



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 22, 2026 – 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 Board Member Rodolfo “Rudy” Ramirez from the January 8, 2026, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the January 8, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) district to Industrial, General (IG) District, being Lot 2, Block 47, Santa Cruz Gardens Subdivision, Unit No. 2, Hidalgo County, Texas, Located at 1000 W. Farm-to-Market 2812, as Requested by Alfonso Villarreal.
- B. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision Hidalgo County, Texas, Located at 610 E. Monte Cristo Road, as Requested by Jabes Properties, LLC.





- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: The Northeast Quarter of Lot 8, Section 243, Out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: That Portion Out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded to Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas, Located at 2399 E. Rogers Road, as Requested by Rioplex Engineering LLC.
- D. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District, Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas Consisting of: 0.822 of One Acre Being a Part or Portion of Lot 1 and 0.250 of one Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision, Located at 2315 E. Monte Cristo Road, as Requested by Melden & Hunt, Inc.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards, for Garco North Industrial Park Subdivision, Being a 5.87-Acre Tract of Land Out of Lots 1, 2 and 4, Block 49, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According to the Map or Plat Recorded in Volume 8, Pages 28 & 29, Map Records, Hidalgo County, Texas, and According to Correction Warranty Deed Recorded Under County Clerk's Document Number 1738805, Official Records, Hidalgo County, Texas, Located at 104 Constitution Drive as Requested by Quintanilla, Headley And Associates, Inc.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-5, Apartment Lot and Building Standards, Being a 0.37 Acre Tract of Land, More or Less, Being the North 114.00 Feet of Lot 1, Wood Subdivision, City of Edinburg, Hidalgo County, Texas According to the Map or Pat Thereof Recorded Under Volume 10, Page 35 of the Plat Records of Hidalgo County, Texas Located at 513 S. 4th Avenue, as Requested by Jorge E. Vallina, on Behalf of Zaashila Construction Group, LLC.





10. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 12:00 P.M. on this 15th day of January 15, 2026.

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
JANUARY 8, 2026 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

JORGE SOTELO – CHAIRMAN

ELIAS LONGORIA, JR. – VICE CHAIRMAN

BOARD MEMBERS:

RUBY CASAS

JORGE GONZALEZ

RENE OLIVAREZ

VICTOR DANIEC

ABSENT:

RODOLFO “RUDY” RAMIREZ – BOARD MEMBER

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.

JULIO GONZALEZ, A HIDALGO COUNTY RESIDENT, WAS PRESENT AND EXPRESSED HIS CONCERN AND INTEREST IN ALL ACTIVE AND PENDING DATA CENTER PERMITS.

6. **ABSENCES**

- A. Consider excusing the absence of Vice Chairman Elias Longoria, Jr., from the December 11, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE EXCUSING THE ABSENCE OF VICE CHAIRMAN ELIAS LONGORIA, JR., FROM THE DECEMBER 11, 2025, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. VICE CHAIRMAN ELIAS LONGORIA, JR., ABSTAINED FROM VOTING.





7. **MINUTES**

- A. Consider Approval of the Minutes for the December 11, 2025, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE MINUTES FOR THE DECEMBER 11, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, Being 22.44 Acres, More or Less, Being the Residue of “Original” Lot 11, Block 48 of “Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2”, Located at 500 W. Ingle Road, as Requested by Nustar Logistics, L.P.

ORALIA RODRIGUEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE REZONING REQUEST.

STEVE FERGUSON, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

JUNE JOBE, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

JUSTIN JOBE, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

WILLIAM WALTHOUR, A CONCERNED CITIZEN, WAS PRESENT AND ADDRESSED THE BOARD REGARDING DATA CENTERS.

GABRIEL ESPINOZA, EDINBURG ASSISTANT FIRE CHIEF, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.





A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 4-2 VOTE. CHAIRMAN JORGE SOTELO AND VICE-CHAIRMAN ELIAS LONGORIA, JR., OPPOSED THE MOTION. - ITEM DENIED

- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as Being Further Described in the Eulogio Diaz Subdivision, According to the Map or Plat Thereof Recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as Set Forth in a Deed Conveyed to State of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas, as Located at 2921 E. Monte Cristo Road, as Requested by Countryside Realty Investments LLC.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Located at 1008 Monte Cristo Heights Road, as Requested by Erica Nava.

ERICA NAVA, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE-CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED





- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 12, Villa Del Sol Subdivision, Located at 1021 Sundance Drive, as Requested by Daniel Ramos.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- E. Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Primary (RP) District, Being a Tract of Land Containing 21.575 Acres Out of Lots 21 and 25 East Retama Subdivision, Located at 4220 N Seminary Road, as Requested by Melden & Hunt Inc.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- F. Special Use Permit for On-Premise Consumption for Alcoholic Beverages for Late Hours, Being Lots 1 and 2, Edinburg Original Townsite, Block 251, Located at 300 E. University Drive, Suite 3, as Requested by Hugo A. Olvera.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE SPECIAL USE PERMIT. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Minimum Lot Area and Lot Width, for King's Landing Subdivision, Being a 17.274-Acre Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Hidalgo County Map Records, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley & Associates, Inc.





ALFONSO QUINTANILLA, A REPRESENTATIVE FOR QUINTANILLA, HEADLEY & ASSOCIATES, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

MANUEL CANTU, THE PROJECT DEVELOPER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- B. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102 Lot and Design Standards, Table 3.102-1, Single-Family Detached Lot and Building Standards, Rear Yard Setbacks and Article 5, Subdivision Standards, Sec. 5.206. Blocks, Block Length, for Sapphire at La Sienna Phase III, Being a 12.364 Acres Tract of Land, Out of Lots 51 and 52, Santa Cruz Ranch Subdivision, Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

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

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- C. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3, Single-Family Detached Lots and Building Standard for Rear Yard Setback and Article 5, Section 5.206 Blocks, for 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 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.

A MOTION WAS MADE BY ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED





- D. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width, Side Yard Setbacks, and Table Note to Table 3.102-1 (RM3), Article 5, Section 5.203-A. Table 5.203-1, Right-of-Way Widths and Article 4, Section 4.204-A. Table 4.204-1 Development Standards for Bufferyard Requirement for the Elms Subdivision, Being a 5.818-Acre Tract of Land, Out of Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County Map of Records Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.

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

OMAR GARZA, EDINBURG FIRE CHIEF, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ISRAEL POSADAS JR., EDINBURG ENGINEER III, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 3-3 VOTE. CHAIRMAN JORGE SOTELO, VICE CHAIRMAN ELIAS LONGORIA, JR., AND BOARD MEMBER JORGE GONZALEZ OPPOSED THE MOTION. – ITEM APPROVED

10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of the Elms Subdivision, Being a 5.818 Acre Tract of Land Out of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat Approval of Cristo Crossing Subdivision, Being a 12.05 Acre Tract of Land Out of Lots 3 and 4, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and According to Warranty Deed with Vendor's Lien Recorded Under County Clerk's Document Number 1108016, Official Records, Hidalgo County, Texas Located at 1898 W. Monte Cristo, as Requested by Quintanilla, Headley, & Associates, Inc.





- C. Consider the Final Plat Approval of Las Fuentes Heights at Rincon Subdivision, Being a 3.152 Acre Tract of Land Out of Lot 3 Block 1, A.J. & McColl Subdivision as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Rd, as Requested by SDI Engineering.
- D. Consider the Final Plat Approval of Ali Estates Subdivision Being a 29 Lot Private Subdivision Containing 9.32 Acres, Being All of Tract I, Tract II, Tract III, Conveyed to Lana Sue Heina, as Recorded in Document Number 3089459, Official Records, Hidalgo County, Texas, Out of Lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, as Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 S. Sugar Road, as Requested by Sames, Inc.

ITEMS 10A AND 10C WERE PULLED FROM THE CONSENT AGENDA.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE ITEMS 10B AND 10D. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEMS 10B AND 10D APPROVED

11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, ADDRESSED THE BOARD REGARDING THE JANUARY 6, 2026, CITY COUNCIL MEETING. REZONING REQUESTS AT 20383 E. RICHARDSON ROAD, 2901 W. CHAPIN ROAD, 1313 N I-69C, AND 1000 W ALBERTA ROAD WERE APPROVED. THE REZONING REQUEST AT 701 E LOVETT WAS DENIED 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 5:00 P.M. on this 14th day of January, 2026.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO ADJOURN THE JANUARY 8, 2026, REGULAR MEETING AT 6:56 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6-0 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
January 22, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, Being Lot 2, Block 47, Santa Cruz Gardens Subdivision, Unit No. 2, Hidalgo County, Texas, Located at 1000 W. Farm-To-Market 2812, As Requested By Alfonso Villarreal.

DESCRIPTION / SCOPE:

This property is located on the southside of W. Farm-To-Market 2812 approximately 1,200 feet west of Lake Citrus Drive. The property is currently zoned 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 requested zoning is Industrial, General (IG) District. This is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials. This property has a total frontage of approximately 300 feet along W. Farm-To-Market 2812 and a lot depth of 1261.70 to its deepest point for a total area of 7.80 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for Commercial Truck Parking.

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

Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, January 9, 2026 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 January 28, 2026.

On January 14, 2026, 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 Commercial, General (CG) District to Industrial, General (IG) 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 – 01/13/2026
CITY COUNCIL – 02/17/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Alfonso Villarreal

AGENT: Not Applicable

LEGAL: Being Lot 2, Block 47, Santa Cruz Gardens Subdivision

LOCATION: Located at 11000 W. Farm-To-Market 2812

LOT/TRACT SIZE: 7.80 acres

CURRENT USE: Vacant

PROPOSED USE: Industrial, General (IG) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Agriculture & Open Space (AO) District
South – Agriculture & Open Space (AO) District
East – Agriculture & Open Space (AO) District
West – Commercial, General (CG) District

LAND USE PLAN: Industrial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer CCN Service Area

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

REZONING REQUEST
JOSE A. GONZALEZ

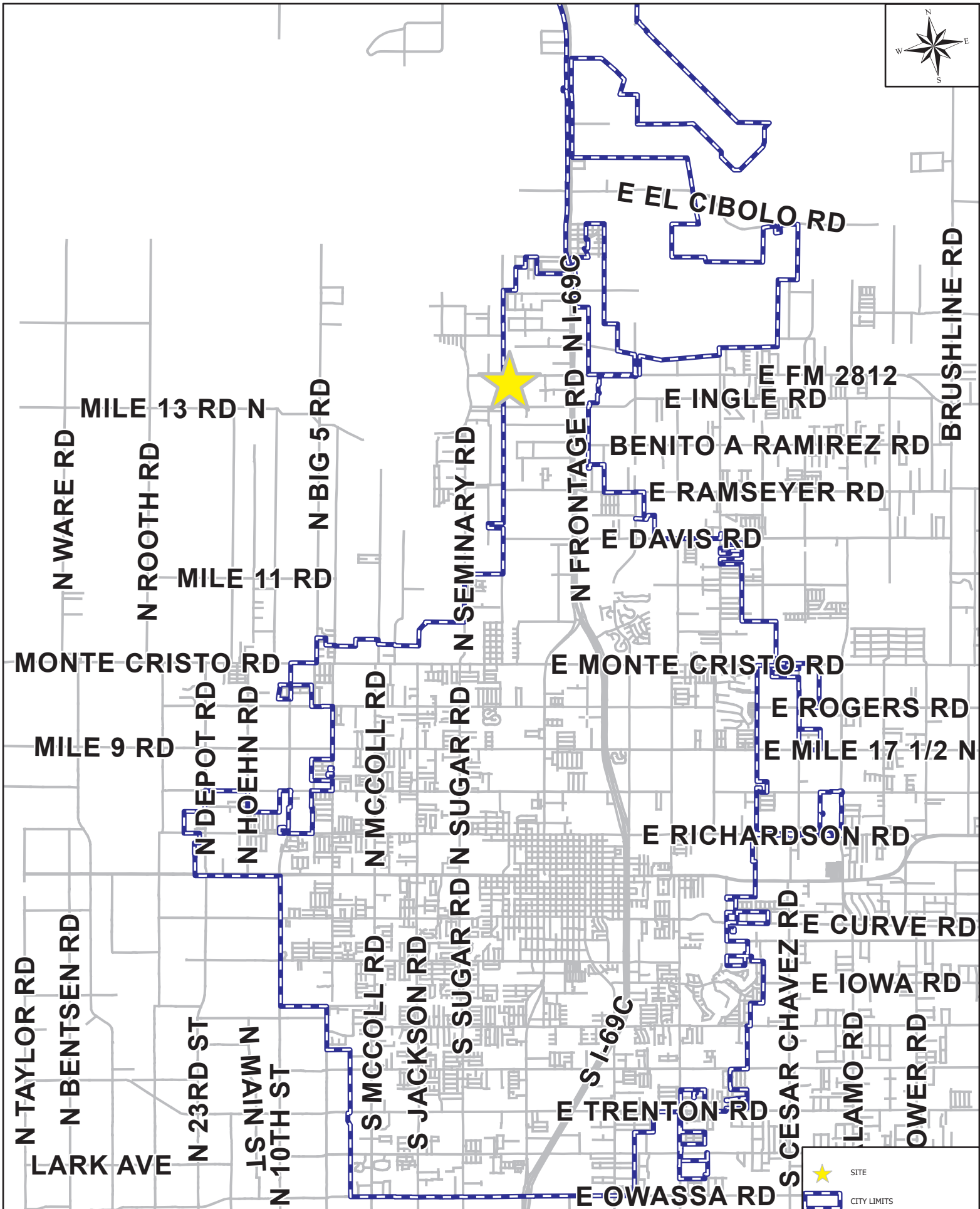
EVALUATION

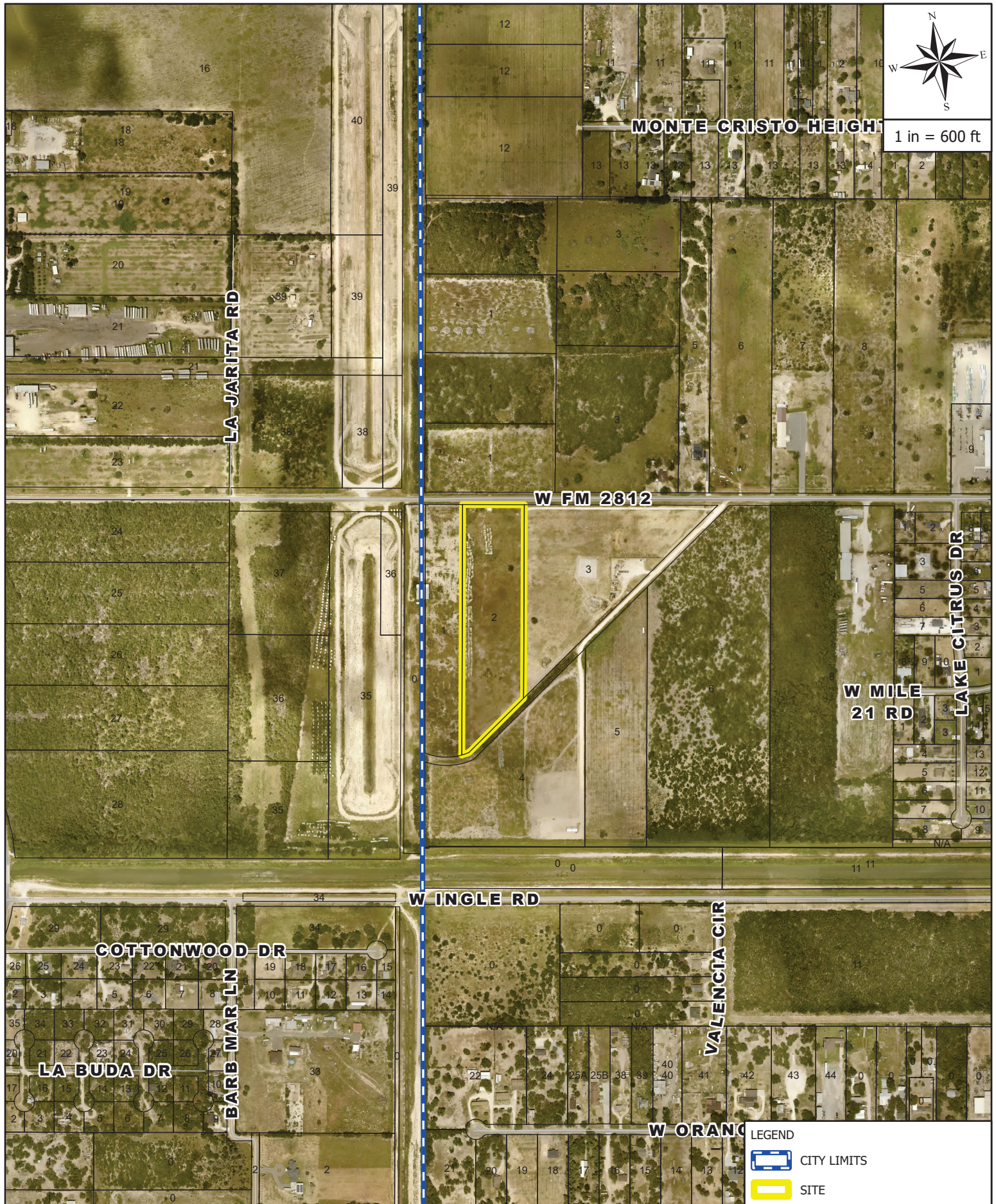
The following is the staff's evaluation of the request:

1. The land is currently located at the end of 1000 W. Farm-To-Market 2812 and is vacant.
2. Surrounding land consists of vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

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

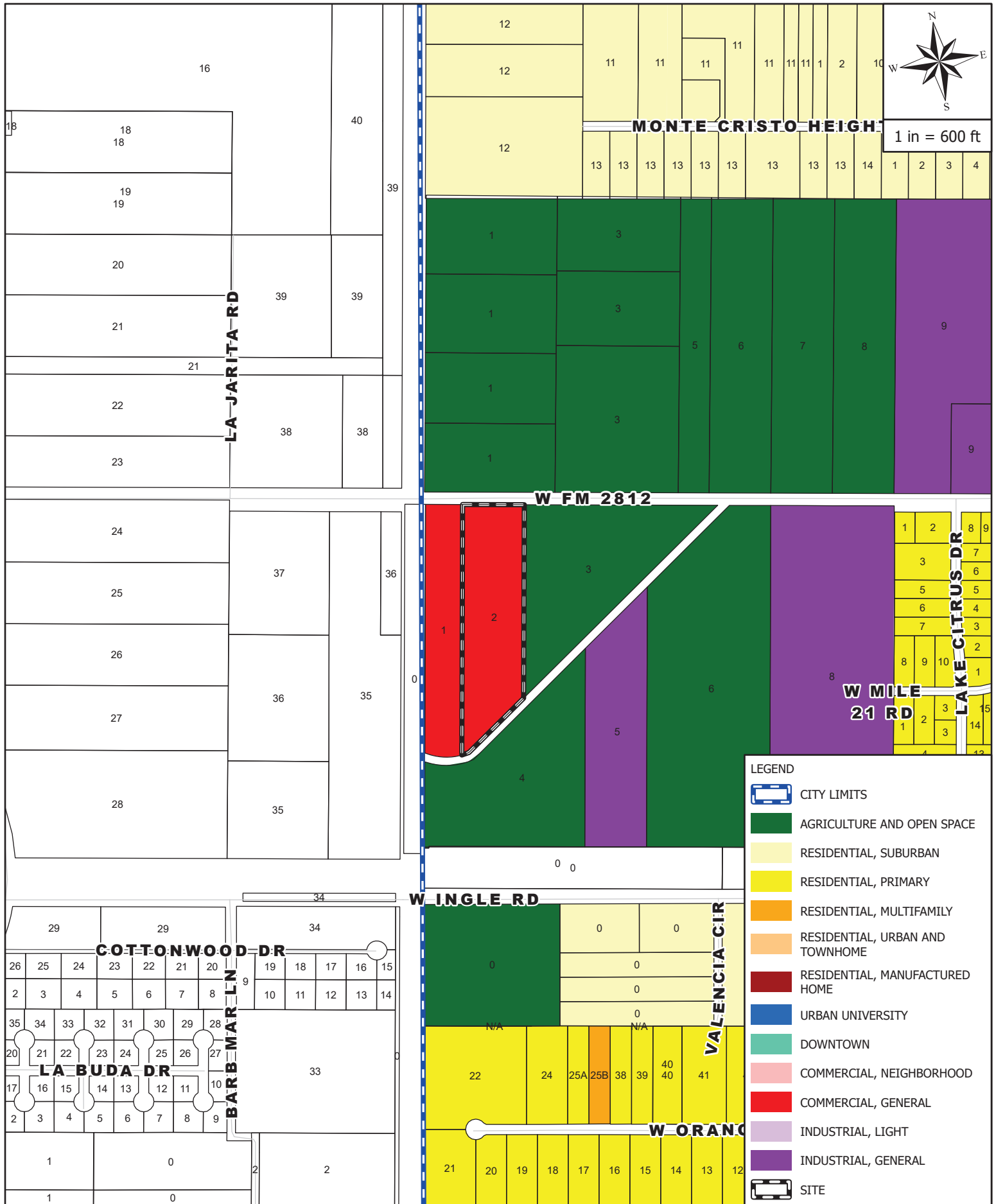
Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, January 9, 2026 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 28, 2026.





