



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 12, 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 Victor Daniec from the January 22, 2026, Regular Meeting.

7. **MINUTES**

- A. Consider approval of the Minutes for the January 22, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lots 3 and 4, Block 1, Original Townsite of Faysville, Hidalgo County Texas, Located at 11911 N. I 69-C, as Requested by Irma Montemayor and Pablo Hernandez.
- B. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, Being a 2.02 Acre Tract of Land Out of Lot 3, and Lot 4, Block "B". Amended Map of Edinburg, Located at 1025 N. Business Highway 281 (Closner Blvd), as Requested by Gardenia Apartments, LLC.
- C. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District, Being 5.99 Acres Out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, as Requested by Rio Delta Engineering.





- D. Consider the Rezoning Request from Residential, Multi-Family (RM) District to Commercial General (CG) District, Being 0.98 Acres Out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, as Requested by Rio Delta Engineering.
- E. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, the West Half of Lot 36, Santa Cruz Gardens Subdivision Unit No. 1, Hidalgo County, Texas, According to the Map Recorded in Volume 7, Page 45, of the Map Records of Hidalgo County, Texas, Located at 513 West Palm Drive, as Requested by Gerardo Aleman Trevino and Veronica Aleman.
- F. Consider the Rezoning Request from Residential Primary (RP) District to Commercial, General (CG) District, Being Lot 1, Mayrin Subdivision, Located at 1005 E. Alberta Road, as Requested by Mario Serna.
- G. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of Lot 27, Kelly- Pharr Subdivision, Located at 602 W. Wisconsin Road, as Requested by Edinburg Seventh-Day Adventist Church.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-1, Single-Family Detached Lots and Building Standard for Residential, Primary (RP) District, Side Yard Setbacks 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 Pkwy, as Requested by Melden & Hunt, Inc.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Lot and Design Standards, Sec. 3.102, Table 3.102-1, Single-Family Detached Lots and Building Standards, Side Yard Setbacks for Residential, Primary (RP) District, 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, Texas, as Requested by Melden & Hunt, Inc.





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 5:00 P.M. on this 5th day of February, 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 22, 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:

**RODOLFO “RUDY” RAMIREZ
RUBY CASAS
JORGE GONZALEZ
RENE OLIVAREZ**

ABSENT:

VICTOR DANIEC – 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

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- 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.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO EXCUSE THE ABSENCE OF BOARD MEMBER RODOLFO “RUDY” RAMIREZ FROM THE JANUARY 8, 2026, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER RODOLFO “RUDY” RAMIREZ ABSTAINED.





7. **MINUTES**

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

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE MINUTES FROM THE JANUARY 8, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

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.

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

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.

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





- 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.

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

- 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.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVED THE REZONING REQUEST. 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, 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.

ALFONSO QUINTANILLA AND RICHARD GARZA, THE APPLICANTS, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROV 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, 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.

JAVIER FLORES, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED





10. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

JAIME ACEVEDO, PLANNING AND ZONING DIRECTOR, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE JANUARY 20, 2026, CITY COUNCIL MEETING. A SIGN VARIANCE REQUEST AT 3703 NADIA LANE AND A SPECIAL USE PERMIT AT 300 E. UNIVERSITY DRIVE WERE BOTH APPROVED BY CITY COUNCIL.

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.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO ADJOURN THE MEETING AT 6:00 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
February 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lots 3 and 4, Block 1, Original Townsite of Faysville, Hidalgo County Texas, Located at 11911 N I-69C, As Requested By Irma Montemayor and Pablo Hernandez.

DESCRIPTION / SCOPE:

This property is located along the east side of North I-69C, approximately 100 feet south of Washington Avenue. The property is currently zoned Agriculture and Open Space (AO) District. This property was annexed into the City Limits of Edinburg on December 10, 2013. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. 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 50 feet along N. I-69C and a lot depth of 140 feet for a total area of 7,000 square feet, Currently a single family residential building sits vacant at the property. The applicant is wanting to utilize the property for commercial office uses.

Adjacent zoning is Agriculture and Open Space (AO) District in all surrounding areas. 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 18 neighboring property owners on Friday, January 30, 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 February 11, 2026.

