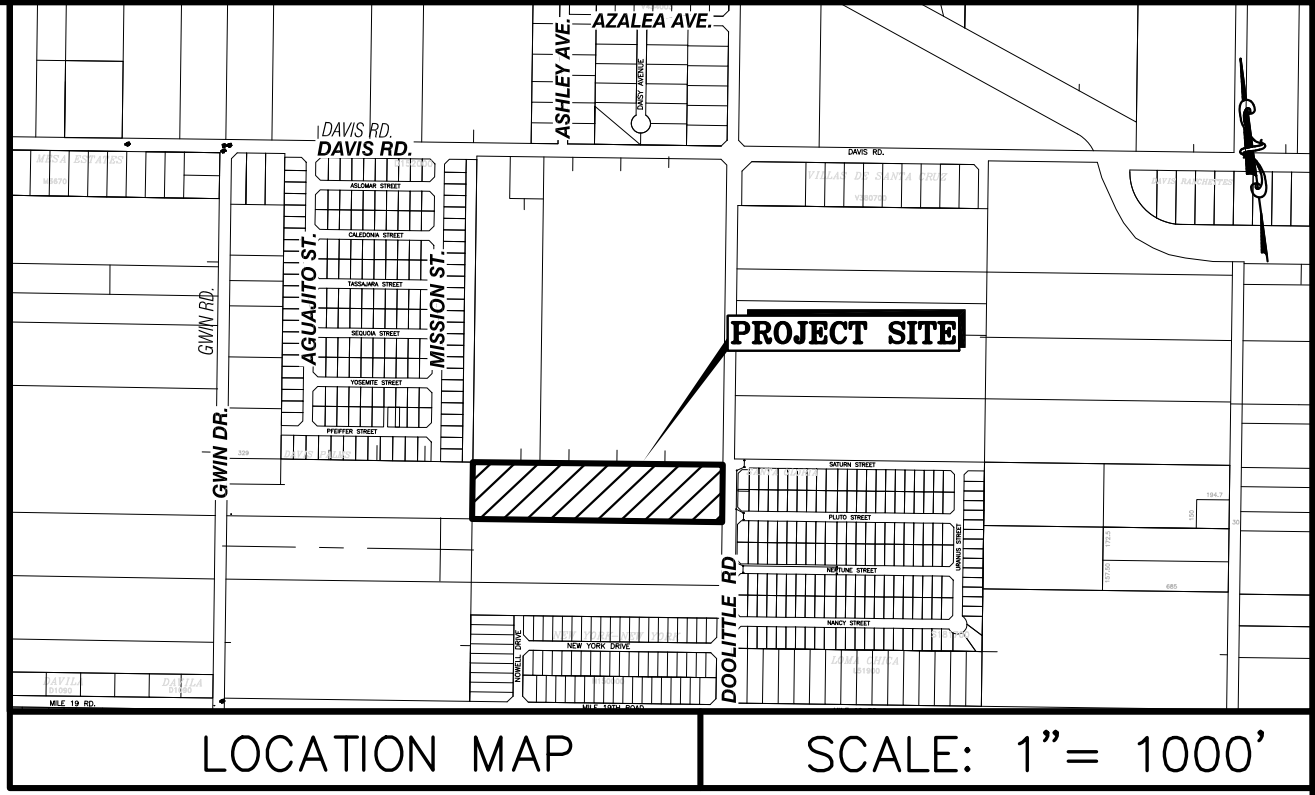
PARCELS LOTS - LINE TABLE			
LINE No.	LENGTH	DIRECTION	
L1	40.94	S53° 44' 55"W	
L2	21.25	N36° 15' 16"W	
L3	21.17	N53° 45' 02"E	
L4	10.00	S81° 08' 59"E	
L5	21.25	N36° 15' 12"W	
L6	21.18	S53° 44' 44"W	
L7	41.09	N36° 15' 05"W	