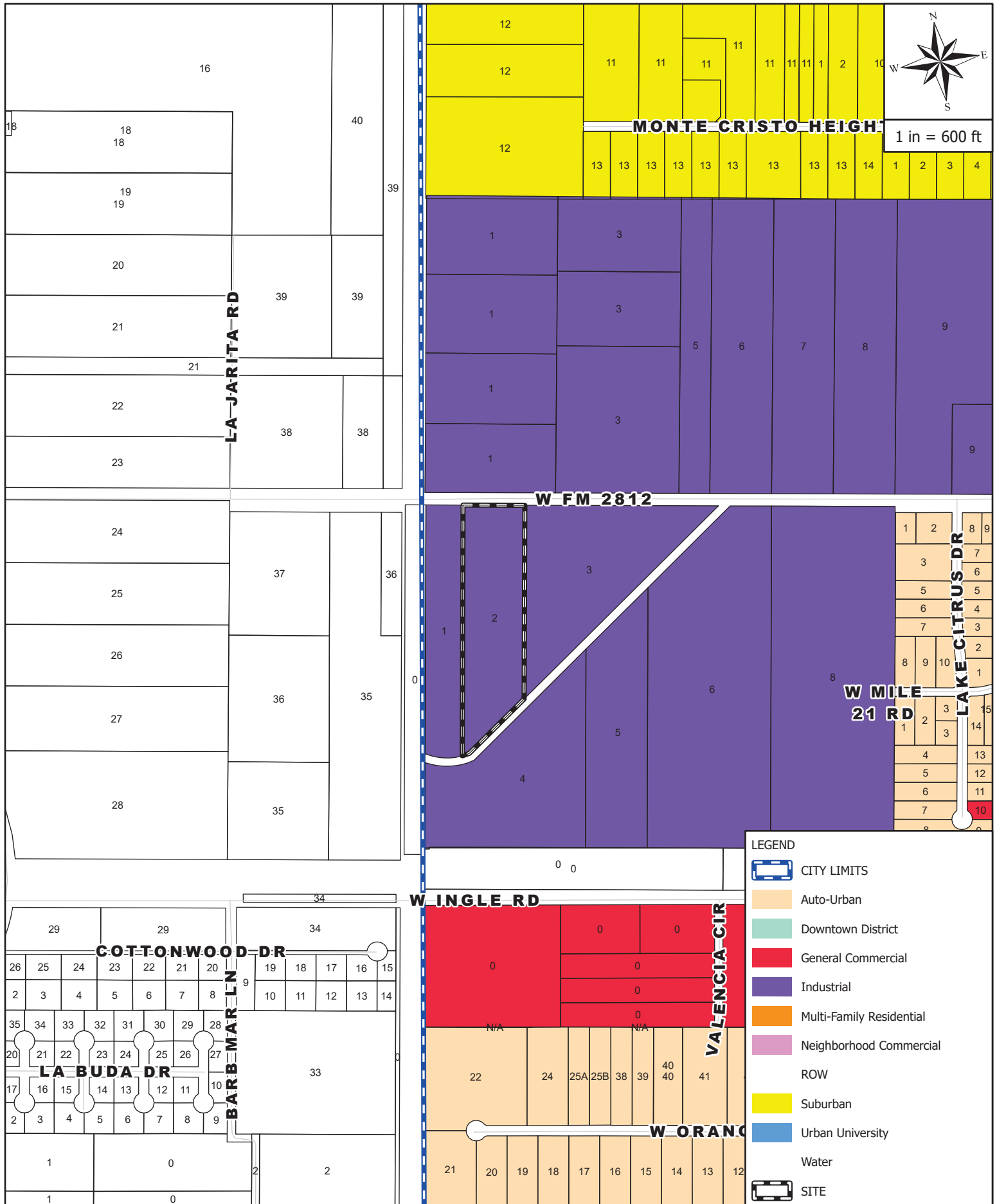
AERIAL MAP

1000 W FM 2812



ZONING MAP

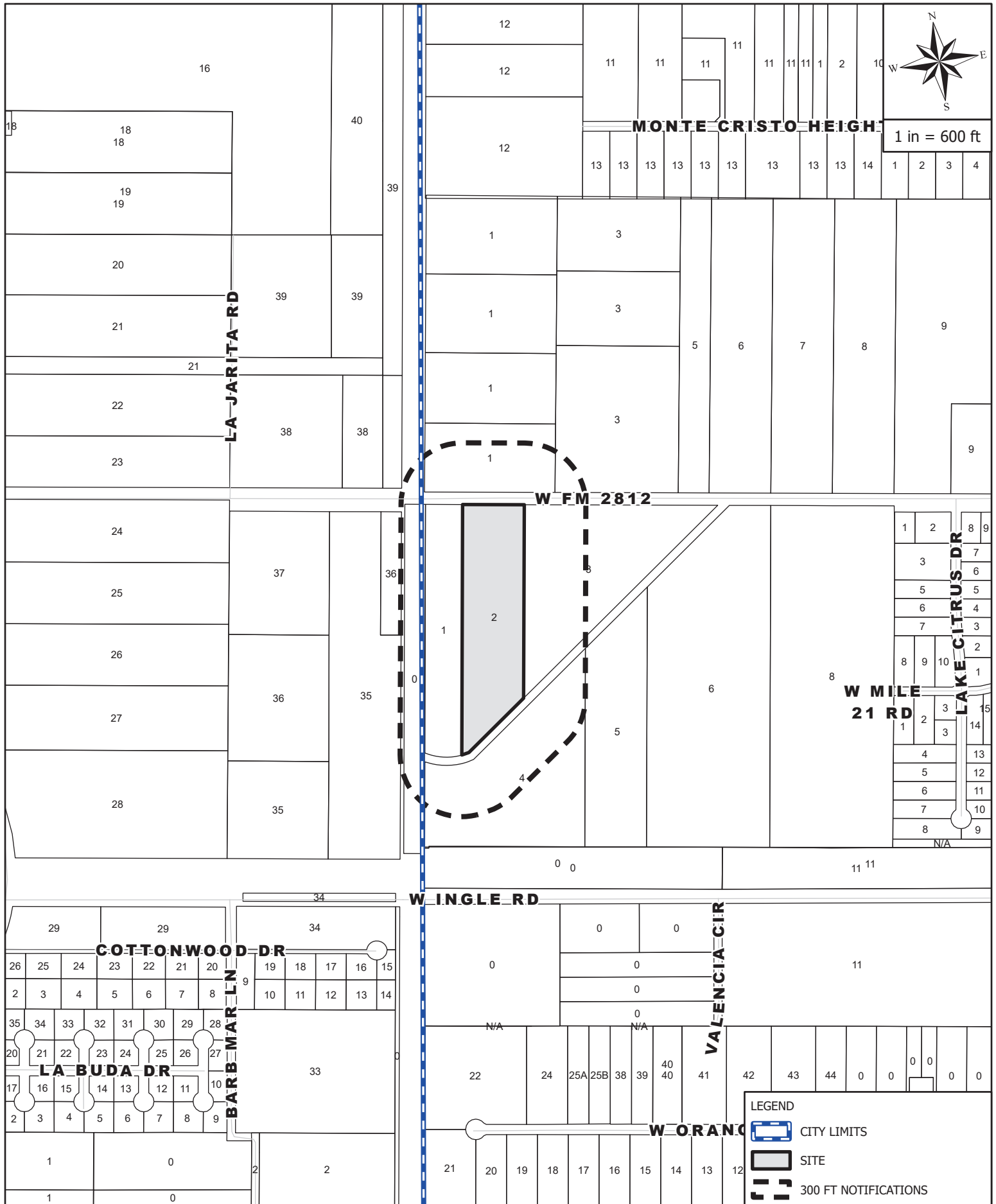
1000 W FM 2812



FUTURE LANDUSE MAP

1000 W FM 2812





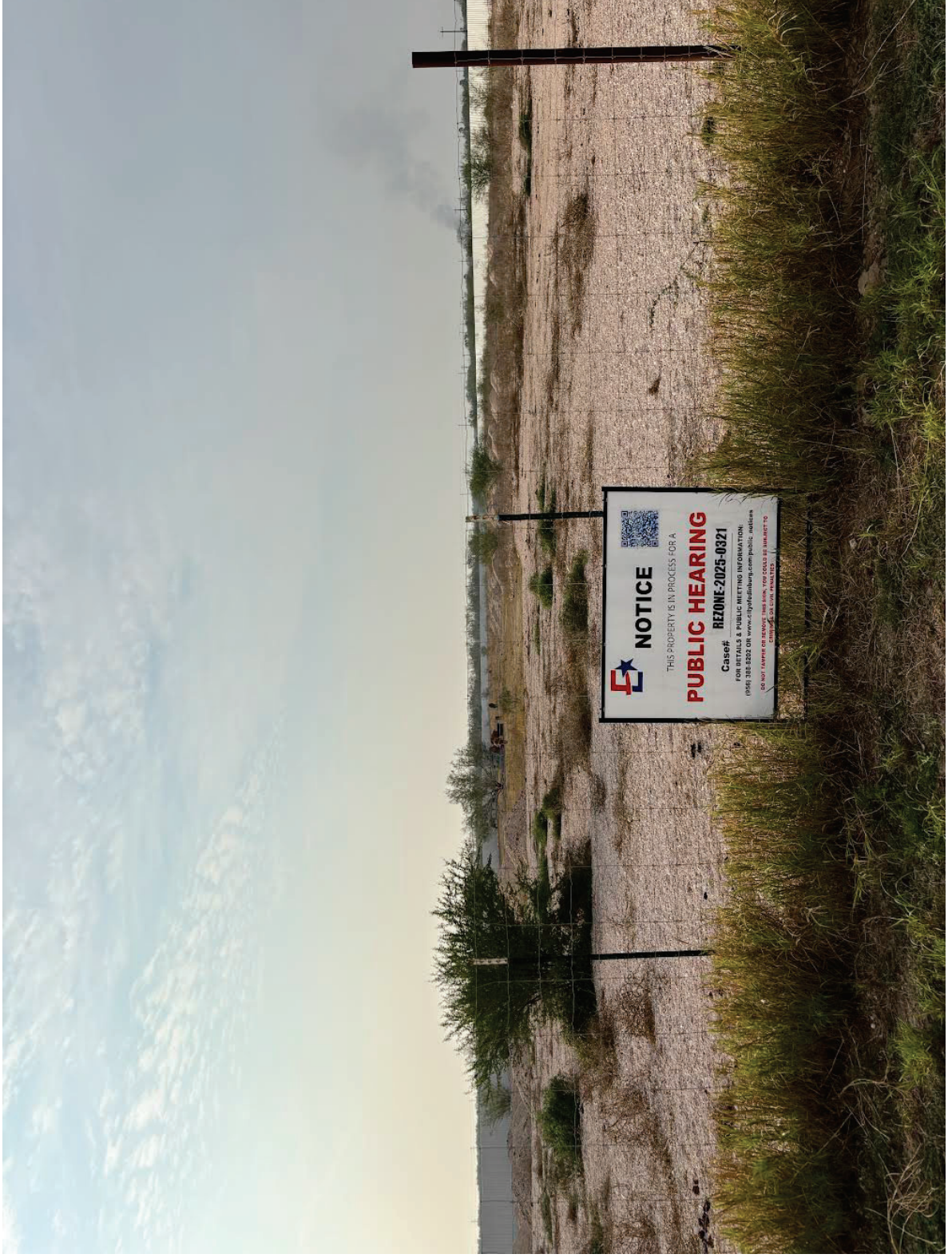
MAILOUT AND SITE MAP

1000 W FM 2812



Rezoning Request Site Photo

Jose A. Gonzalez
1000 W. FM 2812



28-2

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791



City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision Hidalgo County, Texas, Located at 610 E. Monte Cristo Road, As Requested By Jabes Properties, LLC.

DESCRIPTION / SCOPE:

This property is located on the southside of E. Monte Cristo Road approximately 700 feet west of N. Roegiers Road. The property is currently zoned Industrial, General (IG) District. This is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials. 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 approximately 247.99 feet along E. Monte Cristo Road and a lot depth of 473.00 feet for a total area of 2.69 acres. Currently, the property has an unoccupied building. The applicant is wanting to utilize the property for commercial uses.

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

Staff mailed a notice of the public hearing to 7 neighboring property owners on Friday, January 9, 2026 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 January 28, 2026.

On January 14, 2026, 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 and the future 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 – 01/13/2026
CITY COUNCIL – 02/17/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Jabes Properties, LLC

AGENT: R. E. Garcja and Associates

LEGAL: Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision

LOCATION: Located at 610 E. Monte Cristo Road

LOT/TRACT SIZE: 2.69 acres

CURRENT USE: Vacant / Unoccupied building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Industrial, General (IG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

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

**REZONING REQUEST
JABES PROPERTIES, LLC**

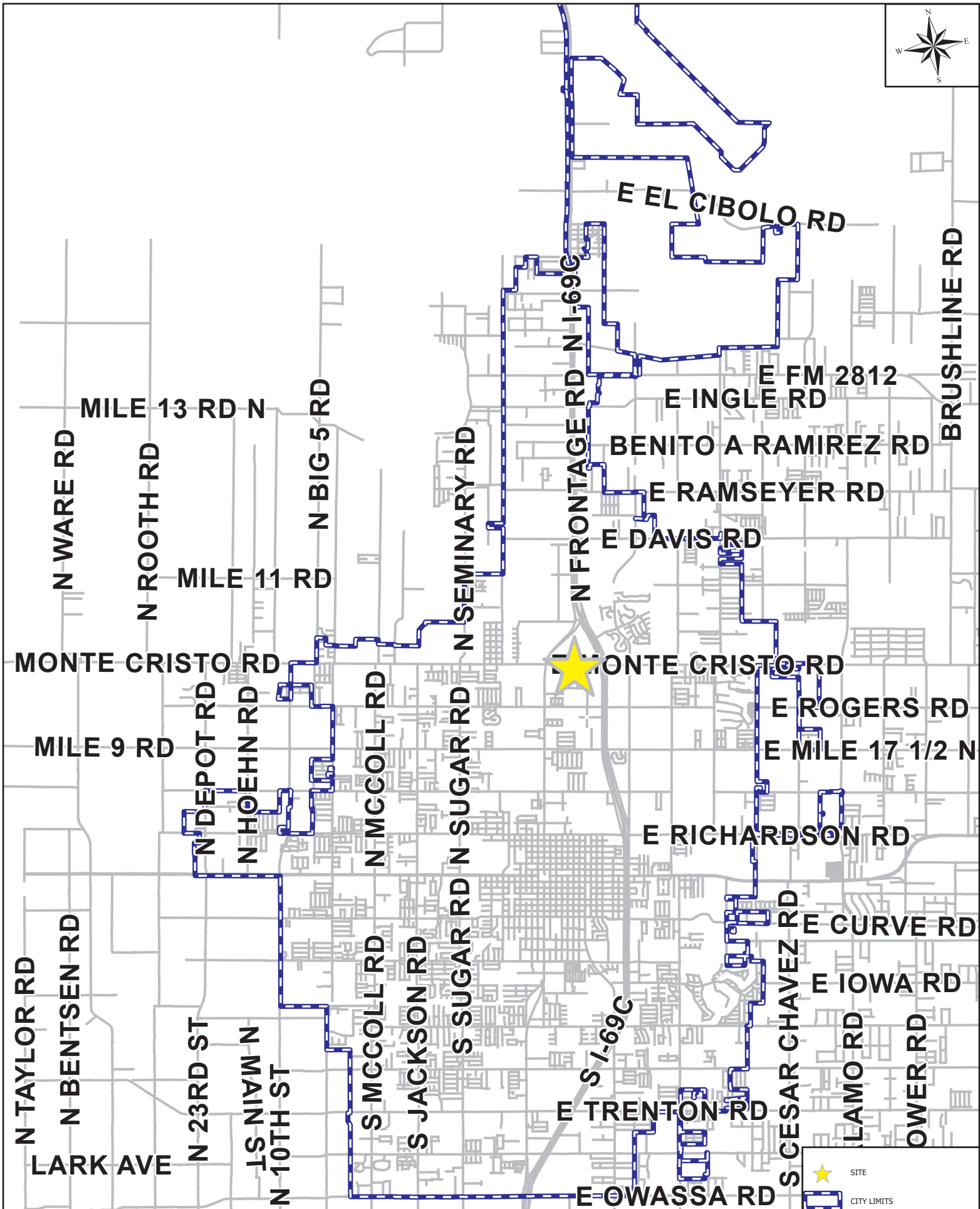
EVALUATION

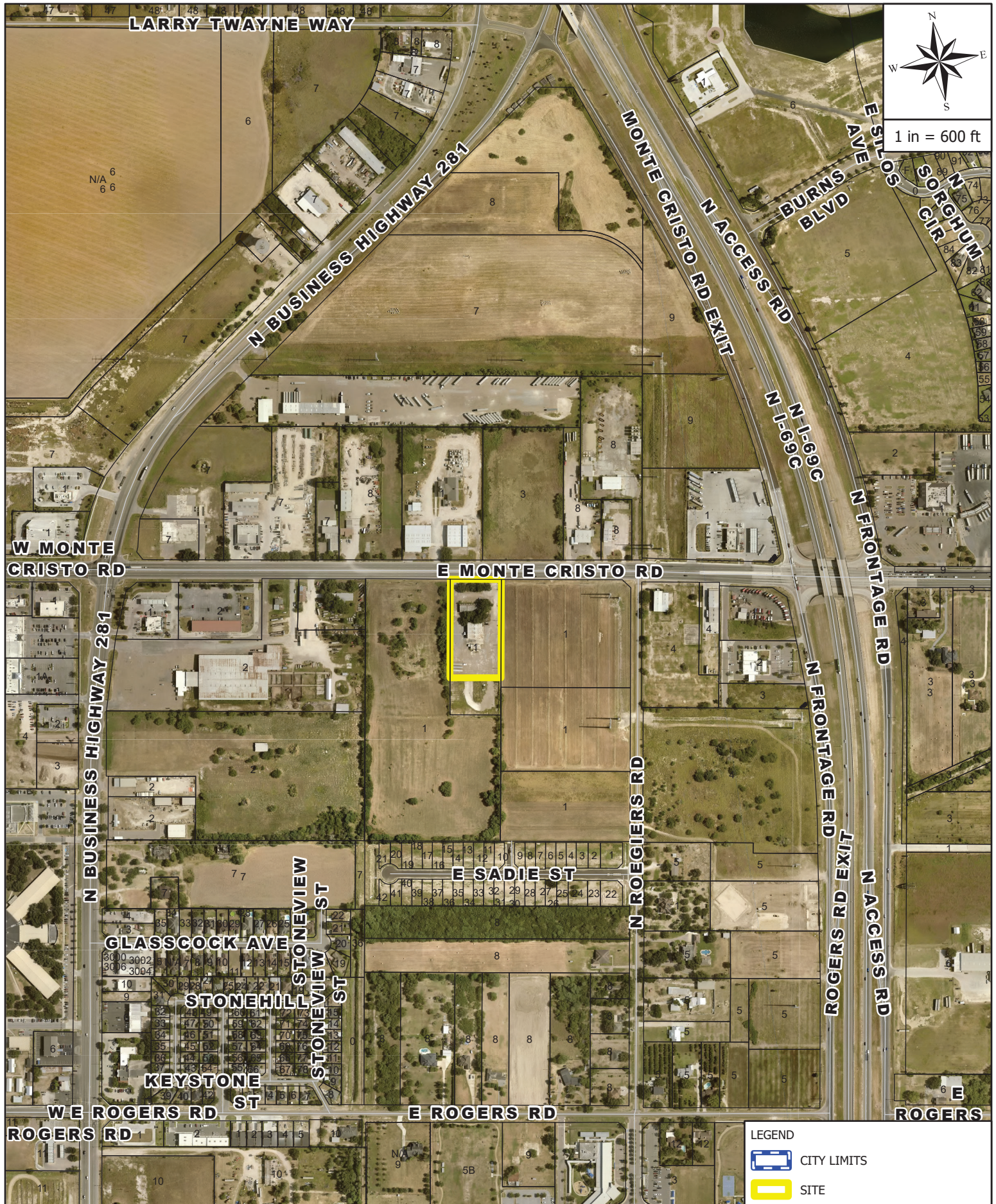
The following is the staff's evaluation of the request:

1. The land is currently located along E. Monte Cristo Road that is considered an expansion high speed principal arterial roadway and has an unoccupied building.
2. Surrounding land consists of vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Industrial, General (IG) District to Commercial, General (CG) District, based on the surrounding land uses and the future 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 7 neighboring property owners on Friday, January 9, 2026 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 January 28, 2026