On February 5, 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 denial of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, 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 – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/03/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District

APPLICANT: Irma Montemayor and Pablo Hernandez.

AGENT: Not Applicable

LEGAL: Being Lots 3 and 4, Block 1, Original Townsite of Faysville

LOCATION: Located at 11911 N I-69C

LOT/TRACT SIZE: 7,000 square feet

CURRENT USE: Single Family Residential Building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

LAND USE PLAN: Auto Urban Uses

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

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
IRMA MONTEMAYOR AND PABLO HERNANDEZ**

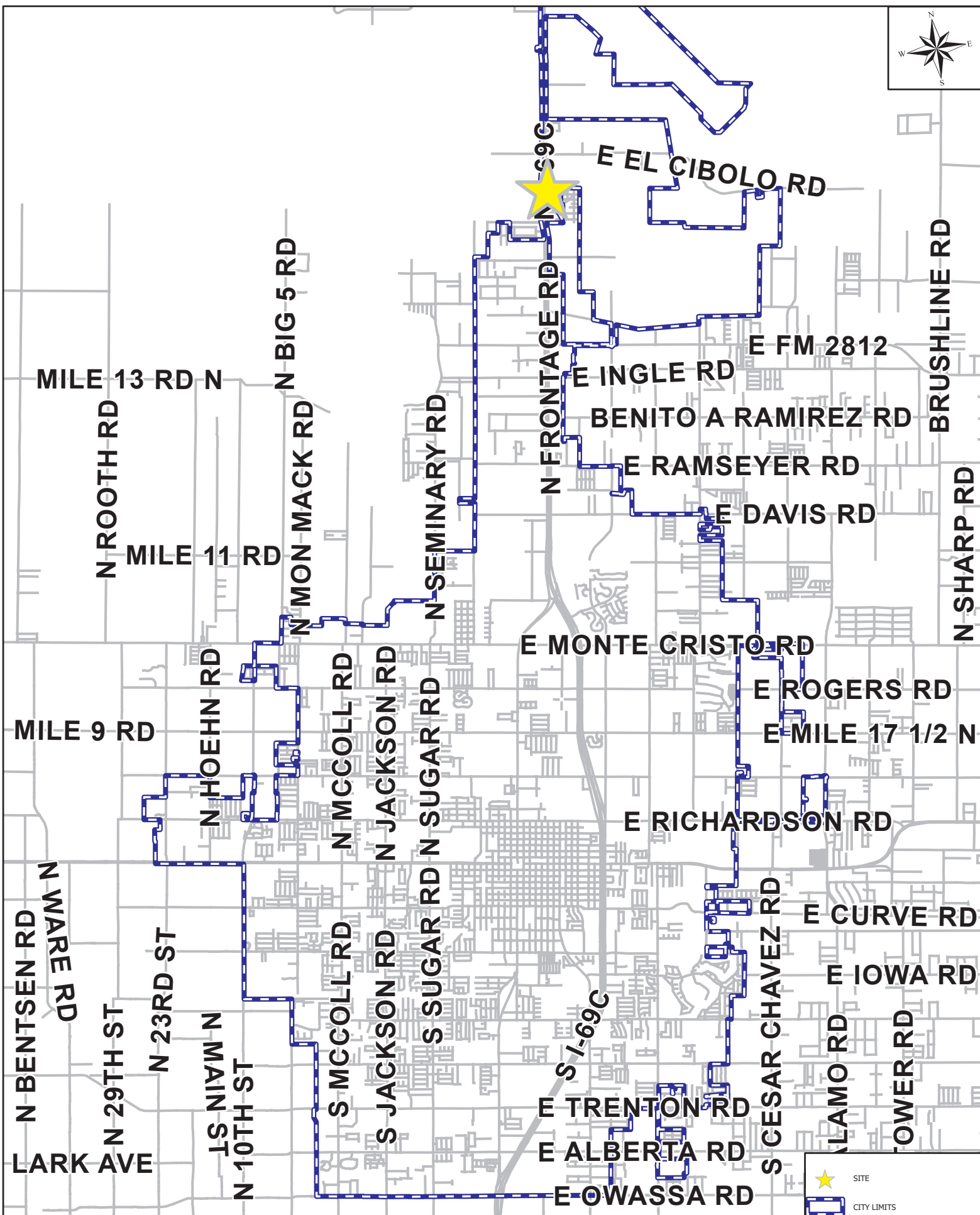
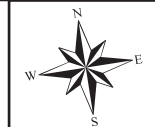
EVALUATION