PARCELS LOTS - CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.17	50.00	7.07	S24° 41' 31"E	6.16
C2	56.43	50.00	64.67	S60° 33' 35"E	53.48
C3	68.29	50.00	78.26	N47° 58' 42"E	63.11
C4	68.65	50.00	78.67	N30° 29' 05"W	63.39
C5	56.43	50.00	64.67	N77° 50' 49"E	53.48
C6	5.81	50.00	6.66	S42° 10' 55"W	5.81

JOHN P. ABRAHAM & MERCY K. ABRAHAM
ALL OF LOTS 5, 6, 7 & 5.63 ACRES OUT OF LOT
8, SANTA CRUZ GARDENS UNIT NO.3
SUBDIVISION VOL. 2942 PG. 283, M.R.H.C.
DOC# 1990-170880, O.R.H.C.

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
○	FOUND 5/8 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	FOUND 60-D NAIL
⊙	SET COTTON PICKER SPINDLE
⊙	POWER POLE
—	GUY WIRE
□	FOUND FENCE POST
⊞	TRAFFIC SIGN
⊞	WATER METER
⊞	WATER VALVE
⊞	IRRIGATION STAND PIPE
(XXXX)	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
—	ELECTRICAL & UTILITY EASEMENT

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



METES AND BOUNDS DESCRIPTION

BEING A 9.14 ACRES TRACT OF LAND MORE OR LESS SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SAID 9.14 ACRES BEING ALL OF LOT 4, BLOCK 8, SANTA CRUZ GARDENS UNIT No. 3, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 19.14 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF THE SAID LOT 4, BLOCK 8, SAME BEING A POINT ON THE CENTERLINE OF N. DOOLITTLE ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 08° 38' 27" W ALONG THE EAST LINE OF THE SAID LOT 4, BLOCK 8, SAME BEING ALONG THE CENTERLINE OF N. DOOLITTLE ROAD, TO THE SOUTHEAST CORNER OF THE SAID LOT 4, BLOCK 8, A DISTANCE OF 299.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 08' 59" W ALONG THE DIVIDING LINE BETWEEN LOTS 3 AND 4, BLOCK 8, OF THE SAID SANTA CRUZ GARDENS UNIT No. 3, TO THE SOUTHWEST CORNER OF THE SAID LOT 4, BLOCK 8, SAME BEING THE NORTHWEST CORNER OF THE SAID LOT 3, BLOCK 8, A DISTANCE OF 1332.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 37" E ALONG THE DIVIDING LINE BETWEEN LOTS 4 AND 15, BLOCK 8, OF THE SAID SANTA CRUZ GARDENS UNIT No. 3, TO THE NORTHWEST CORNER OF THE SAID LOT 4, BLOCK 8, SAME BEING THE NORTHEAST CORNER OF THE SAID LOT 15, BLOCK 8, A DISTANCE OF 299.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 08' 59" E ALONG THE NORTH LINE OF THE SAID LOT 4, BLOCK 8, OF THE SAID SANTA CRUZ GARDENS UNIT No.3, A DISTANCE OF 1332.01 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 9.14 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN 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. COMMUNITY PANEL No. **480338 0020 E**, REVISED JUNE 6, 2000. REVISED TO REFLECTED LOMR DATED MAY 14, 2001.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- THIS PROPERTY IS ZONED PRIMARY RESIDENTIAL.
- SETBACKS:

FRONT:	20.00	FEET	OR EASEMENT WHICHEVER IS GREATER
REAR:	20.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SIDES:	6.00	FEET	OR EASEMENT WHICHEVER IS GREATER
STREET SIDE:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
CORNER:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
GARAGE:	18.00	FEET	OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
- BENCHMARKS (B.M.):
IRON ROD BEING APPROXIMATELY 25 FEET WEST OF THE SOUTHWEST CORNER OF THIS SUBDIVISION. TOP OF ROD ELEV.=89.04 (N.A.V.D. 88) NORTHING:16652296.7700 EASTING:1105906.8510 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
- DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **48,988** CUBIC-Feet OR **1.125** ACRE-Feet OF STORM WATER RUNOFF.
- ONLY ONE SINGLE FAMILY DWELLING PER LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. SIDEWALK MUST BE 3 (3.00') FOOT FROM BACK OF CURB.
- ALL RIGHT-OF-WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE HOMEOWNER'S ASSOCIATION FOR THIS SUBDIVISION WILL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE PROPOSED DETENTION AREA.
- 5' WIDE CONCRETE SIDEWALK AND ADA RAMPS ARE REQUIRED ALONG N DOOLITTLE ROAD AT SUBDIVISION CONSTRUCTION PHASE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- \$300.00 PARKLAND FEE IS TO BE PAID AT BUILDING PERMIT STAGE.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS

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

RENE GARZA, MANAGER
RG ENTERPRISES LLC
711 E WISCONSIN RD
EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RENE GARZA**, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC COUNTY OF HIDALGO DATE

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

ATTEST: PRESIDENT SECRETARY

PRINCIPAL CONTACTS:		NAME	ADDRESS	PHONE & FAX
OWNER:	RG ENTERPRISES LLC	711 E WISCONSIN RD	EDINBURG, TX 78539	(956) 373-0650
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **SUNSET GROVES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 2025.

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

CITY OF EDINBURG STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **SUNSET GROVES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2025.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

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 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 _____ DAY OF _____, 2025.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

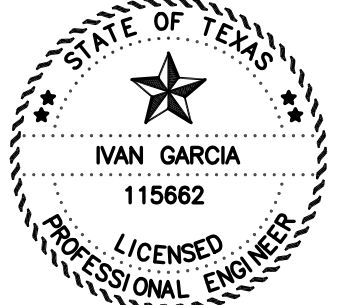


STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2025.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS



KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE INDIVIDUALS OR A CORPORATION, PARTNERSHIP, OR OTHER ENTITY, AND "GRANTEE" WHETHER ONE OR MORE INDIVIDUALS OR A CORPORATION, PARTNERSHIP, OR OTHER ENTITY), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THIS EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

RENE GARZA, MANAGER.
RG ENTERPRISES LLC
711 E WISCONSIN RD
EDINBURG, TEXAS 78539

DATE



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

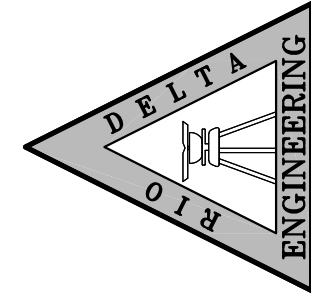
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT SHEET
SUNSET GROVES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT :

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

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

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

DRAWN:
H.G/ G.F.

SCALE:
1"=60'

DATE:
AUGUST 28, 2025

PROJECT:
SUB 22 047

REVISIONS:

PAGE NO.:

Planning and Zoning Commission

Attendance 2025

2025

First Name	Last Name	Position	Jan	23-Jan	Feb	27-Feb	Mar	27-Mar	Apr	24-Apr	May	22-May	June	26-Jun	10-Jul	24-Jul	14-Aug	28-Aug	11-Sep	25-Sep	9-Oct	23-Oct	20-Nov	11-Dec
Jorge	Sotelo	Chairperson	E	P	P			P	P	P	P	P	P	A	P	P	P	A	P	A	P	P	A	
Elias	Longoria, Jr.	Vice-Chair	P	E	P			P	P	P	P	P	E	P	P	P	P	P	P	P	P	P	P	
Ruby	Casas	Commissioner	P	P	A			E	P	P	E	P	P	P	P	A	P	P	P	P	P	A	A	
Jorge	Gonzalez	Commissioner	P	P	P			E	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	
Victor	Daniec	Commissioner	P	P	A			P	P	P	P	E	E	P	A	P	P	A	P	A	P	P	P	
Rene	Olivarez	Commissioner	P	E	P			E	E	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Rodolfo "Rudy"	Ramirez	Commissioner	P	P	P			P	E	P	P	E	P	A	P	P	P	A	P	P	P	A	P	