LARRY TWAYNE WAY

N BUSINESS HIGHWAY 281

MONTE CRISTO RD EXIT

BURNS BLVD

E STILLOS AVE

N SORGHUM GIR

N I-69C

N FRONTAGE RD

W MONTE CRISTO RD

E MONTE CRISTO RD

N BUSINESS HIGHWAY 281

N ROGERS RD

N FRONTAGE RD

N ACCESS RD

E SADIE ST

GLASSCOCK AVE

STONEHILL ST
STONEVIEW ST

KEYSTONE ST

W ROGERS RD

E ROGERS RD

ROGERS RD

E ROGERS RD

LEGEND

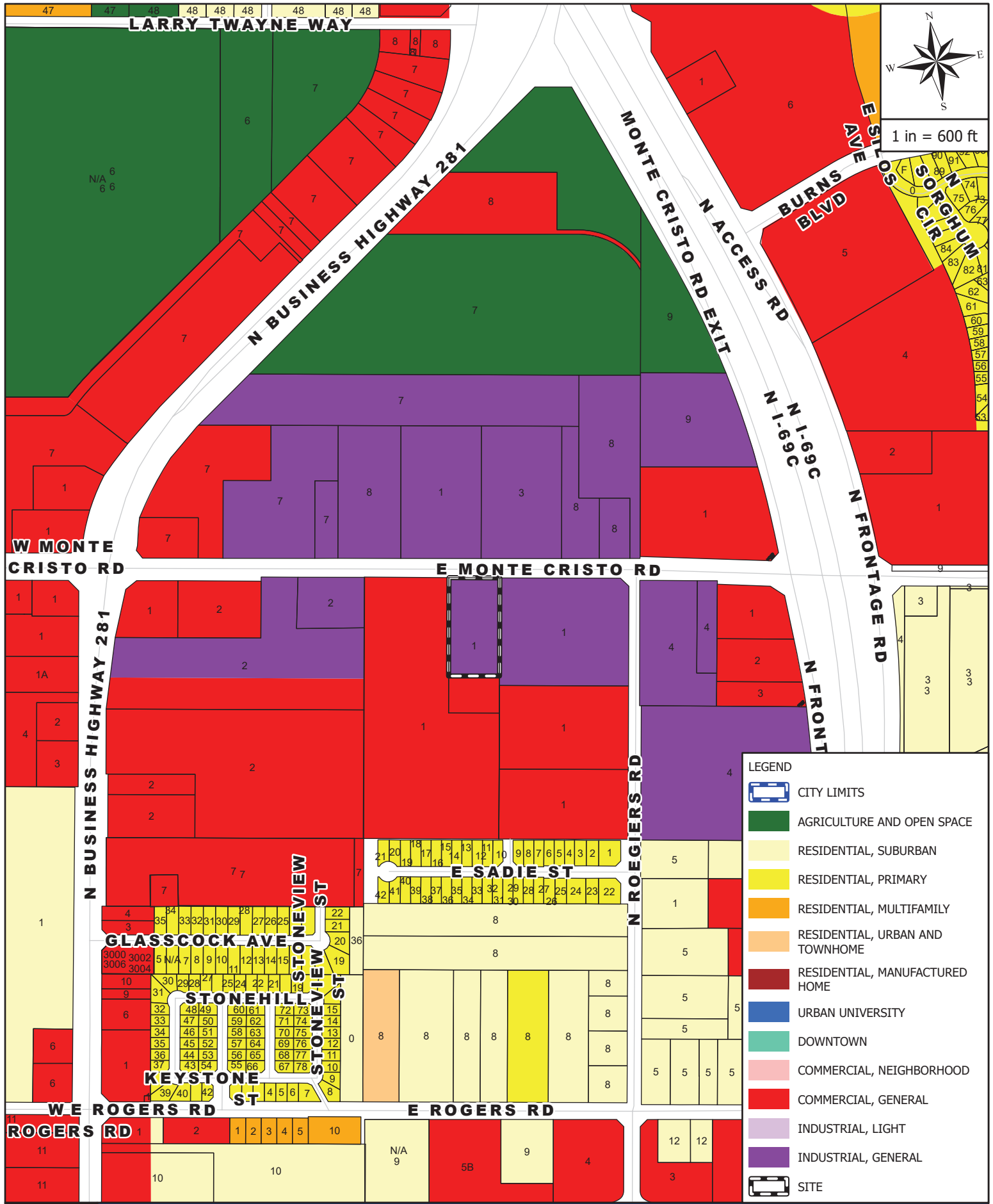
CITY LIMITS

SITE



AERIAL MAP

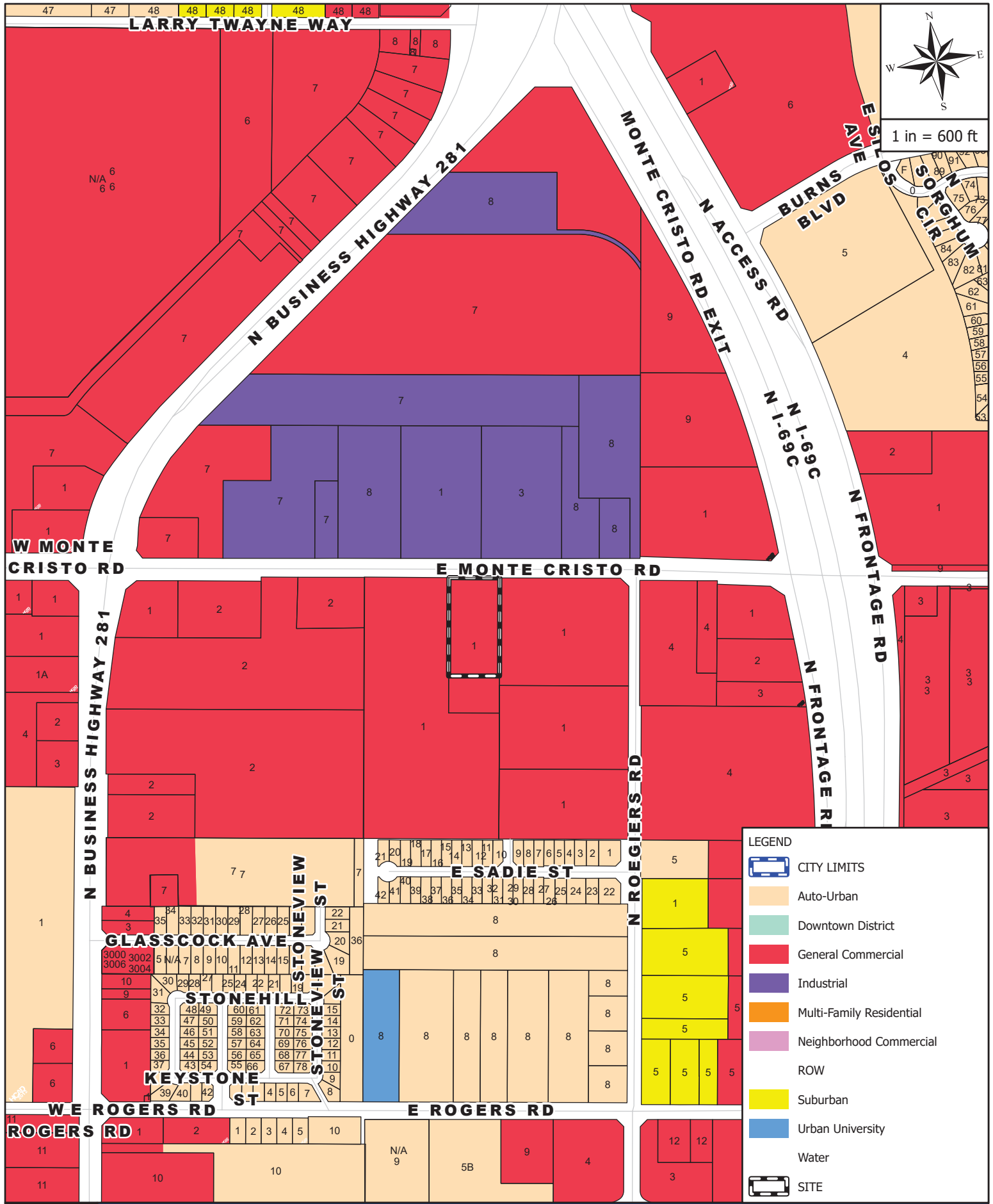
610 E MONTE CRISTO RD



ZONING MAP

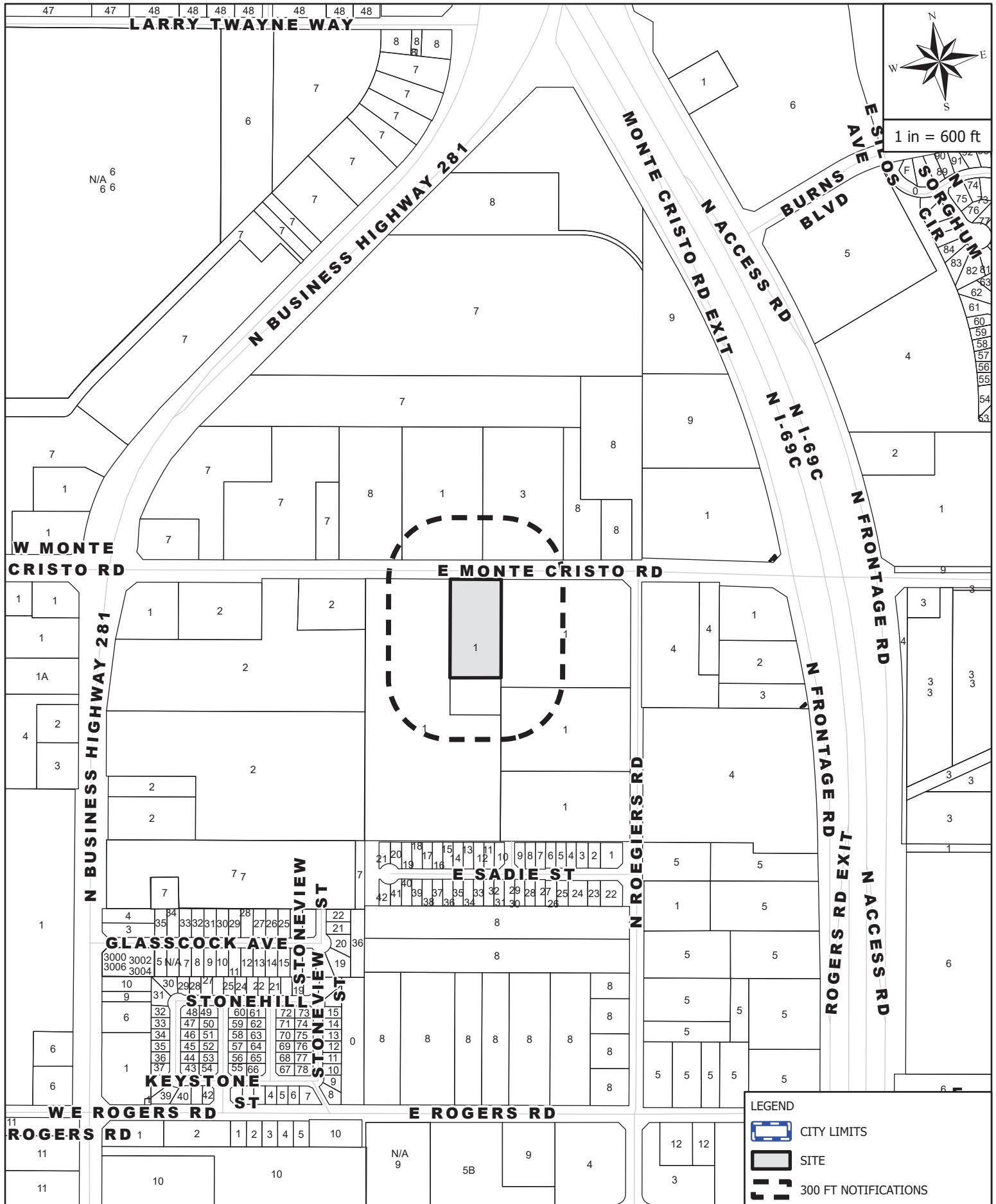
610 E MONTE CRISTO RD





LEGEND

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



MAILOUT AND SITE MAP

610 E MONTE CRISTO RD

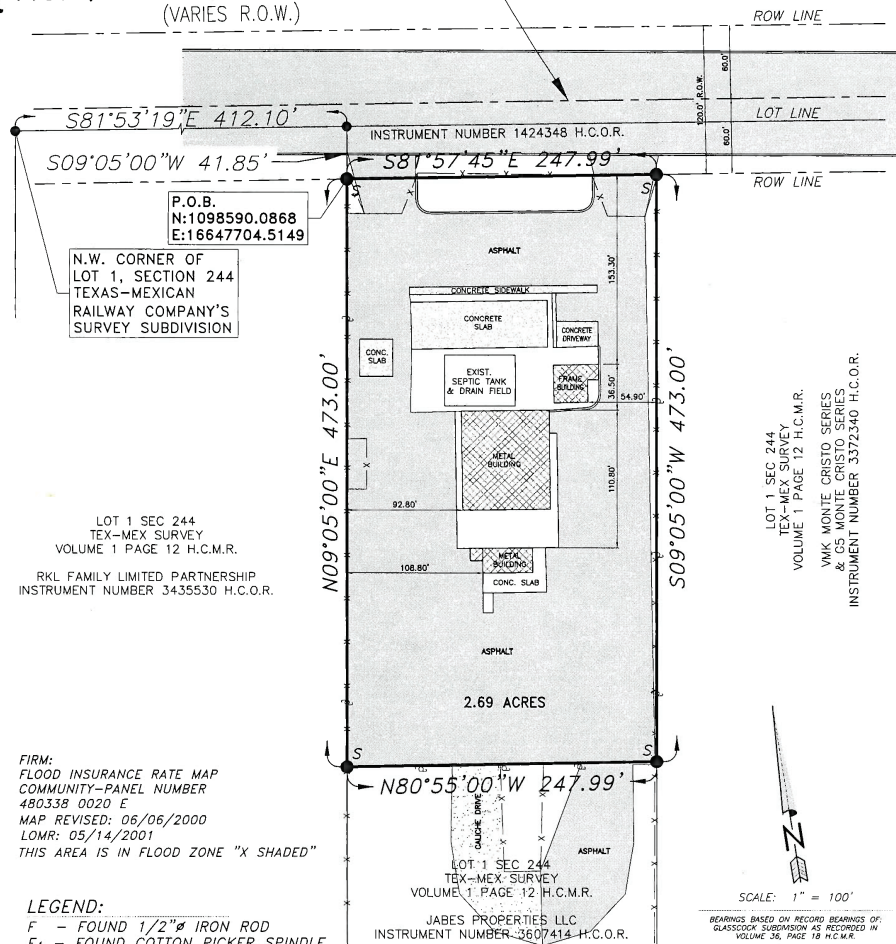


Rezoning Request Site Photo

Jabes Properties, LLC.
610 E. Monte Cristo Rd



MONTE CRISTO ROAD (FM 1925) (VARIES R.O.W.)



FIRM:
 FLOOD INSURANCE RATE MAP
 COMMUNITY-PANEL NUMBER
 480338 0020 E
 MAP REVISED: 06/06/2000
 LOMR: 05/14/2001
 THIS AREA IS IN FLOOD ZONE "X SHADED"

LEGEND:

- F - FOUND 1/2" IRON ROD
- F₁ - FOUND COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD W/
A CAP LABELED "RPLS 4204"
- S₁ - SET COTTON PICKER SPINDLE

PLAT SHOWING

A 2.69 ACRE TRACT OF LAND BEING A
 PORTION OF LOT 1, SECTION 244,
 TEXAS-MEXICAN RAILWAY COMPANY'S
 SURVEY SUBDIVISION, AS RECORDED IN
 VOLUME 1, PAGE 12, MAP RECORDS,
 HIDALGO COUNTY, TEXAS, ALSO BEING A
 PORTION OF THAT CERTAIN TRACT
 DESCRIBED IN SPECIAL WARRANTY DEED
 WITH VENDOR'S LIEN RECORDED IN
 DOCUMENT NUMBER 3607414, OFFICIAL
 RECORDS, HIDALGO COUNTY, TEXAS.

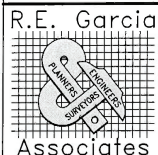


REGISTERED PROFESSIONAL LAND
 SURVEYOR # 4204

This survey is being provided solely for the use of the current parties
 and that no license has been created, expressed or implied, to copy
 the survey except as is necessary in conjunction with the original
 transaction which shall take place within a six (6) months time period.

NOTE:

OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.



R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

TITLE:

BOUNDARY SURVEY

DATE: OCTOBER 14, 2025 REV:

JOB # 2025-087 BOOK T-___/PG.---

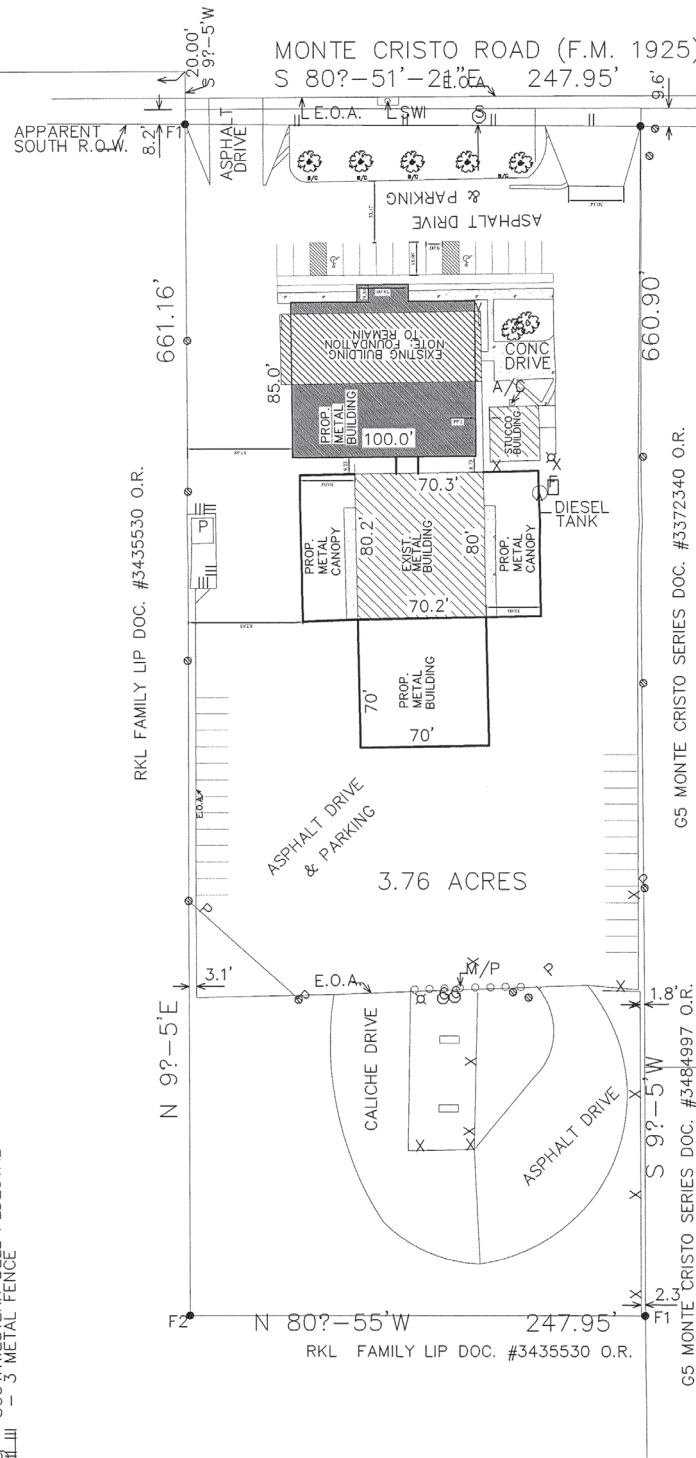
SCALE: 1" = 100'

DRAWN BY: D.E.S.

- LEGEND
- F1 - FOUND 1/2" DIAMETER IRON ROD
 - F2 - FOUND 5/8" DIAMETER IRON ROD
 - FN - FOUND 600 NAIL
 - E.O.A. - EDGE OF ASPHALT
 - LC - CHAIN LINK FENCE
 - VL - 6" METAL LINK FENCE
 - VL - 3" METAL LINK FENCE
 - VL - POWER POLE LINE
 - MS - METAL STORAGE ROOM ON CONC SLAB
 - M/P - MANHOLE
 - M/P - METAL POSTS
 - V - VALVE GAS
 - H - LIGHT POLE
 - CB - COVERED AREA
 - CB - CONCRETE BEAM
 - LM - GATE
 - SW - STORM WATER INLET
 - SW - SOUTHWESTERN BELL PEDESTAL
 - III - 3" METAL FENCE



SCALE 1" = 30'



PROPOSED SITE PLAN

A 3.76 ACRE TRACT OF LAND OUT OF LOT 1 SECTION 244,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED
IN VOLUME 1, PAGE 12, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.



City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: The Northeast Quarter of Lot 8, Section 243, out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: that Portion out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded To Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision Of Lands, Hidalgo County, Texas, According To The Map Or Plat Thereof Recorded In Volume 2, Page 29, Map Records Of Hidalgo County, Texas, Located at 2399 E. Rogers Road, As Requested By Rioplex Engineering LLC.

DESCRIPTION / SCOPE:

This property is located at the northwest corner of E. Rogers Road and N. M Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. 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 approximately 620.85 feet along E. Rogers Road and a lot depth of 890.47 feet along N. M Road for a total area of 10.11 acres. Currently the property has single-family residential homes. The applicant is wanting to construct a single-family residential development that consists of 51 lots.

Adjacent zoning is Residential, Suburban (RS) District to south and the west, Agriculture and Open Space (AO) District to the north, and Residential, Urban and Townhome (RU) District to the east. Surrounding land uses 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 16 neighboring property owners on Friday, January 9, 2026, 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 January 28, 2026.

On January 14, 2026, 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 Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses and the future

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 – 01/13/2026
CITY COUNCIL – 02/17/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: Eduardo Alfaro

AGENT: Rioplex Engineering LLC

LEGAL: Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: the Northeast Quarter of Lot 8, Section 243, out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: that Portion out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded To Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision Of Lands, Hidalgo County, Texas, According To The Map Or Plat Thereof Recorded In Volume 2, Page 29, Map Records Of Hidalgo County, Texas

LOCATION: Located at 2399 E. Rogers Road

LOT/TRACT SIZE: 10.11 acres

CURRENT USE: Single-family residential homes.