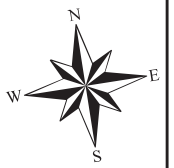
The following is the staff's evaluation of the request:

1. The property currently has a vacant single family residential building on the property.
2. Surrounding land consists of single-family residential uses.
3. This property is located along North I-69C (Expressway)
4. The proposed zoning is not consistent with the Future Land Use Plan.

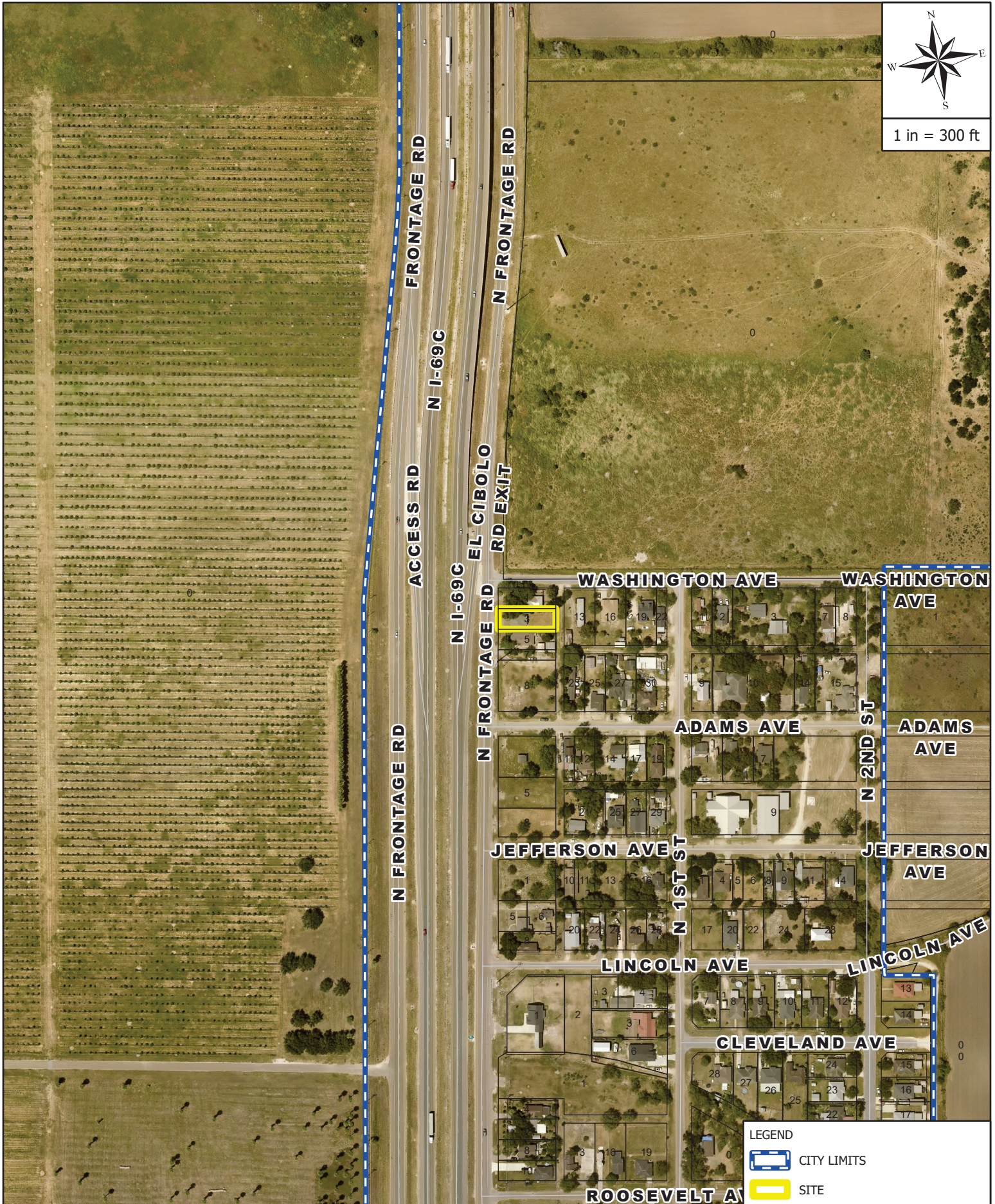
Staff recommends denial of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. If approved, the applicant 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 18 neighboring property owners on Friday, January 30, 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 February 11, 2026.