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

**REZONING REQUEST
RIOPLEX ENGINEERING LLC**

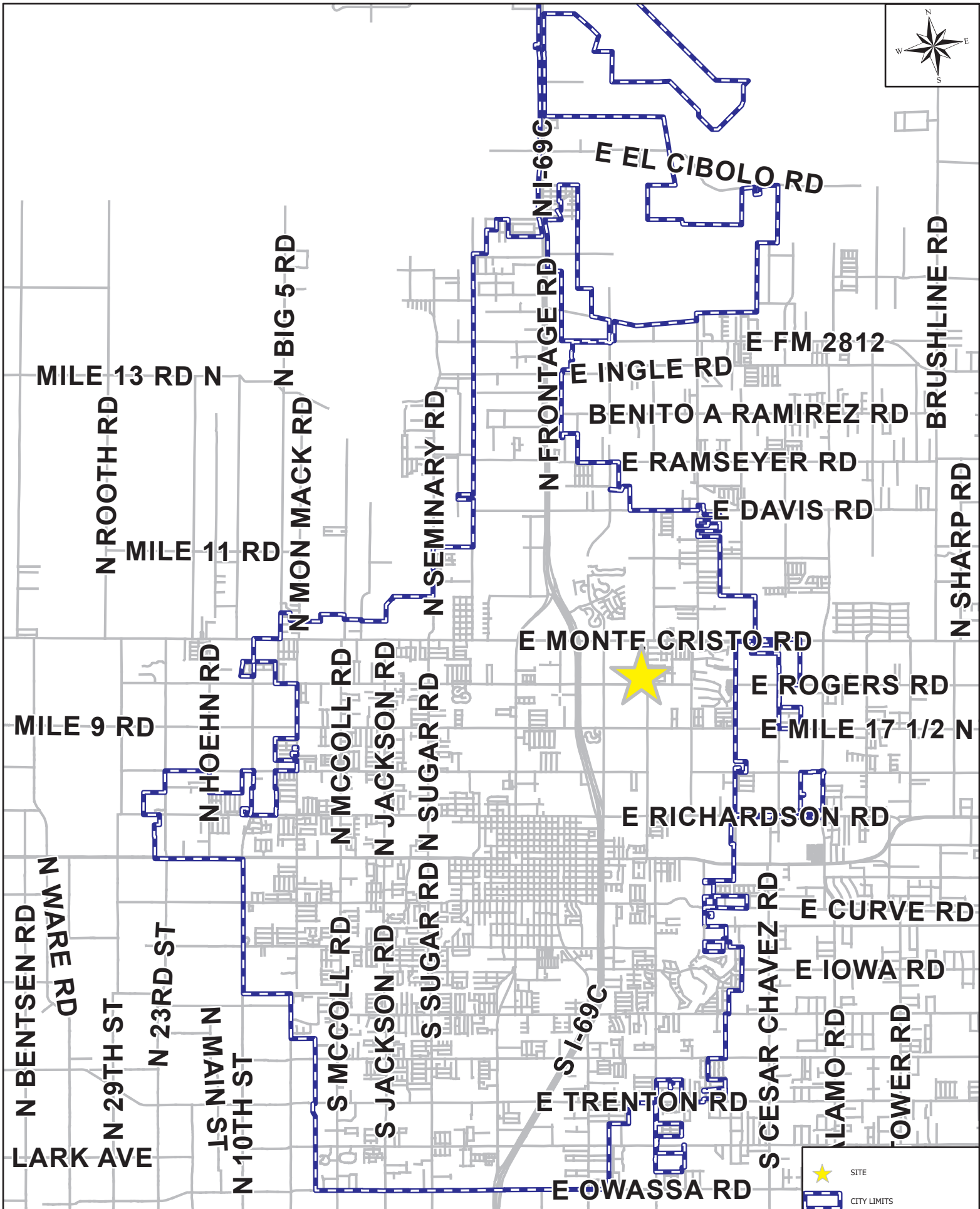
EVALUATION

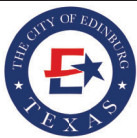
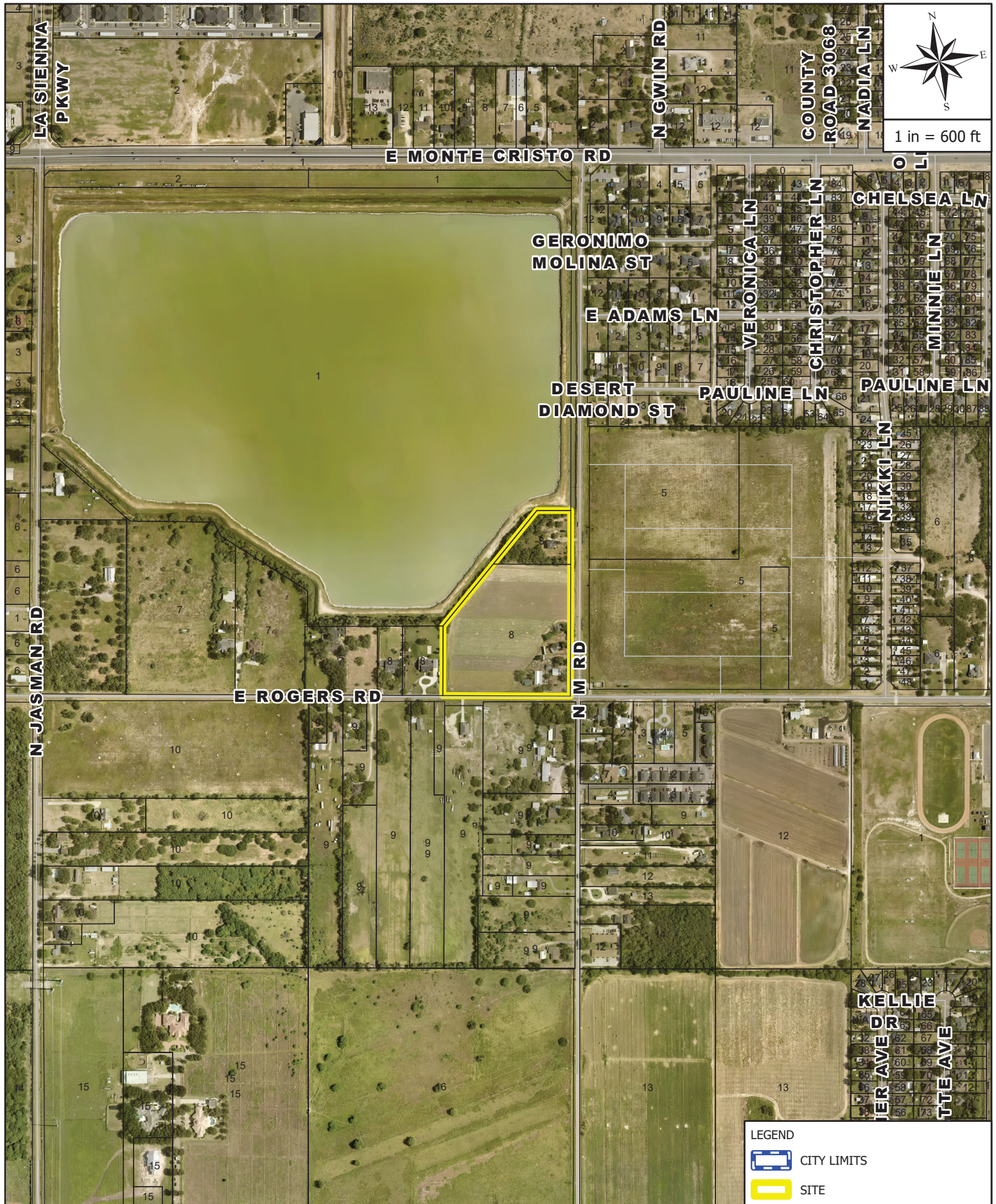
The following is the staff's evaluation of the request:

1. There is currently single-family residential homes on said property.
2. Surrounding land consists of single-family residential uses.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses and the future 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.

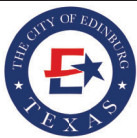
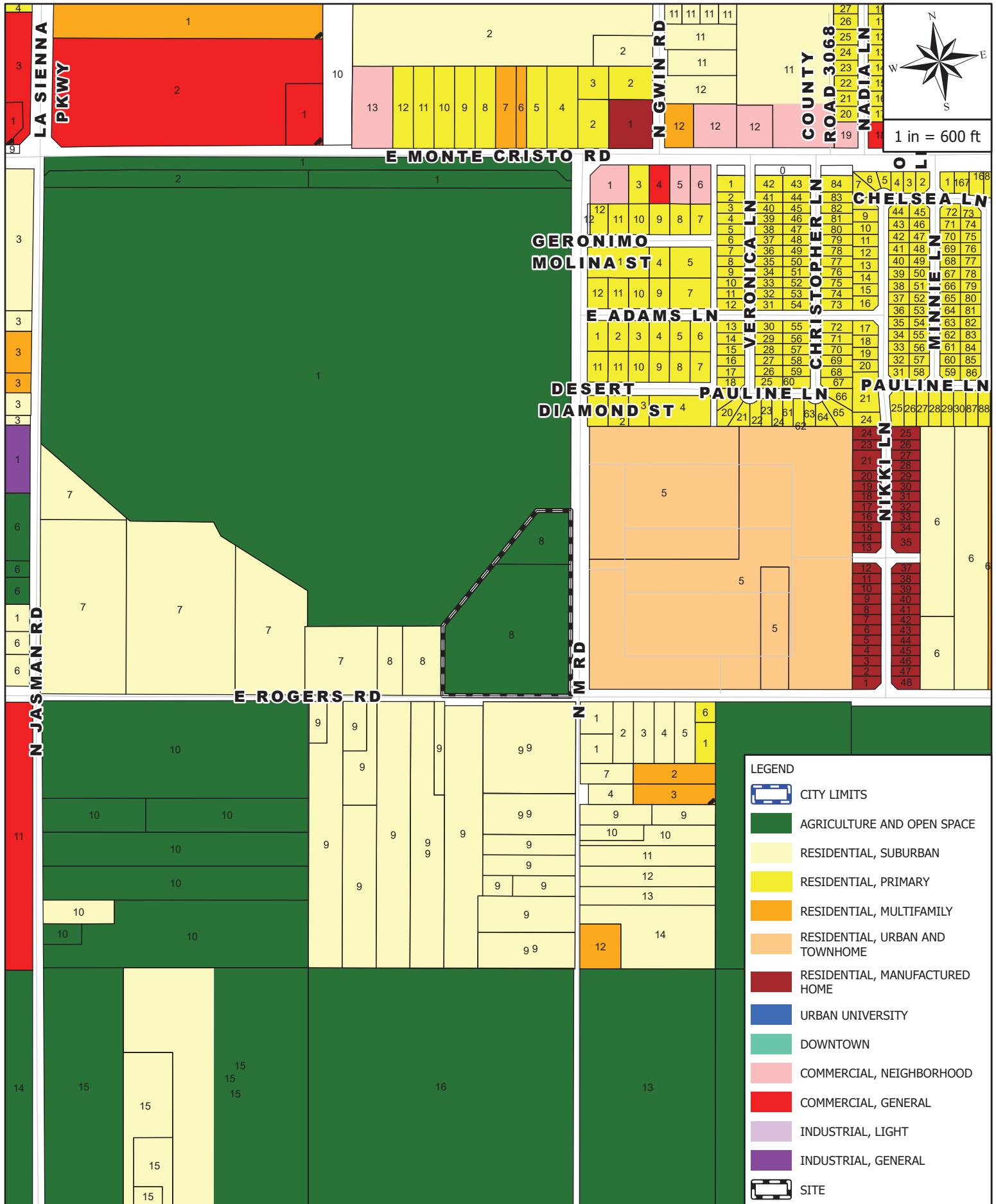
Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, January 9, 2026 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 28, 2026





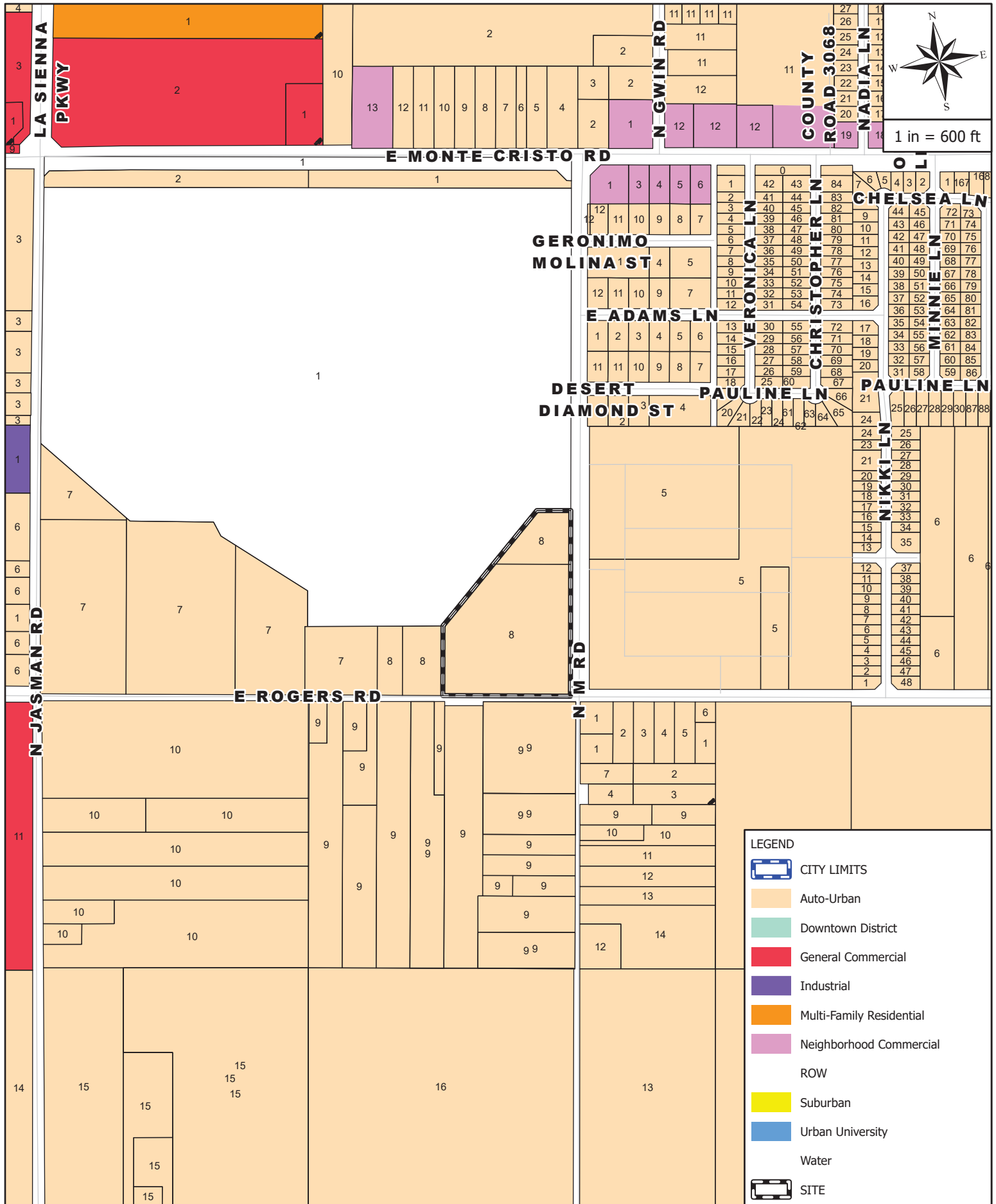
AERIAL MAP

2399 E ROGERS RD



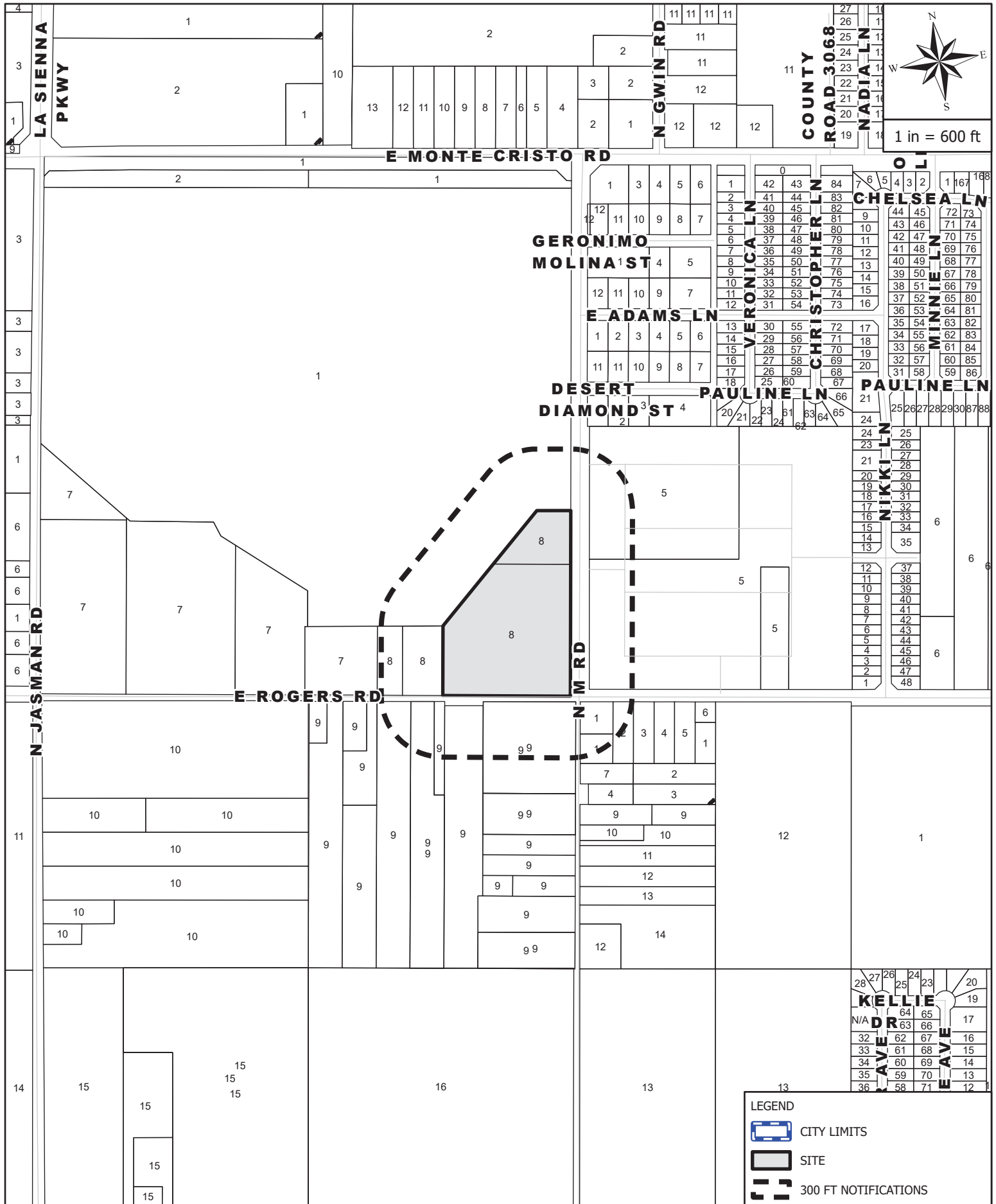
ZONING MAP

2399 E ROGERS RD



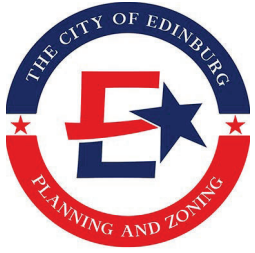
FUTURE LANDUSE MAP

2399 E ROGERS RD



MAILOUT AND SITE MAP

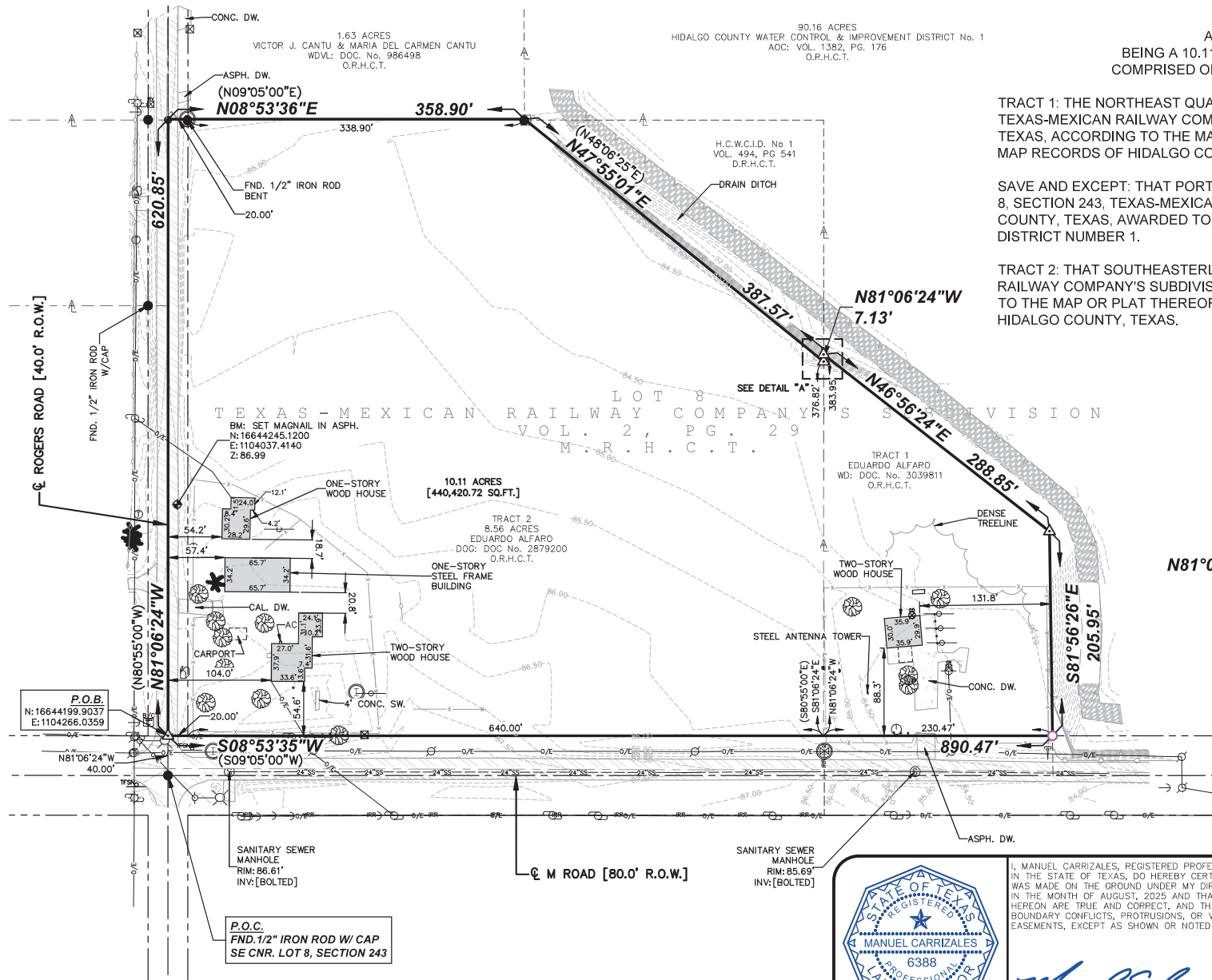
2399 E ROGERS RD



Rezoning Request Site Photo

Rioplex Engineering, LLC.
2399 E. Rogers Rd



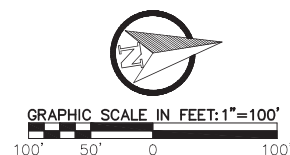


PLAT SHOWING:
A 10.11 ACRE TRACT OF LAND
BEING A 10.11 ACRE TRACT OF LAND, MORE OR LESS,
COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: THE NORTHEAST QUARTER OF LOT 8, SECTION NUMBER 243, OUT OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

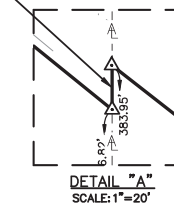
SAVE AND EXCEPT: THAT PORTION OUT OF LOT 8, OF 90.16 ACRES OUT OF LOTS 1, 2 AND 8, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, AWARDED TO HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 1.

TRACT 2: THAT SOUTHEASTERLY PORTION OF LOT 8, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM 1988

N81°06'24\"/>



NOTES:

1. SEE SHEET 01 OF 04 FOR ALL NOTES
2. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K25016

SHEET 02 OF 02



I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF AUGUST, 2025 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

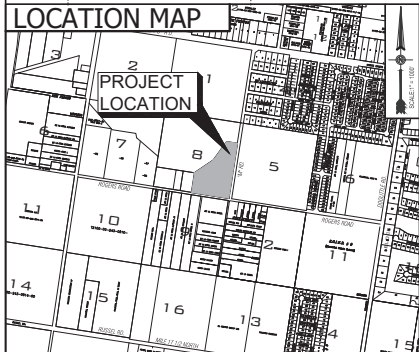
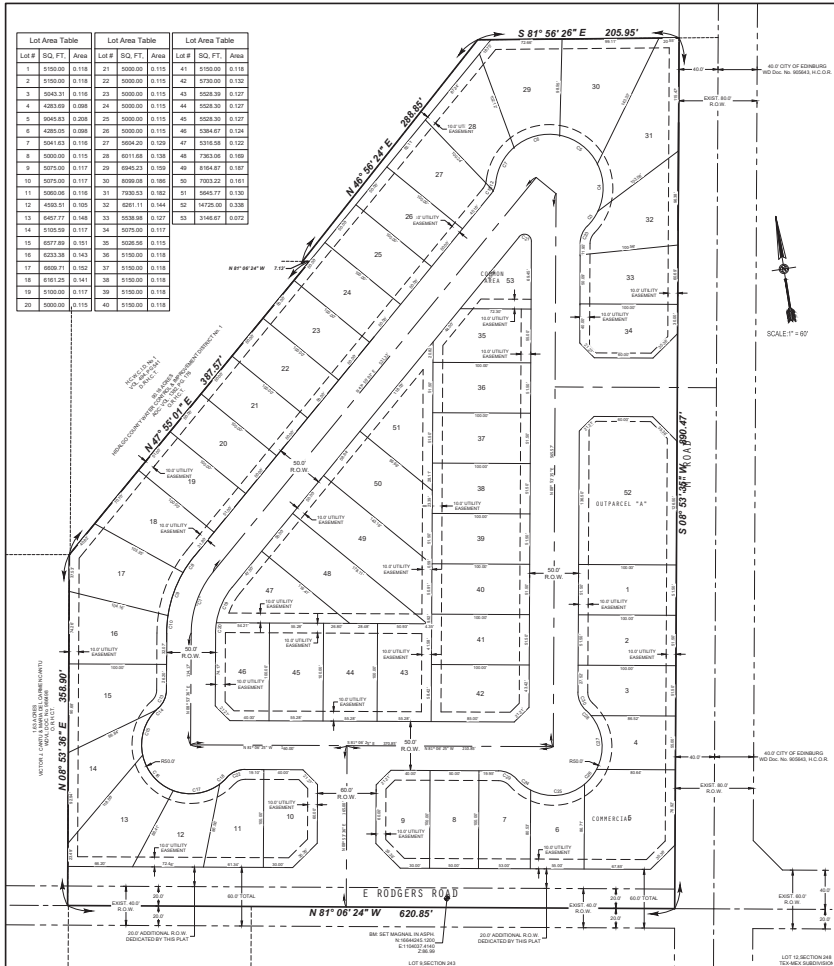
Manuel Carrizales
MANUEL CARRIZALES
R.P.L.S. #6388

8/15/2025
DATE



**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TSPLS FIRM No. 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land



Lot #	Length	Width	Area	Lot #	Length	Width	Area
1	100.00	100.00	10000.00	11	100.00	100.00	10000.00
2	100.00	100.00	10000.00	12	100.00	100.00	10000.00
3	100.00	100.00	10000.00	13	100.00	100.00	10000.00
4	100.00	100.00	10000.00	14	100.00	100.00	10000.00
5	100.00	100.00	10000.00	15	100.00	100.00	10000.00
6	100.00	100.00	10000.00	16	100.00	100.00	10000.00
7	100.00	100.00	10000.00	17	100.00	100.00	10000.00
8	100.00	100.00	10000.00	18	100.00	100.00	10000.00
9	100.00	100.00	10000.00	19	100.00	100.00	10000.00
10	100.00	100.00	10000.00	20	100.00	100.00	10000.00
11	100.00	100.00	10000.00	21	100.00	100.00	10000.00
12	100.00	100.00	10000.00	22	100.00	100.00	10000.00
13	100.00	100.00	10000.00	23	100.00	100.00	10000.00
14	100.00	100.00	10000.00	24	100.00	100.00	10000.00
15	100.00	100.00	10000.00	25	100.00	100.00	10000.00
16	100.00	100.00	10000.00	26	100.00	100.00	10000.00
17	100.00	100.00	10000.00	27	100.00	100.00	10000.00
18	100.00	100.00	10000.00	28	100.00	100.00	10000.00
19	100.00	100.00	10000.00	29	100.00	100.00	10000.00
20	100.00	100.00	10000.00	30	100.00	100.00	10000.00
21	100.00	100.00	10000.00	31	100.00	100.00	10000.00
22	100.00	100.00	10000.00	32	100.00	100.00	10000.00
23	100.00	100.00	10000.00	33	100.00	100.00	10000.00
24	100.00	100.00	10000.00	34	100.00	100.00	10000.00
25	100.00	100.00	10000.00	35	100.00	100.00	10000.00
26	100.00	100.00	10000.00	36	100.00	100.00	10000.00
27	100.00	100.00	10000.00	37	100.00	100.00	10000.00
28	100.00	100.00	10000.00	38	100.00	100.00	10000.00
29	100.00	100.00	10000.00	39	100.00	100.00	10000.00
30	100.00	100.00	10000.00	40	100.00	100.00	10000.00
31	100.00	100.00	10000.00	41	100.00	100.00	10000.00

RIOPLEX ENGINEERING

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: EDUARDO ALFARO	2331 EAST ROGERS ROAD	EDINBURG, TX 78842	CO (956) 238-2433
ENGINEER: KELSEY KELLER-VELLA, P.E.	1200 Auburn Ave., Suite 280	McAllen, TX 78504	(956) 330-2513
SURVEYOR: MANNY CARREZALES, R.P.L.S.	4807 GONCALVES AVE.	EDINBURG, TX 78842	(956) 367-2167

FIRM No. 26964

1200 Auburn Ave., Suite 280 Office # (956) 631-8327

McAllen, TX 78504 rioplexengineering.com

SUBDIVISION MAP OF KALADIN ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.11 ACRE TRACT OF LAND, OUT OF LOT 8, SECTION NUMBER 243 TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 10.11 ACRE TRACT, MORE OR LESS, COMPREHENDING THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: THE NORTHEAST QUARTER OF LOT 8, SECTION NUMBER 243, OUT OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

TRACT 2: THAT SOUTHERLY PORTION OF LOT 8, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 10.11 ACRE TRACT BEING DESCRIBED AND CONVEYED TO EDU ALFARO BY VIRTUE OF DEED OF GIFT RECORDED IN DOCUMENT NUMBER 303981, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND AS DESCRIBED AND CONVEYED TO EDUARDO ALFARO BY VIRTUE OF DEED OF GIFT RECORDED IN DOCUMENT NUMBER 207004, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWING:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SECTION 243, THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE SOUTHWEST CORNER OF SAID LOT 8, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT N: 1684498.9037, E: 1108615.5591 AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS WEST (BEARING NORTH 80 DEGREES 55 MINUTES 00 SECONDS WEST) ALONG THE SOUTHWEST CORNER OF SAID LOT 8, A DISTANCE OF 40.00 FEET TO A NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS EAST (BEARING NORTH 80 DEGREES 55 MINUTES 00 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE WEST LINE OF SAID TRACT 2 ALONG THE EAST LINE OF THE RAILROAD, E. ROGERS STREET RECORDED IN VOLUME 171, PM 27 DEED RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 30.00 FEET PASS A BENT 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF ROGERS ROAD CONTAINING TO A TOTAL DISTANCE OF 38.00 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHWEST CORNER OF SAID TRACT 2 FOR THE MOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 47 DEGREES 55 MINUTES 00 SECONDS EAST (BEARING NORTH 46 DEGREES 55 MINUTES 00 SECONDS EAST) OVER AND ACROSS SAID LOT 8 AND THE NORTH WEST LINE OF SAID TRACT 2, ALONG THE SOUTHWEST RIGHT OF WAY OF AN EXISTING DRAIN DITCH TRACT DESCRIBED IN VOLUME 149, PAGE 149 DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 30.00 FEET TO A CALCULATED POINT AT THE MOST NORTH WEST CORNER OF SAID TRACT 2 FOR AN IRON ROD FOUND AT THE POINT OF BEGINNING.

THENCE NORTH 47 DEGREES 55 MINUTES 00 SECONDS WEST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 3.33 FEET TO A D CALCULATED POINT AT AN E X THERON CORNER OF THIS TRACT OF LAND.

THENCE NORTH 47 DEGREES 55 MINUTES 00 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 28.66 FEET TO A CALCULATED POINT AT THE MOST NORTH WEST CORNER OF THIS TRACT OF LAND.

THENCE NORTH 47 DEGREES 55 MINUTES 00 SECONDS EAST OVER AND ACROSS SAID LOT 8, A DISTANCE OF 205.95 FEET TO A 1/2" IRON ROD WITH A PINK CAP STAMPED W.L.S. PINK BEAR SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND.

THENCE SOUTH 81 DEGREES 55 MINUTES 00 SECONDS WEST (BEARING SOUTH 80 DEGREES 55 MINUTES 00 SECONDS WEST) ALONG THE WEST RIGHT OF WAY LINE OF E. ROGERS ROAD AND THE EAST LINE OF SAID TRACT 2, AT A DISTANCE OF 236.47 FEET PASS THE NORTHEAST CORNER OF SAID TRACT 2, AT A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ROGERS ROAD, CONTAINING TO A TOTAL DISTANCE OF 890.47 FEET TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES OF LAND, MORE OR LESS.

- GENERAL NOTES:**
- THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNHAZARDOUS) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY PANEL NUMBER: 480334 0400 C MAP REVISED: JUNE 6, 2000.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT FOOT OF CURB MEASURED FROM THE CENTER OF THE LOT.
 - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCKEECES ZONING ORDINANCE:
CLAD-DE-SAC: 25.0 FEET
FRONT: 25.0 FEET
SIDE: 10.0 FEET
CORNER SIDE: 10.0 FEET
REAR: 10.0 FEET
 - BENCHMARK: SET TWO NAIL AT EDGE OF PAVEMENT (P.M. 495) BASELINE ROAD. GEOIDETIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=1692986.3200, E=1175770.2200, ELEV=453.3.
 - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 24,100 C.F. - 1.424 AC.-FT. TO BE PROVIDED WITH DESIGNATED DETENTION AREA.
 - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
 - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 4-FT. SIDEWALK ALONG INTERIOR STREET TO BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.
 - 5-FT. SIDEWALK REQUIRED ALONG PERIMETER OF SUBDIVISION DURING SUBDIVISION CONSTRUCTION STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
 - ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.
 - TWOOT PERMIT REQUIRED FOR ACCESS ALONG TWOOT RIGHT-OF-WAYS.
 - NO ACCESS TO PM 495 FOR LOTS 2-19.
 - NO ACCESS TO MILE 9 NORTH FOR LOTS 162-178.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - 5 FT. OPaque BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE POINT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE KALADIN ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCKEECES, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-148 OF THE CODE OF ORDINANCE OF THE CITY OF MCKEECES, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION POND, ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-148 SHALL BE NULL AND VOID.
 - ALL EASEMENTS ARE TO BE DECATED BY PLAT, UNLESS STATED OTHERWISE.
 - PARK LAND DEDICATION FEES OWED AT BUILDING PERMIT STAGE.
 - LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-209 WILL BE USED AS SINGLE RESIDENTIAL LOTS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERRES (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN 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 TO BE THE COURSE OF THE PIPELINES IS INSTALLED. THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY AND STATE HEREAFTER WIDEN OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE 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 15' 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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 HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDUARDO ALFARO, _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GENERAL PLAT NOTES & RESTRICTIONS

- BUILDING SETBACKS:**
 - FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - CLAD-DE-SAC AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- FLOOD ZONE "X" SHADDED AREA "X":** FLOOD ZONE "X" SHADDED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". FLOOD ZONE "X" IS DEFINED AS AREAS OF 100-YEAR FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 86, BUT NO FLOOD HAZARD FLOODS ARE DETERMINED.
- COMMUNITY PANEL NUMBER:** 480338 0020 C MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOTS DATED MAY 14, 2001.
- LOTS 1-6, 48 AND 69 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION DATED ON FILED DAY _____, FEMA CASE NO. _____.**
- MINIMUM FINISHED FLOOR ELEVATION** SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER, ELEV.=86.00.
- ZONING CLASSIFICATION** AUTO-URBAN RESIDENTIAL.
- THE DEVELOPER SHALL INSTALL A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ALONG THE NORTH SIDE OF ROGERS ROAD AND ALONG THE EAST SIDE OF "M" ROAD DURING CONSTRUCTION.**
- A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.**
- NO PERMANENT STRUCTURES** SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
- ALL INTERIOR LOT CORNERS** WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED HELDEN & HUNT, INC.
- BENCHMARK NOTE:**

THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:

ALUMINUM DISK SET AT THE SOUTHWEST CORNER OF LOT 38 OF THIS SUBDIVISION, NORTHING: 1684498.241, EASTING: 1108615.5591, ELEV.=85.50.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING** SHALL BE LOCATED ON EACH LOT.
- ALL CONSTRUCTION** SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- DRAINAGE NOTE:**

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 272,117 C.F. (6,247 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- ALL LOTS** SHALL HAVE A SLOPE DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG.
- OUT PARCEL "A"** SHALL BE DEDICATED TO THE CITY OF EDINBURG.
- NO ACCESS** SHALL BE PERMITTED ONTO LOTS 38 THROUGH 53 FROM ROGERS ROAD AND LOTS 1, 53 THROUGH 69 FROM "M" ROAD.



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



City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

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 Manufacture Home (MH) District to Commercial, General (CG) District, Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas consisting of: 0.822 of one Acre Being a Part or Portion of Lot 1 and 0.250 of One Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision, Located at 2315 E. Monte Cristo Road, As Requested By Melden & Hunt, Inc.

DESCRIPTION / SCOPE:

This property is located at the northwest corner of E. Monte Cristo Road and N. Gwin Road. The property is currently zoned Manufacture Home (MH) District. This zoning designation is the primary zoning for properly maintained manufactured homes and manufactured home parks. 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 approximately 187.08 feet along E. Monte Cristo Road and a lot depth of 187.76 feet along N. Gwin Road for a total area of 1.072 acres. Currently, the property has a single-family residential home. The applicant is wanting to utilize the property for a commercial office.

Adjacent zoning is Residential, Primary (RP) District to the north and west, Residential, Multi-Family (RM) District to the east and Residential, Primary (RP) District and Commercial, Neighborhood (CN) District to the south. Surrounding land uses consists of residential and commercial uses. The Future Land Use designation for this property is for Neighborhood Commercial Uses.

Staff mailed a notice of the public hearing to 26 neighboring property owners on Friday, January 9, 2026, 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 January 28, 2026.

On January 14, 2026, 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 Manufacture Home (MH) District to Commercial, General (CG) District, based on the surrounding land uses and the future 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 – 01/13/2026
CITY COUNCIL – 02/17/2026
DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District

APPLICANT: Terry Canales Attorney at Law, P.L.L.C.

AGENT: Melden & Hunt, Inc.

LEGAL: Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas consisting of: 0.822 of one Acre Being a Part or Portion of Lot 1 and 0.250 of One Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision

LOCATION: Located at 2315 E. Monte Cristo Road

LOT/TRACT SIZE: 1.072 acres

CURRENT USE: Single-family residential home.

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Manufacture Home (MH) District

ADJACENT ZONING: North – Residential, Primary (RP) District
South – Residential, Primary (RP) District and
Commercial, Neighborhood (CN) District
East – Residential, Multi-Family (RM) District
West – Residential, Primary (RP) District

LAND USE PLAN: Neighborhood Commercial Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC.**

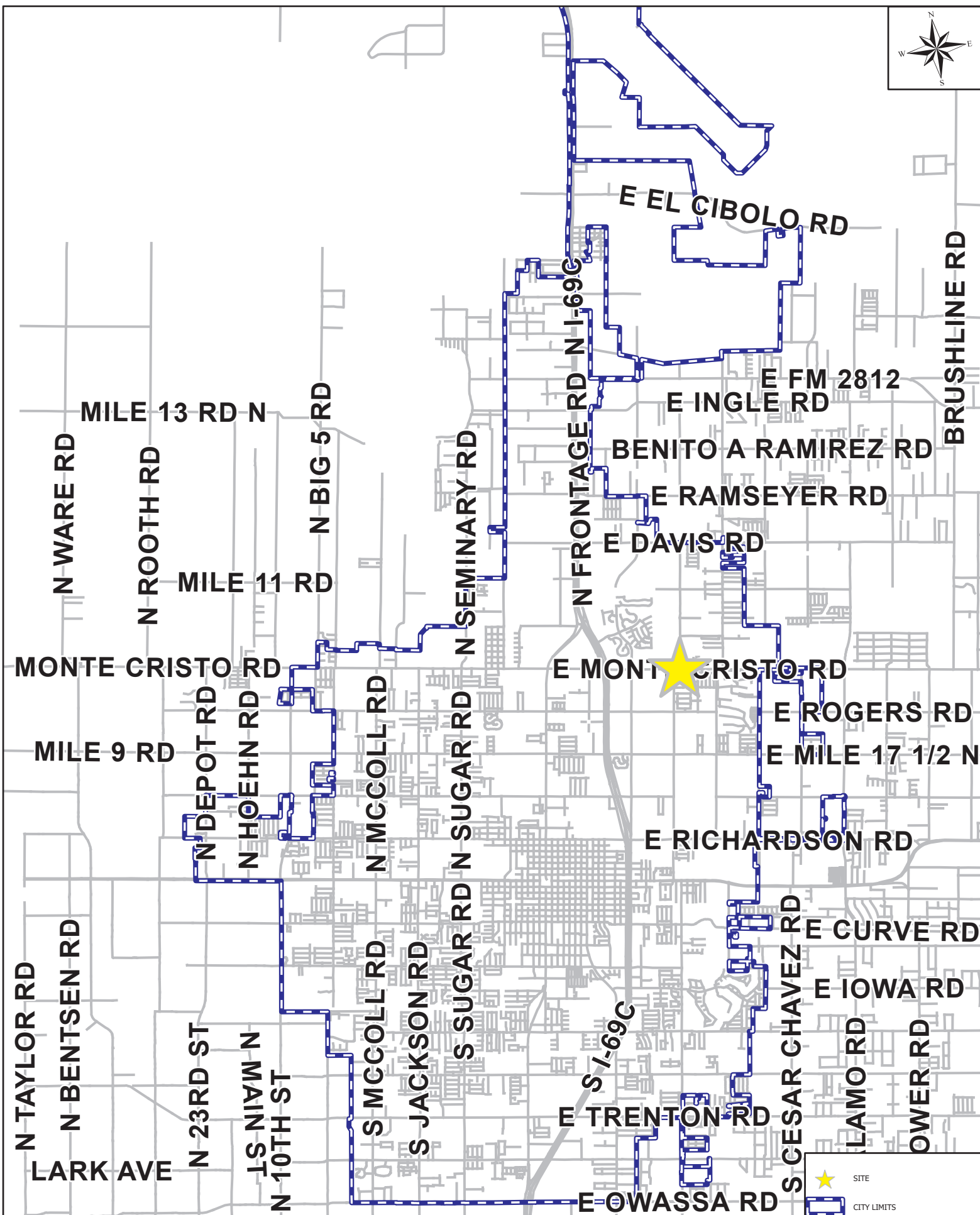
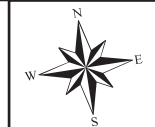
EVALUATION

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

1. The land is currently located along E. Monte Cristo Road that is considered an expansion high speed principal arterial roadway and has an unoccupied building.
2. Surrounding land consists of residential and commercial uses.
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 Manufacture Home (MH) District to Commercial, General (CG) District, based on the surrounding land uses and the future 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 26 neighboring property owners on Friday, January 9, 2026 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 January 28, 2026.

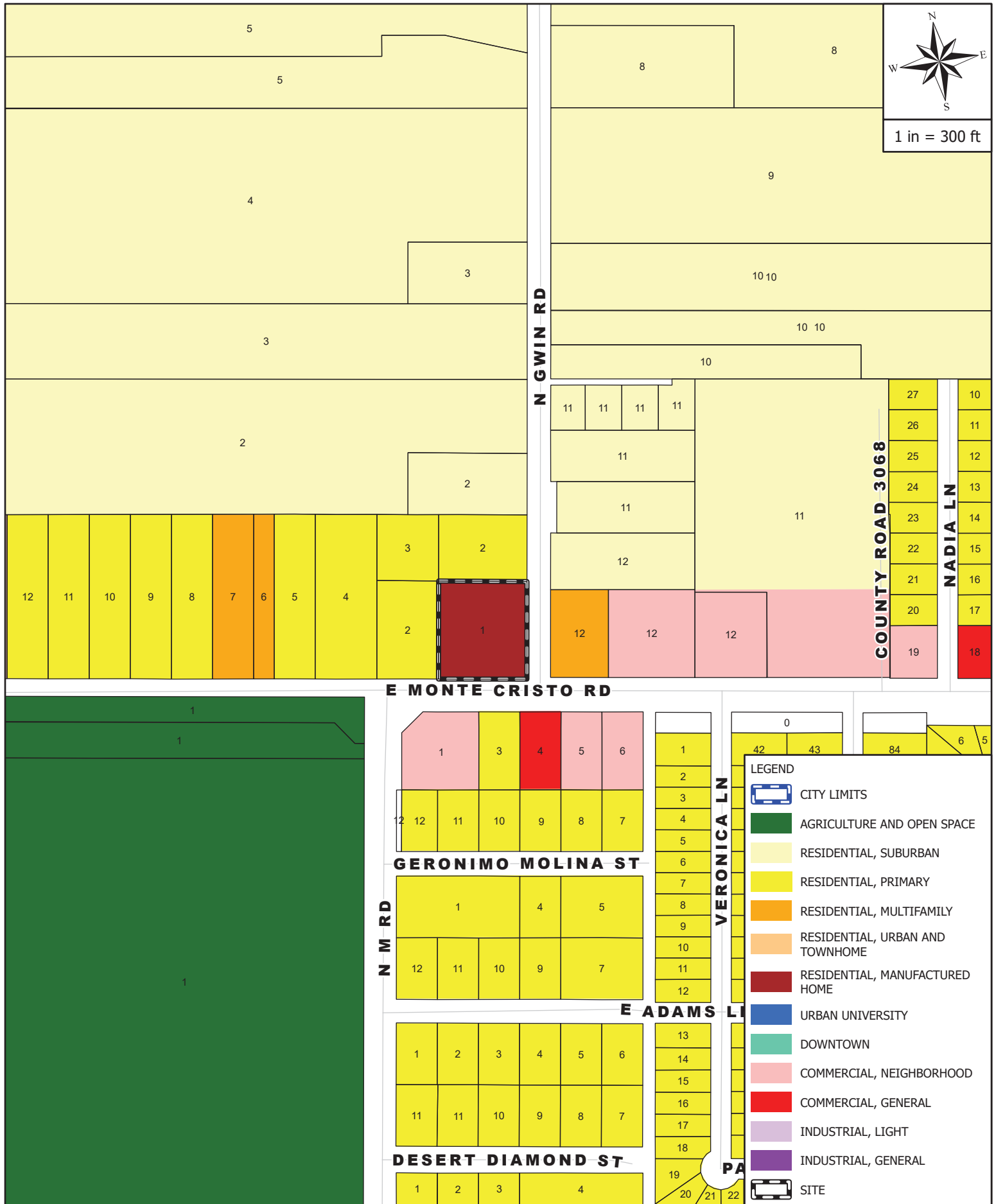


★ SITE
CITY LIMITS



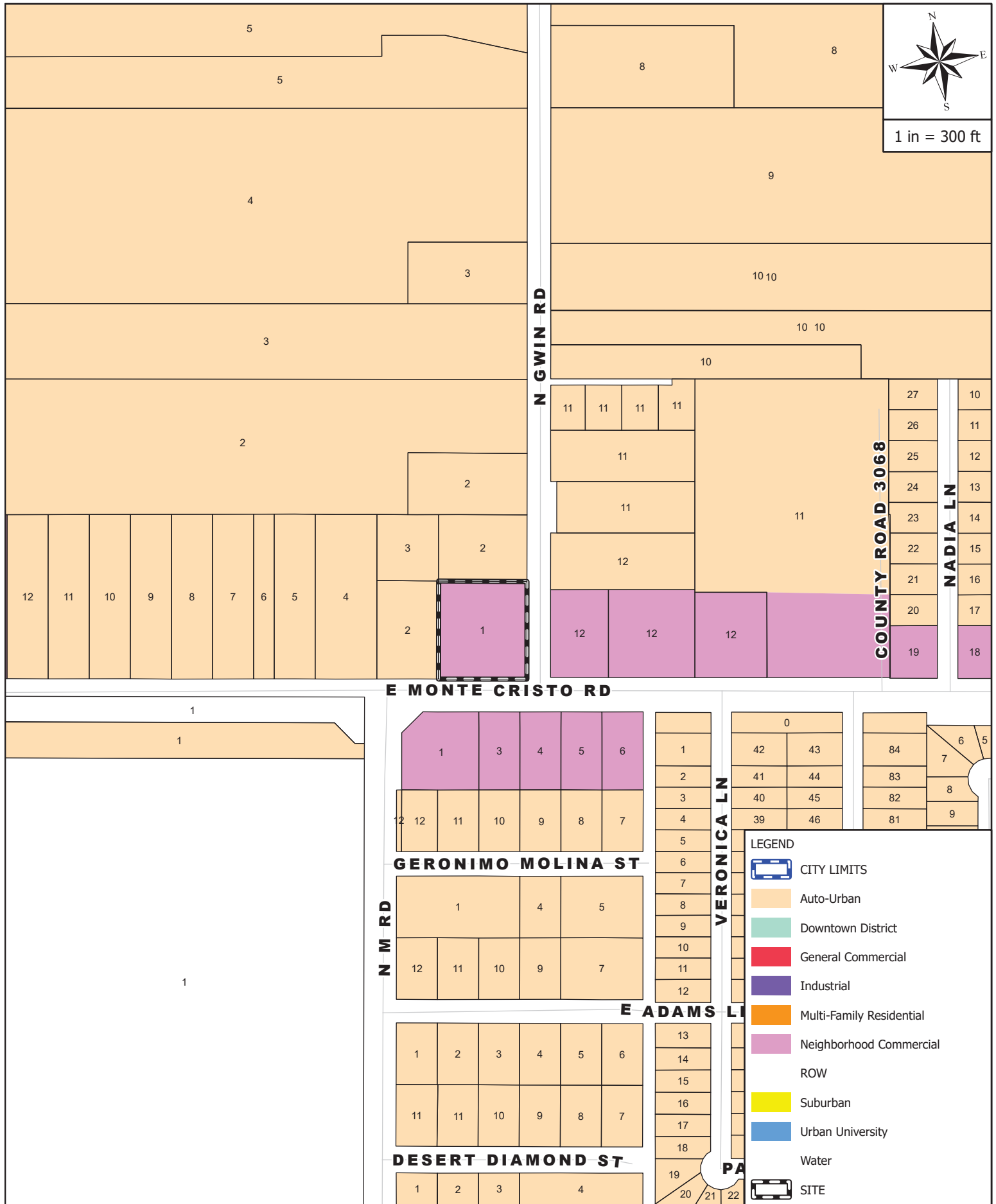
AERIAL MAP

2315 E MONTE CRISTO RD



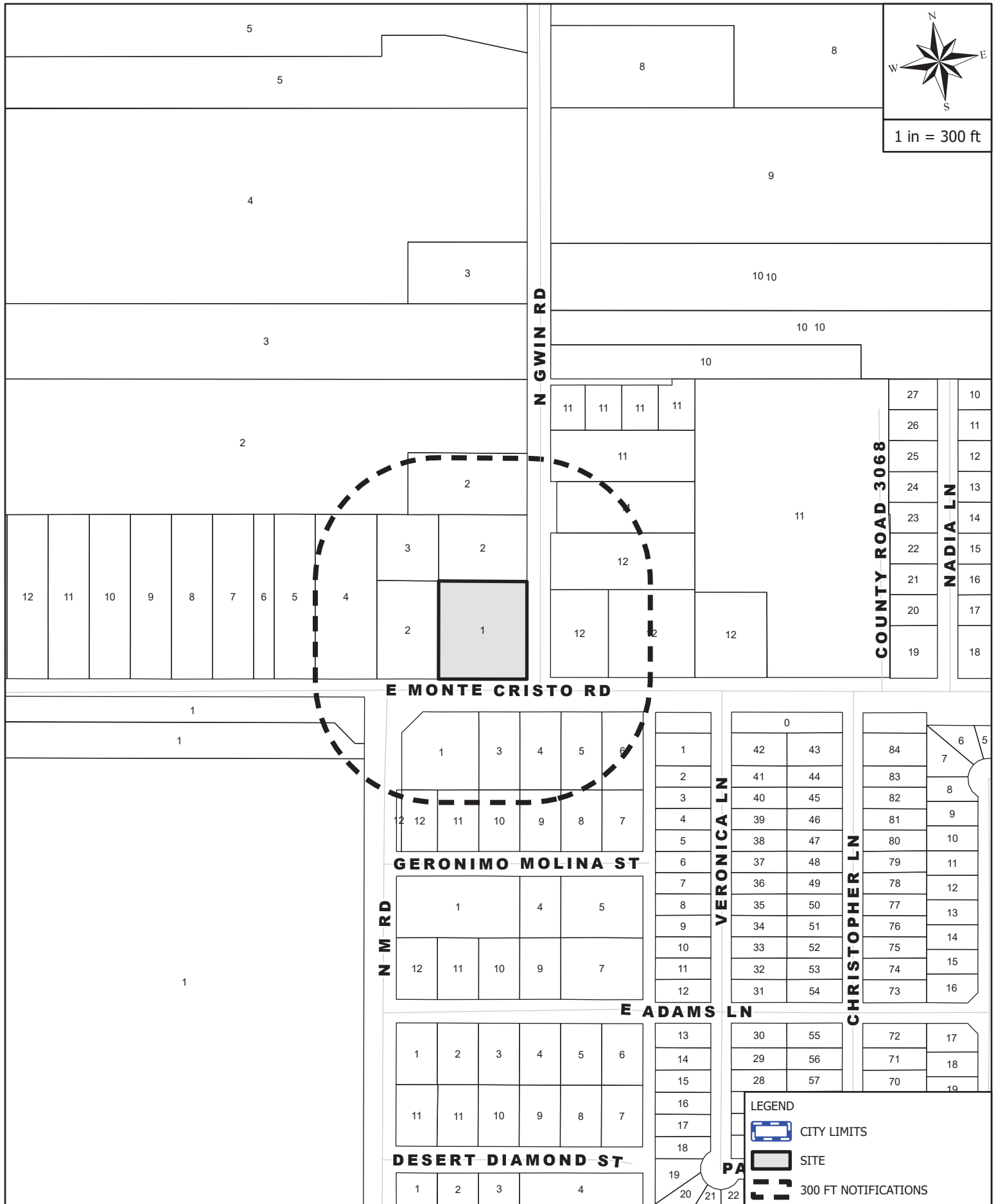
ZONING MAP

2315 E MONTE CRISTO RD



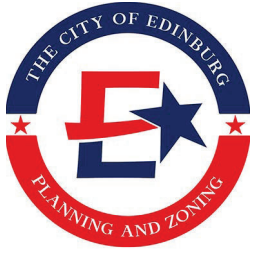
FUTURE LANDUSE MAP

2315 E MONTE CRISTO RD



MAILOUT AND SITE MAP

2315 E MONTE CRISTO RD



Rezoning Request Site Photo

Melden & Hunt, INC.

2315 E. Monte Cristo Rd





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 01/22/2025

— SUBDIVISION VARIANCE —

GARCO INDUSTRIAL RANCHES SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards, for Garco Industrial Ranches Subdivision, being a 5.87 acre tract of land out of Lots 1, 2 and 4, Block 49, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According to the Map or Plat recorded in Volume 8, Pages 28 & 29, Map Records, Hidalgo County, Texas, and according to Correction Warranty Deed recorded under County Clerk's Document Number 1738805, Official Records, Hidalgo County, Texas, located at 104 Constitution Drive, As Requested By Quintanilla, Headley and Associates, Inc.
2. **Description/Scope:** The property is located on the southwest corner of Constitution Drive and N. Frontage Road, and is within the City of Edinburg city limits. The 5.87 tract of land is currently going through the subdivision process and the proposed development consists of six (6) Industrial, General lots. Quintanilla, Headley, and Associates, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Section 3.202-1

This requested variance is to Article 3, Section 3.202, Table 3.202-1 as it applies to Nonresidential and Mixed-Use Lot Standards, Lot Area and Lot Width. The developer is requesting a variance due to the lot area and lot width not meeting UDC standards set forth in Table 3.202-1. UDC Section requires a lot minimum of 40,000 square feet and lot width of 125 feet. The developers design proposal for the project has lots 2-6 that range from 21,392.91 sq. ft. to 22,653.21 sq. ft, and lots widths of 103 feet.

Staff's Recommendation: Staff recommends approval of the variance request due to the nature and intent of the industrial activity and advises the applicant to meet the requirements that are set forth in the City of Edinburg's UDC.

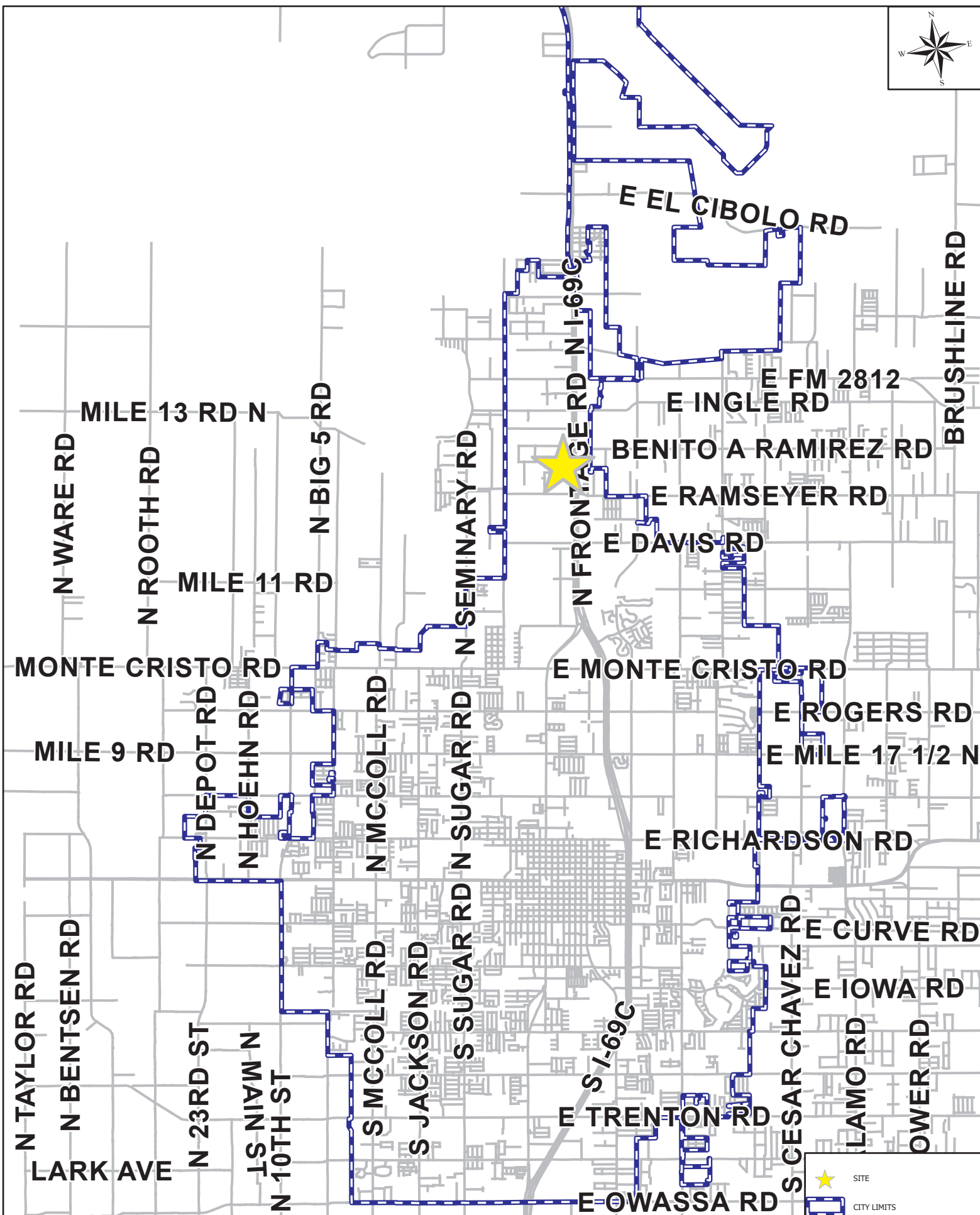
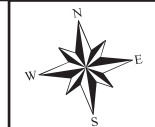
Prepared By:
Clarence Cruz Jr.
Planner I

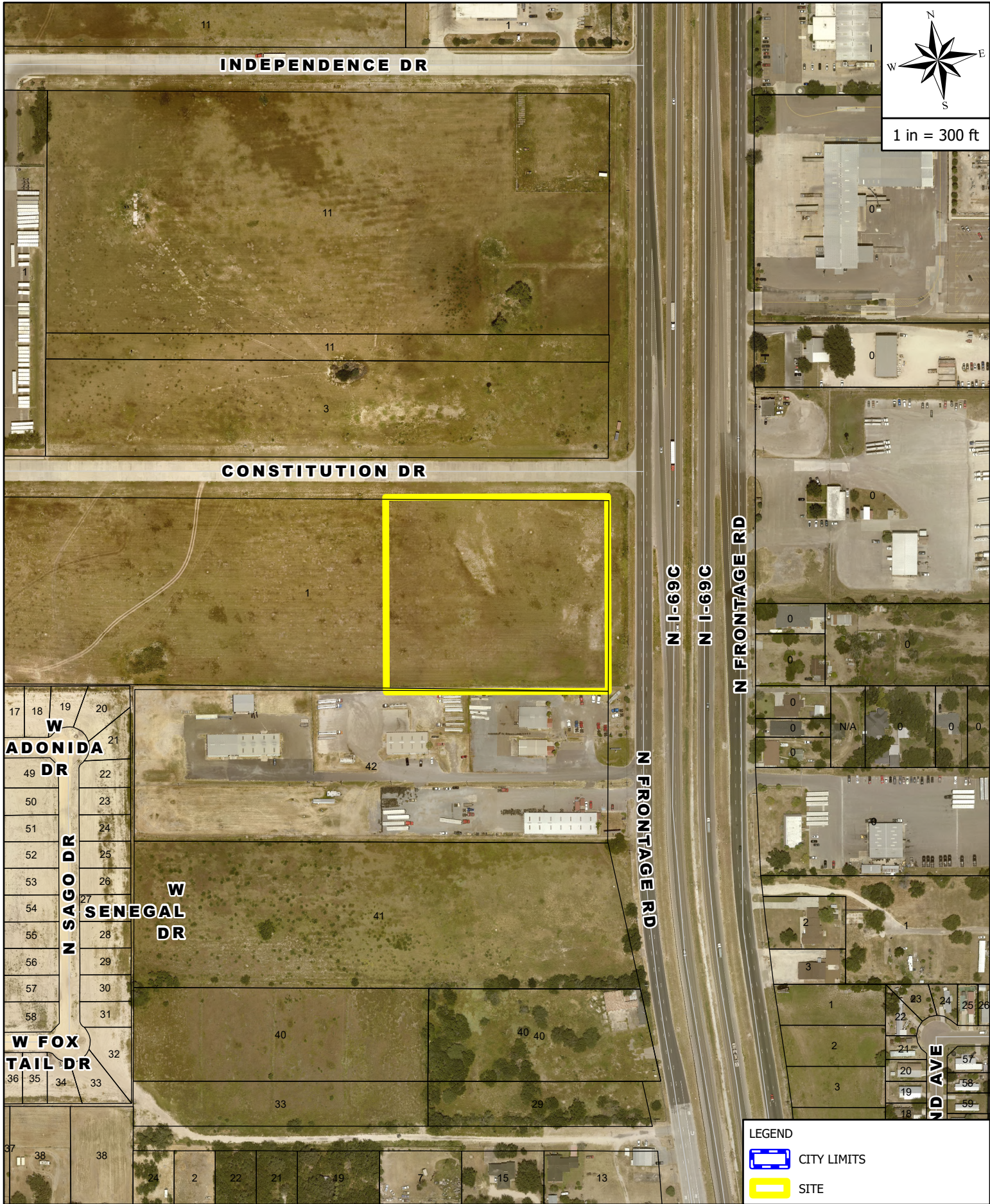
Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

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

Table 3.202-1 Nonresidential and Mixed-Use Lot Standards					
District and Development Type	Minimum			FAR	Maximum
	LSR	Lot Area	Lot Width (ft)		Height (ft.)
Industrial, General (IG)					
Industrial	0.15	40,000 sf.	125	0.490	60
Warehouse	0.15	40,000 sf.	125	0.603	60
All other nonresidential uses	0.15	40,000 sf	125	0.454	60





AERIAL MAP

104 CONSTITUTION DR.

11

1

INDEPENDENCE DR

11

1

11

3

CONSTITUTION DR

1

17181920

W ADONIDA DR

21

49

22

50

23

51

24

52

25

53

26

54

27

55

28

56

29

57

30

58

31

32

33

34

35

36

37

38

38

W SAGO DR

W SENEGAL DR

W FOX TAIL DR

42

41

40

40

40

40

33

29

24

2

22

21

19

7

15

13

W SENEGAL DR

N FRONTAGE RD

N I-69C


N I-69C


N FRONTAGE RD

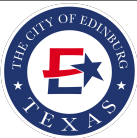
N
W
S
E

1 in = 300 ft

LEGEND

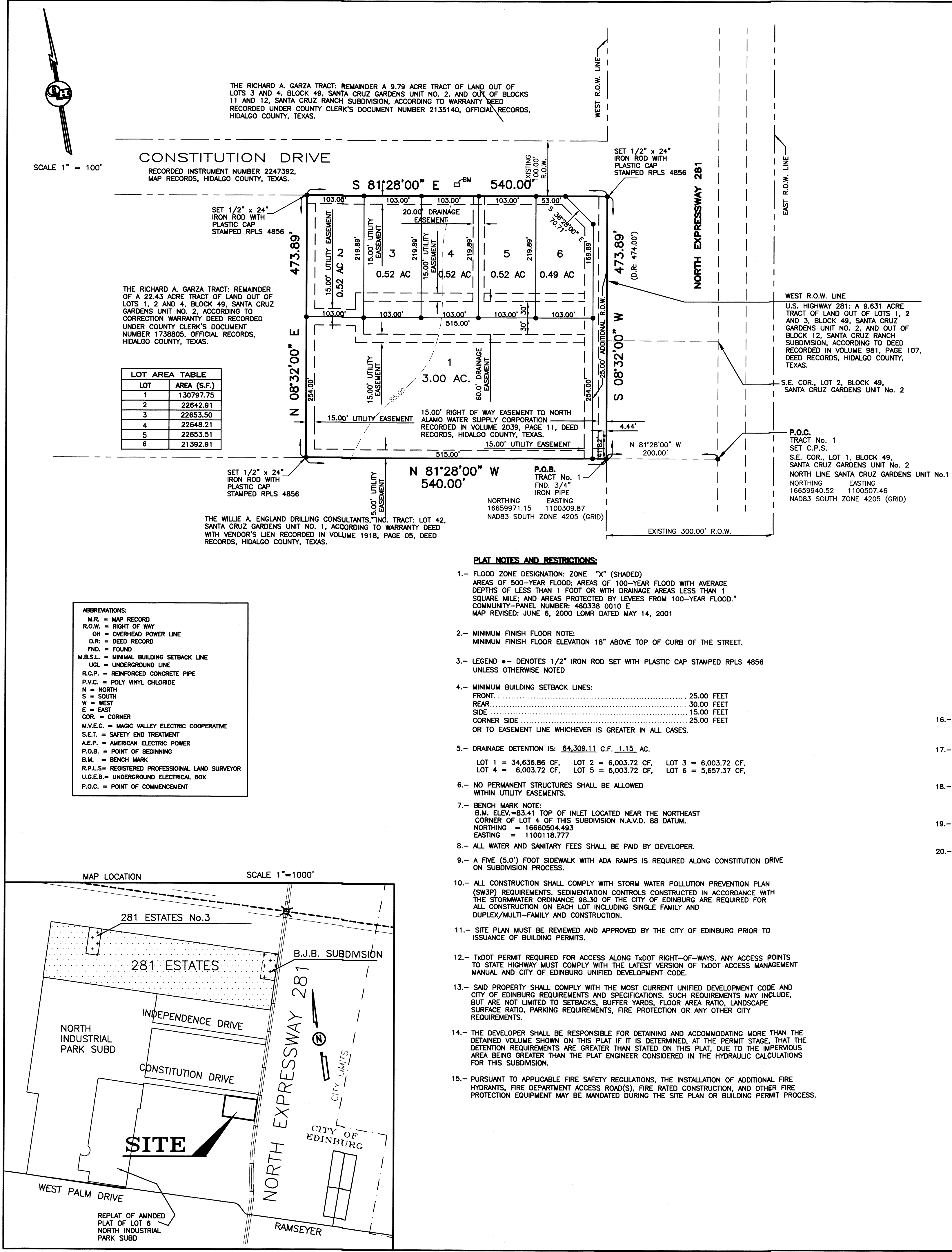
 CITY LIMITS

 SITE



MAILOUT AND SITE MAP

104 CONSTITUTION DR.



GARCO INDUSTRIAL RANCHES

A 5.87 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 4, BLOCK 49, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGES 28 & 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.87 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 4, BLOCK 49, SANTA CRUZ GARDENS UNIT No.2 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/4" IRON PIPE FOUND (NORTHING = 16659971.15, EASTING = 1100309.87) ON THE SOUTH LINE OF LOT 1 AND ON THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281. FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID PIPE BEARS N 81°28'00" W, 200.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1 (NORTHING = 16659940.52, EASTING = 1100507.46).

THENCE: N 81°28'00" W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°32'00" E, A DISTANCE OF 473.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF CONSTITUTION DRIVE FOR THE NORTHWEST CORNER OF THIS TRACT.

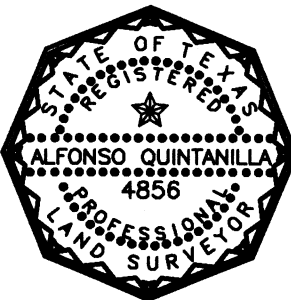
THENCE: S 81°28'00" E, ALONG THE SOUTH RIGHT OF WAY LINE OF CONSTITUTION DRIVE, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°32'00" W, ALONG THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281, A DISTANCE OF 473.89 FEET (DEED RECORD: 474.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 5.87 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ GARDENS UNIT No.2 SUBDIVISION, RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

9-15-2025
DATE

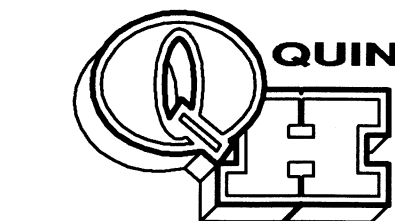
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

DATE OF PREPARATION: SEPTEMBER 15, 2025

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

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

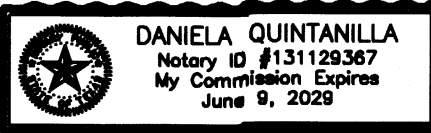
RICHARD A. GARZA
3910 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
RICHARD A. 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 _____, 20____.



DANIELA QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

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

CHAIRPERSON-PLANNING & ZONING COMMISSION

HIDALGO COUNTY CONSOLIDATED WATER CONTROL

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS _____ 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.

PRESIDENT _____ ATTEST: SECRETARY _____

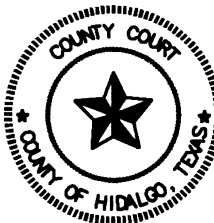
STATE OF TEXAS COUNTY OF HIDALGO

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



MARCO A. GONZALEZ
P.E. No. 120016

11-14-25
DATE

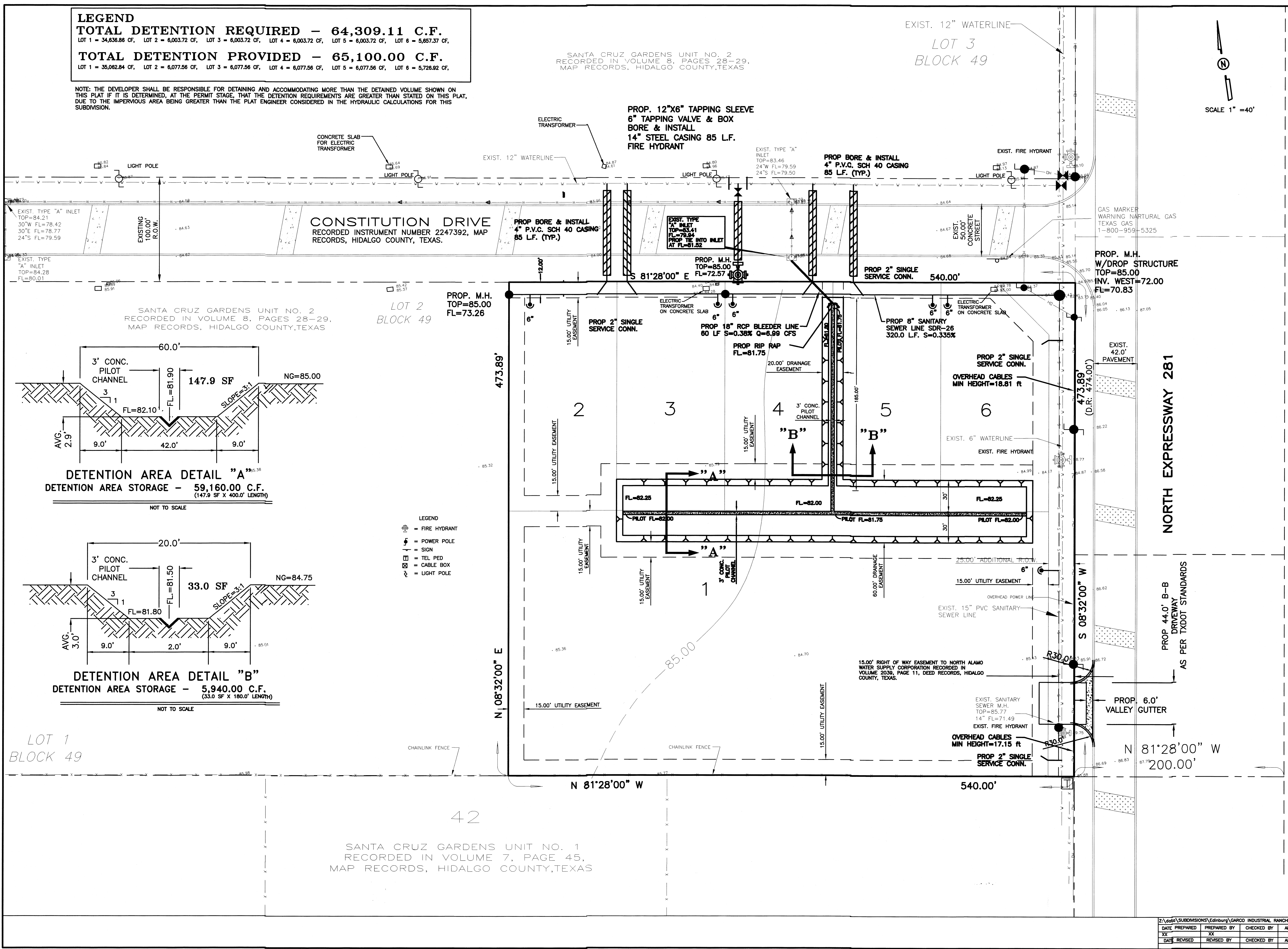


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

FILENAME : F:\DATA\SUBDIVS\EDINBURG\GARCO INDUSTRIAL RANCHES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-15-25	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 1/22/2026

— SUBDIVISION VARIANCE —

FAY APARTMENTS SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-5, Apartment Lot and Building Standards, Being a 0.37 Acre Tract of Land, More or Less, Being the North 114.00 Feet of Lot 1, Wood Subdivision, City of Edinburg, Hidalgo County, Texas According to the Map or Plat Thereof Recorded Under Volume 10, Page 35 of the Plat Records of Hidalgo County, Texas Located at 513 S. 4th Avenue, As Requested By Jorge E. Vallina, on Behalf of Zaashila Construction Group, LLC.
2. **Description/Scope:** The property is located at the intersection of W Fay Street and S 4th Avenue and is within the City of Edinburg city limits. The proposed development is for Multifamily on one lot. The owner of the property is requesting for reduced setbacks to accommodate the proposed 12 units and is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Table 3.102-5 Apartment Lot and Building Standards (5+ Dwelling per Building)

This requested variance is to Article 3, Table 3.102-5 as it applies to setbacks. The owner is requesting to use Table 3.102-4 Duplex and Multiplex Lot Building standards. UDC Table 3.102-5 requires Front 20 feet, Side 15 feet, Parking Setback Rear and Side 8ft, and Rear 20 feet. The setbacks requested consist of street yard side 10 feet, street side 10 feet, side yard 6 feet and rear 12 feet.

Staff's Recommendation: Staff recommends denial of the variance request based on the density. If approved, the applicant would need to comply with all other requirements during the permitting process including the Fire Marshal approval.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

Unified Development Code
Development Map
Aerial Map
Site Map

**Table 3.102-5
Apartment Lot and Building Standards (5+ Dwellings per Building)**

Minimum ¹							Maximum	
Site Area / Building (sf.)	Lot Width (ft.)	Street Yard (ft.) ³	Rear Yard (ft.)	Side Yard ⁴ (ft.)	Parking Setback from Curb (ft.)	Parking Setback Rear and Side (ft.)	Height (ft.)	Density (dwellings per acre)
12,000	100 ²	20	20	15	Not permitted in street yard	8	72	Efficiency / 1 Bedroom: 40 2 Bedroom: 30 3+ Bedroom: 20

TABLE NOTES:

¹If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.

²Along arterials, frontages in excess of the minimum lot width may be required. See [Sec. 5.208](#), *Access Management*.

³Setback from public street rights-of-way. Where private internal circulation is used, 12 feet is permissible.

⁴Building separation is 12 feet for multiplexes and 30 feet from apartment.

Proposed Setbacks

**Table 3.102-4
Duplex and Multiplex Lot and Building Standards**

Minimum ¹								Maximum ²
Site Area	Additional Lot Area per Bldg. (sf.)	Lot Width (ft.)	Street Yard (ft.)	Street Side Yard (ft.)	Side Yard ³ (ft.)	Rear Yard (ft.)	Parking Setback from Curb (ft.)	Height (ft.)
8,000	2,000	80 ³	10 / 18 ⁴	10	0 / 6 ⁵	10 / 18 ⁴	10	35

TABLE NOTES:

¹If a larger bufferyard is required, the setback shall be the width of the bufferyard; see section 4.204.

²Multiplex lots may not exceed maximum density standards; see Table 3.102-5.

³Along arterials, frontages in excess of the minimum lot width may be required. See [Sec. 5.208](#), *Access Management*.

⁴The first number is the building setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

⁵A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

UNIFIED DEVELOPMENT CODE

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

ARTICLE 3 - LOT AND DESIGN STANDARDS

Division 3.100, Standards for Rural and Residential Districts

Sec. 3.101, Purpose and Applicability.

A. Purpose.

1. *District Standards* The purpose of this Division is to establish the standards for residential land uses within each zoning district. The district standards are designed to provide a specific community character, consistent with the Edinburg Comprehensive Plan. These standards vary by zoning district, community character, and, within a district, land use.
2. *Design*. This Division focuses on design, with specific standards for a variety of residential housing types to ensure that the character of Edinburg is preserved and enhanced. There are specific design regulations for various types of residential development. The residential design standards are intended to promote quality residential neighborhoods and a more environmentally sensitive design approach.

B. Applicability. This Article applies to all residential buildings and structures.

Effective on: 8/9/2022

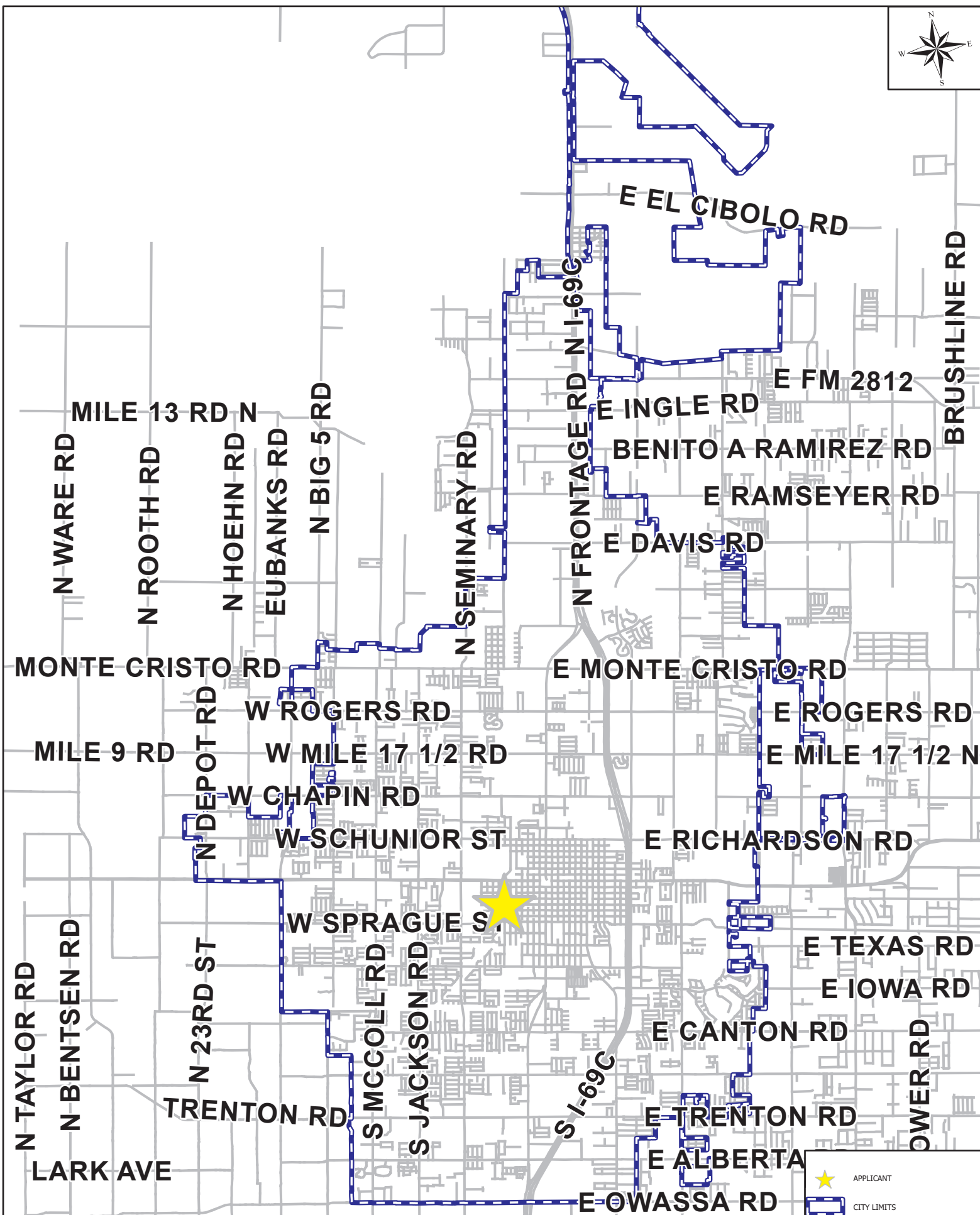
Sec. 3.102, Standards for Rural and Residential Development

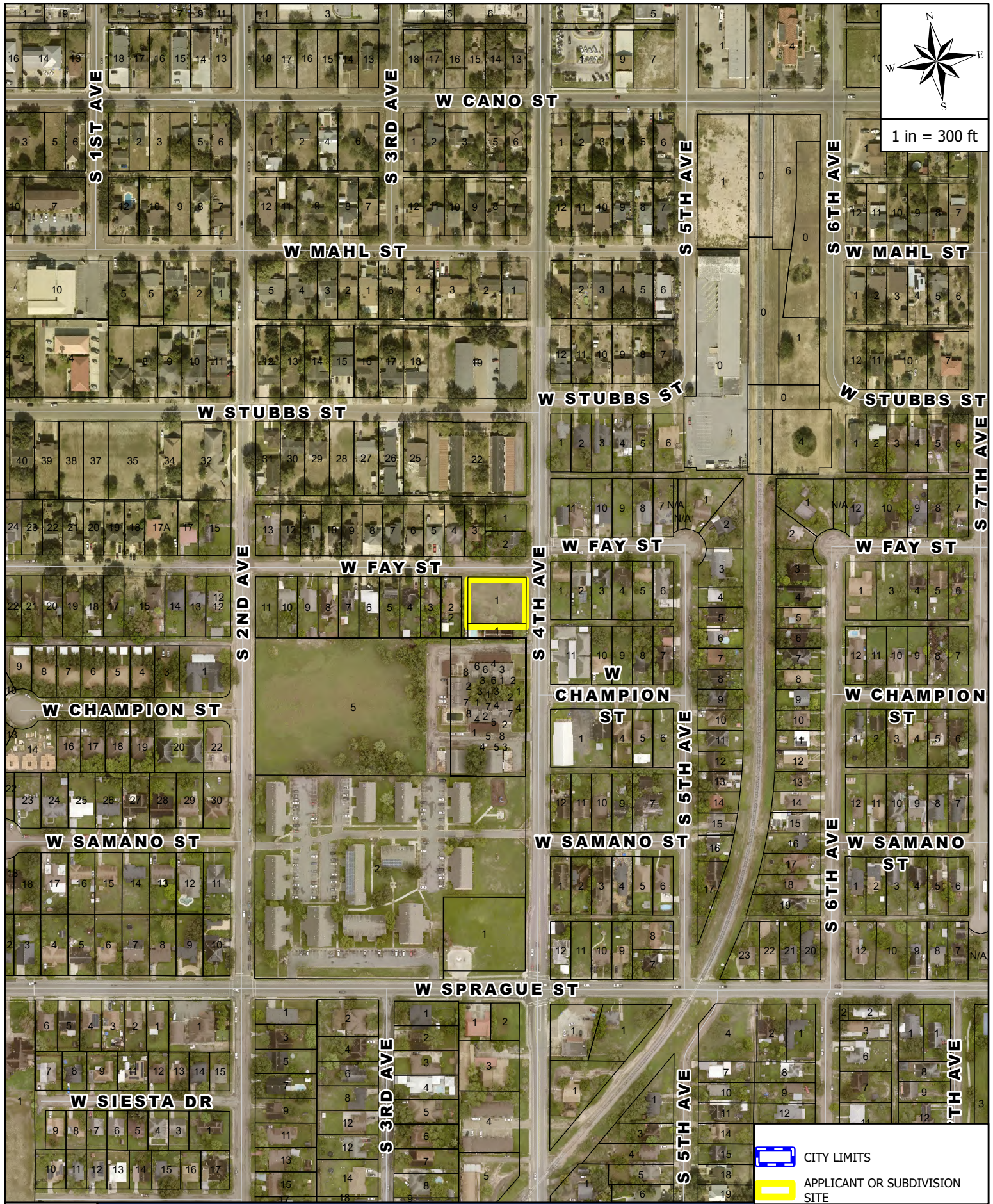
A. General Standards. The standards below apply to new residential development in Edinburg:

1. *Building Separation*. The walls of buildings that are located on a single lot, if not party walls, shall be no less than 12 feet apart unless reduced distancing is approved by Fire Marshall, and;
2. *Fire Code*. Shall abide by the standards in the [International Fire Code](#), and;
3. *Drainage/Open Space*. Shall not have an impervious surface covering an area greater than 60% of the total lot.

B. District Standards. The district standards are provided in the tables of this Section.. Information relating to these standards follows:

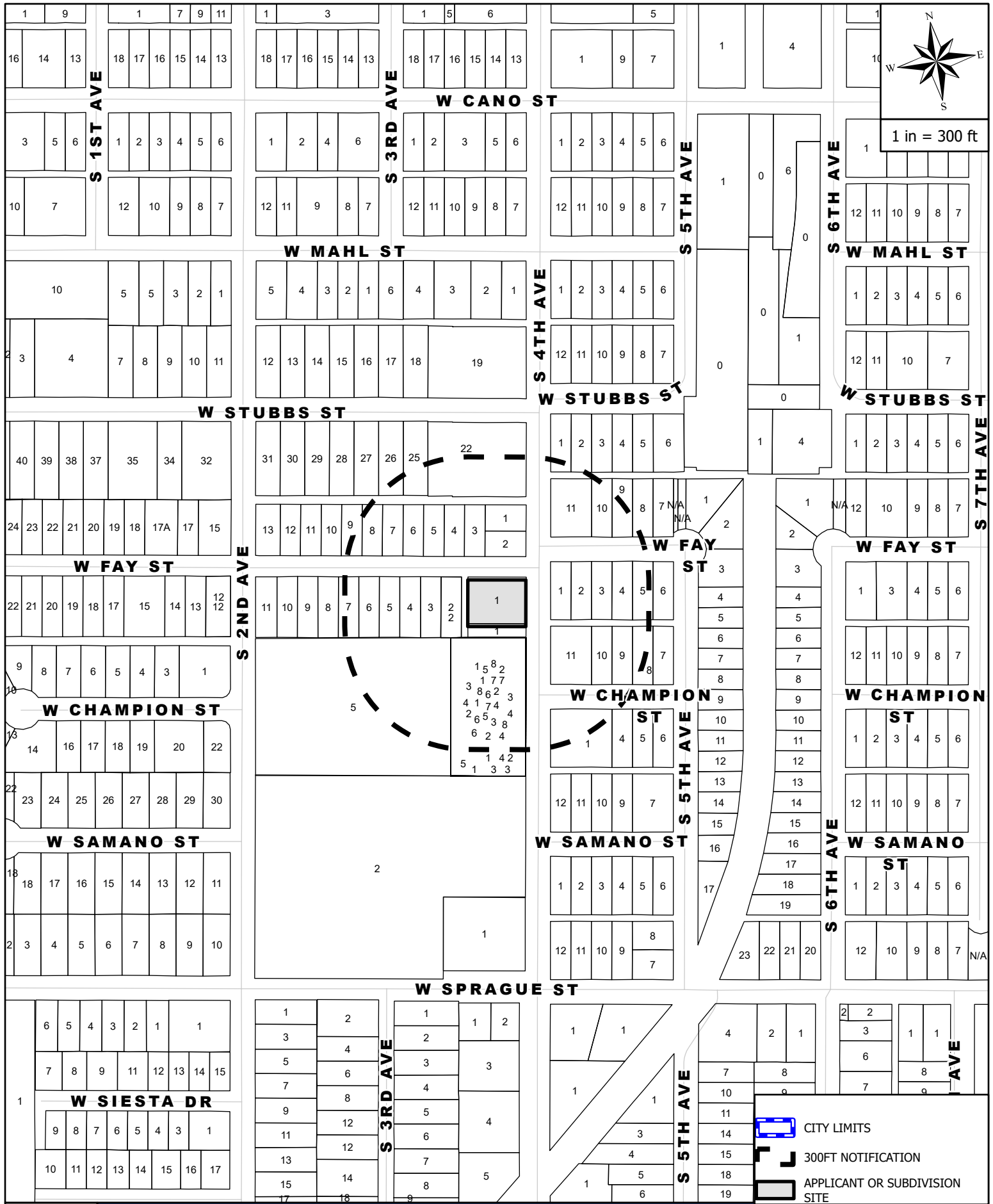
1. *Housing Types*. The tables of this Section are grouped by housing type: [Single-Family Detached](#), [Single-Family Attached](#), and [Multifamily](#). Graphic examples are included for each housing type.
2. *Zoning District*. The first column of each table reflects the [zoning district](#).
3. *Lot Dimensions and Setbacks*. The following columns show the standards for minimum lot area, average lot width, and [building setbacks](#).
4. *Height*. The next column sets out the maximum permitted height. The maximum [building height](#) is calculated as provided in Division 3.300, *Measurements and Special Allowances*.





AERIAL MAP
APPLICANT AND/OR SUBDIVISION:

VAR-2025-0325 513 S 4TH AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

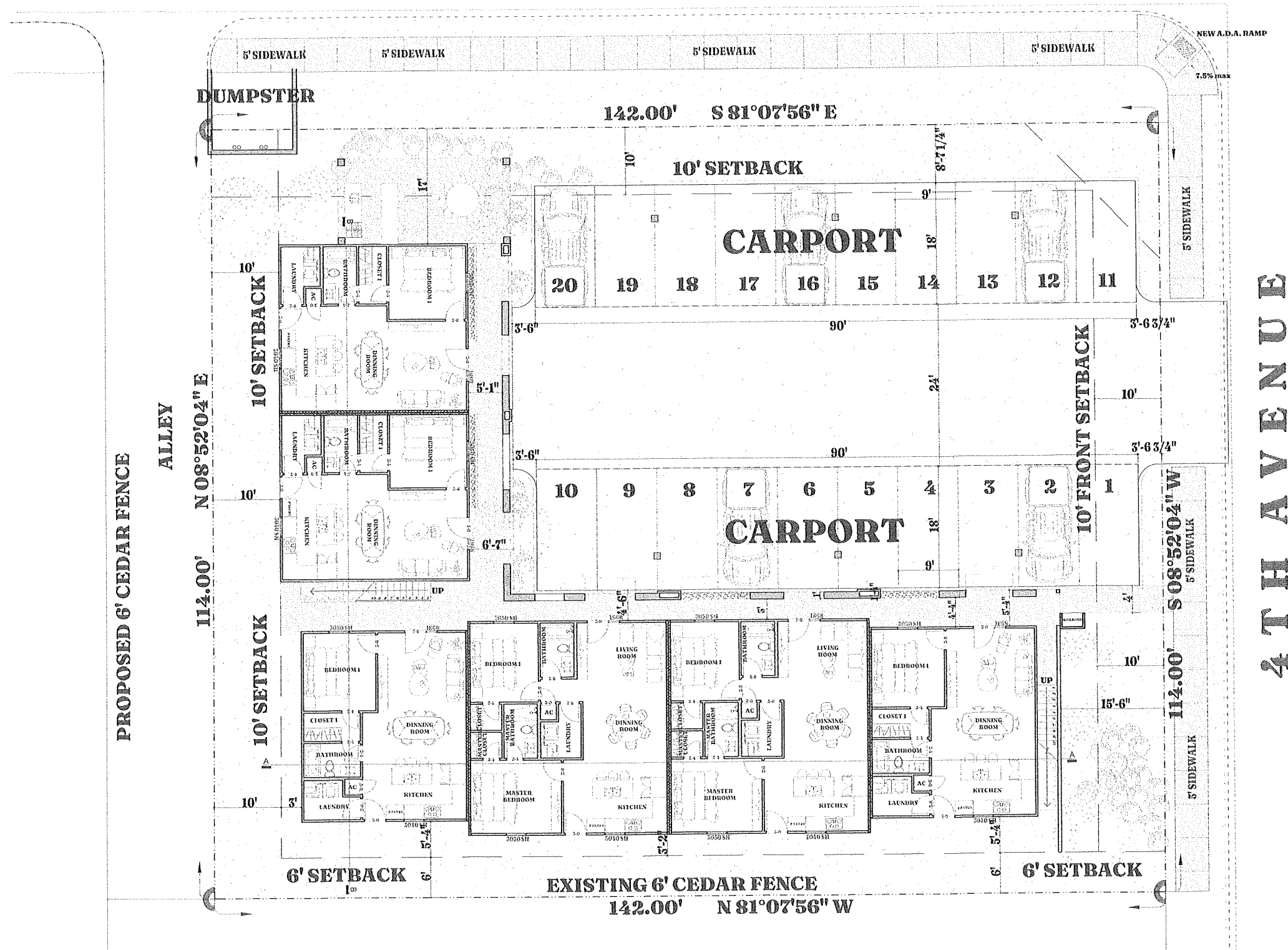
VAR-2025-0325 513 S 4TH AVE



CLIENT:
JAVIER FLORES
DATE:
09/18/2025
PROJECT NO.:
2025-50.01
PROJECT:
APARTMENTS

ADDRESS:
MCALLEN, TX

FAY STREET



SEAL:

REVISION:

SHEET:
GROUND FLOORPLAN
DESIGN BY:
BOLD DESIGN STUDIO
CONTACT:
jorge@boldarchitecture.org
daniel@boldarchitecture.org
(956) 953-3176

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.
5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.
6. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.
7. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE OPERATION OF THE PROJECT OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.
8. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE REPAIRS OR REPLACEMENTS OF ANY MATERIALS OR WORKMANSHIP.
9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.
10. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.

COPYRIGHT PROTECTED
BOLD DESIGN STUDIO

SHEET NO. 1



BOLD

CLIENT:
JAVIER FLORES
DATE:
09/18/2025
PROJECT NO.:
2025-50.01
PROJECT:
APARTMENTS

ADDRESS:
MCALEN, TX

SEAL:

REVISION:

SHEET
SECOND
FLOORPLAN

DESIGNED BY:
BOLD DESIGN STUDIO

CONTACT:
jorge@boldarchitects.org

0520 833-2122

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.
5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DESIGN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS.
6. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST OVERRUNS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.
7. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY INJURIES OR DEATHS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.
8. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR THE ENVIRONMENT THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.
9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF LOCAL, STATE, OR FEDERAL LAWS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.
10. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS THAT MAY BE RELATED TO THE CONSTRUCTION PROCESS.

COPYRIGHT PROTECTED
BOLD DESIGN STUDIO

SHEET NO.:

A.102

FAY STREET

PROPOSED 6' CEDAR FENCE

ALLEY

114.00' N08°52'04"E

10' SETBACK

10' SETBACK

6' SETBACK

EXISTING 6' CEDAR FENCE

142.00' N81°07'56"W

142.00' S81°07'56"E

10' SETBACK

CARPORT

CARPORT

10' FRONT SETBACK

6' SETBACK

114.00' S08°52'04"W

4TH AVENUE

1

SECOND FLOORPLAN

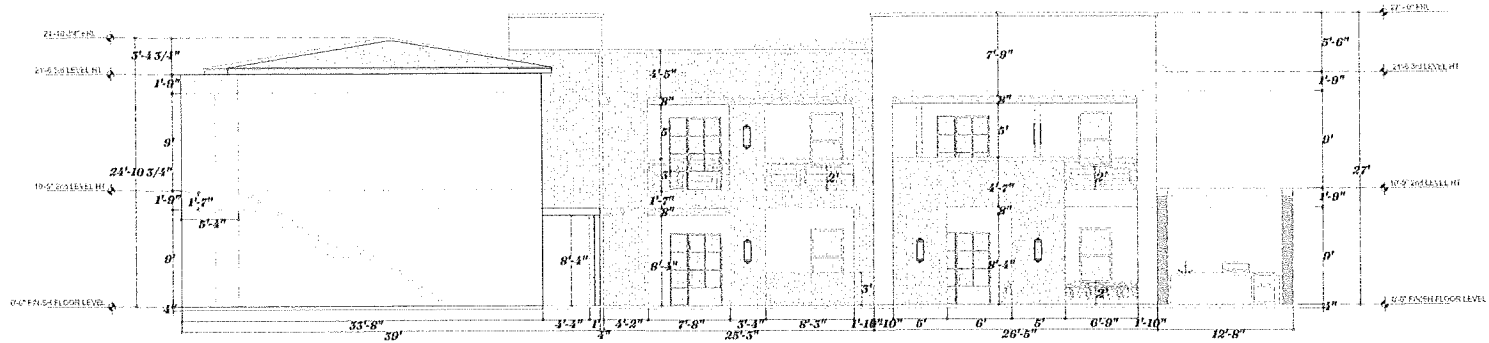
SCALE: 1/8" = 1'-0"



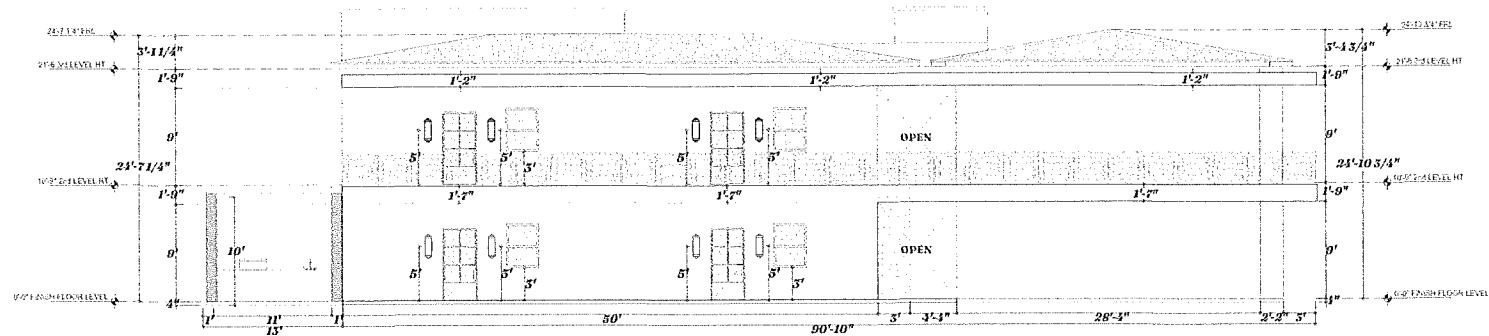
BOLD

CLIENT:
JAVIER FLORES
DATE:
09/18/2025
PROJECT NO.:
2025-50.01
PROJECT:
APARTMENTS

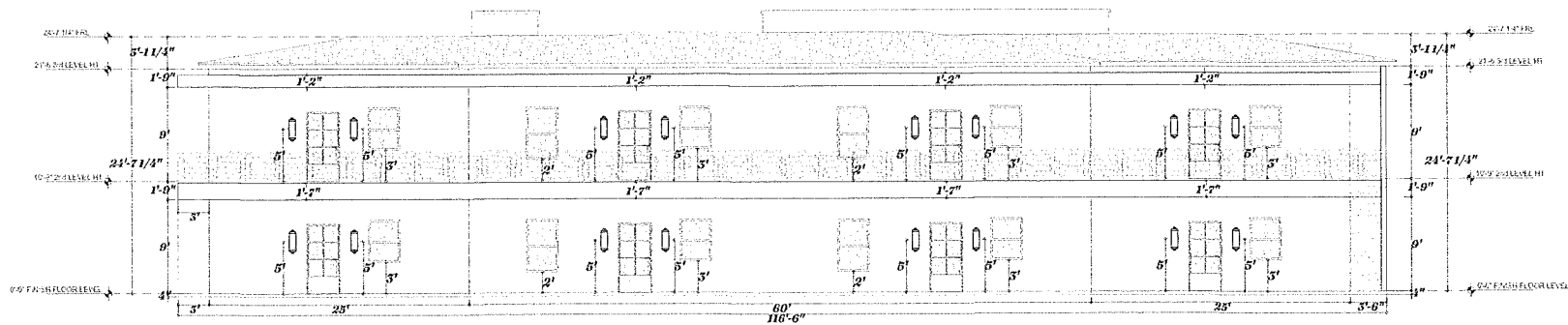
ADDRESS:
MCALLEN, TX



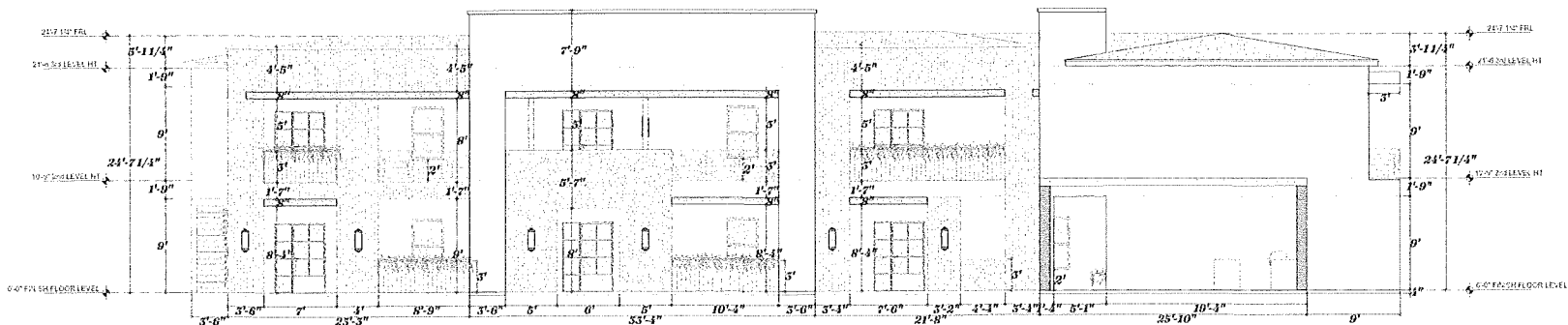
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SCALE:

REVISION:

SHEET:
**BUILDING 1
ELEVATIONS**
DESIGN BY:
BOLD DESIGN STUDIO
CONTACT:
jorge@boldstudio.com
boldstudio.com

PROJECT: 2025-50.01

GENERAL NOTES:

1. All dimensions are in feet and inches, unless otherwise noted.
2. All elevations are shown in plan view, unless otherwise noted.
3. All elevations are shown in section view, unless otherwise noted.
4. All elevations are shown in elevation view, unless otherwise noted.
5. All elevations are shown in perspective view, unless otherwise noted.
6. All elevations are shown in isometric view, unless otherwise noted.
7. All elevations are shown in oblique view, unless otherwise noted.
8. All elevations are shown in two-point view, unless otherwise noted.
9. All elevations are shown in three-point view, unless otherwise noted.
10. All elevations are shown in four-point view, unless otherwise noted.

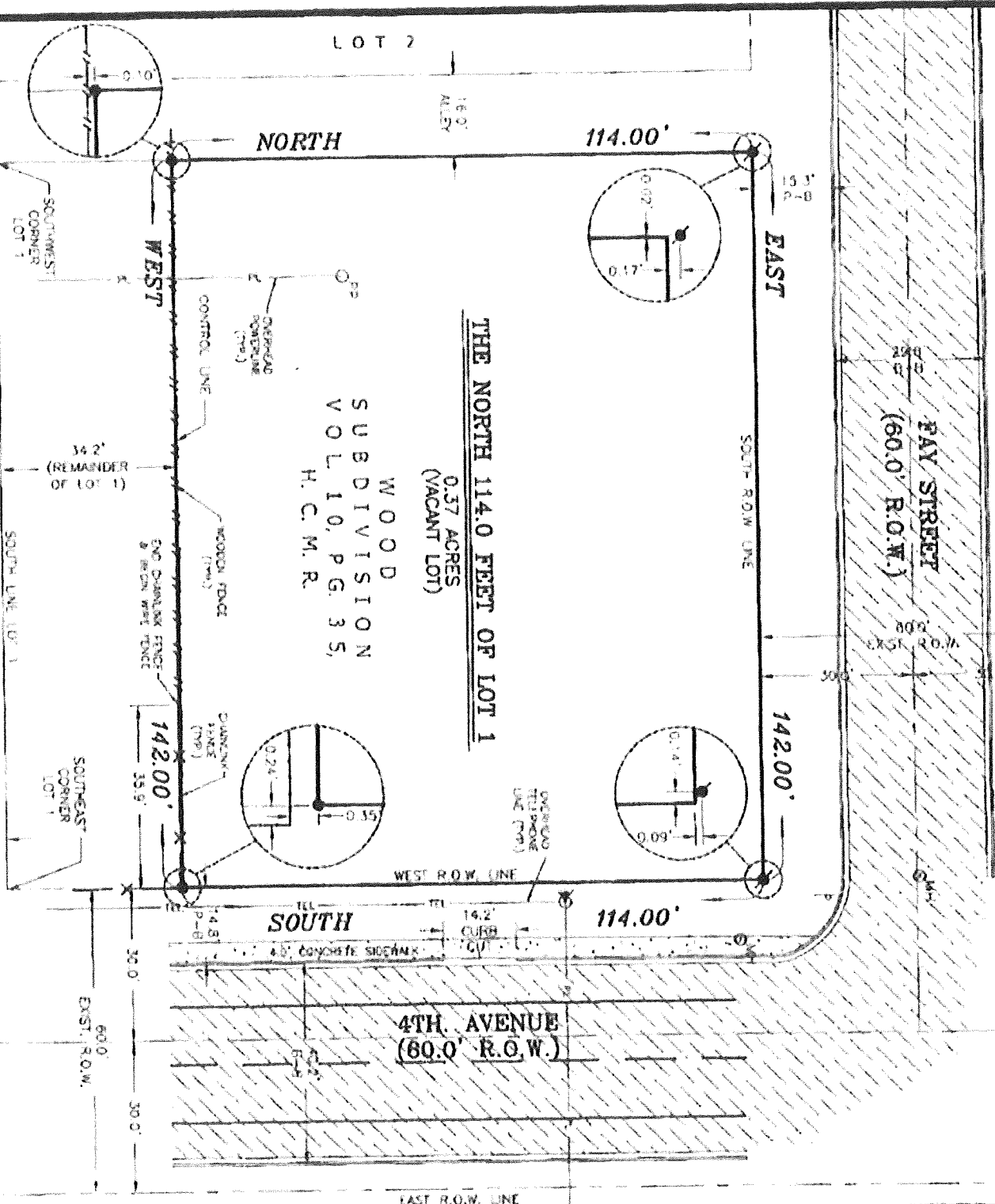
COPYRIGHT PROTECTED
BOLD DESIGN STUDIO

SHEET NO.:

A.201

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
19815 12700 PARK 35 OFFICE BLDG. A SUITE 116 MCALLEN, TEXAS 78503 (916) 239-5363
NORTH RIVER TINE

SCALE 1' = 30'



GENERAL PLAT NOTES:

[illegible]

BORROWER:

JOSEPH GONZALEZ

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 513 SOUTH 4TH STREET in EDINBURG, Texas.
described as follows: ALL OF THE NORTH 114.0 FEET OF

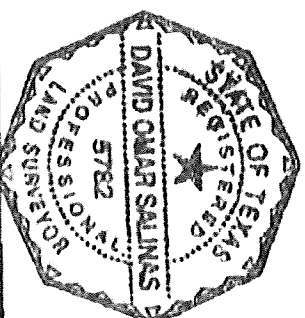
Lot _____, Block _____, of _____ WOOD SUBDIVISION.
AN ADDITION TO THE CITY OF EDINBURG _____ HIDALGO CO.

Texas, according to the plat recorded in Volume 10, Page 35, of the MAP Records of
 Hidalgo County, Texas. I further certify that this property lies in Zone X as per FIRM (Flood
 Insurance Rate Map) dated JUNE 6, 2000 Community Panel No. 480338 0015 E.
 REVISER TO CORRECT LOWAR DATED MAY 14, 2001

DRM. BY

APR 24 2011
DATE

5-17-23646
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Attendance 2026

[illegible]