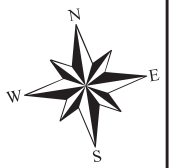


1 in = 300 ft



AERIAL MAP

11911 N I-69C



1 in = 300 ft

FRONTAGE RD

N I-69C

ACCESS RD

N I-69C

EL CIBOLO
RD EXIT

N FRONTAGE RD

N FRONTAGE RD

WASHINGTON AVE

WASHINGTON AVE

1

ADAMS AVE

ADAMS AVE

JEFFERSON AVE

LINCOLN AVE

ROOSEVELT AVE

LEGEND



CITY LIMITS



AGRICULTURE AND OPEN SPACE



RESIDENTIAL, SUBURBAN



RESIDENTIAL, PRIMARY



RESIDENTIAL, MULTIFAMILY



RESIDENTIAL, URBAN AND
TOWNHOME



RESIDENTIAL, MANUFACTURED
HOME



URBAN UNIVERSITY



DOWNTOWN



COMMERCIAL, NEIGHBORHOOD



COMMERCIAL, GENERAL



INDUSTRIAL, LIGHT



INDUSTRIAL, GENERAL



SITE

N FRONTAGE RD

N 1ST ST

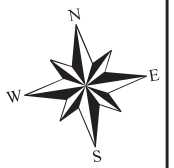
1ST ST

CL



ZONING MAP

11911 N I-69C



1 in = 300 ft

0

FRONTAGE RD

N I-69C

ACCESS RD

N I-69C

EL CIBOLO RD EXIT

N FRONTAGE RD

N FRONTAGE RD

N FRONTAGE RD

WASHINGTON AVE

WASHINGTON AVE

1

1
3
5
7
8

13 16 19 22
23 25 27 30

1 2 3 7 8
9 10 14 15

ADAMS AVE

ADAMS AVE

1
5
8

11 12 14 17 19
21 25 27 29

1 4 7
9

N 2ND ST

JEFFERSON AVE

N 1ST ST

1
5 6
8

10 11 13 16
20 22 24 26 28

1 4 5
17 20

LINCOLN AVE

1 2 3 4
6
1
4 6 8 10
13 16 19

7 8
28
0

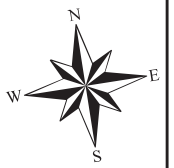
ROOSEVELT AVE

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



FUTURE LANDUSE MAP

11911 N I-69C



1 in = 300 ft

0

0 0

0

0 0

FRONTAGE RD
N I-69C
ACCESS RD
N I-69C
EL CIBOLO RD EXIT
N FRONTAGE RD

WASHINGTON AVE

WASHINGTON AVE

1

1
3
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7
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13 16 19 22
23 25 27 30

1 2 3 7 8
9 10 14 15

ADAMS AVE

ADAMS AVE

1
5
8

11 12 14 17 19
21 25 27 29

1 4 7
9

JEFFERSON AVE

JEFFERSON AVE

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8

10 11 13 16
20 22 24 26 28

1 4 5 6 8 9 11 14
17 20 22 24 28

LINCOLN AVE

LINCOLN AVE

1 2 3 4
3 6
1
4 6 8 10
13 16 19

7 8 9 10 11 12
28 27 26 24 23
0

CLEVELAND AVE

13
14

15
16

ROOSEVELT AVE

LEGEND



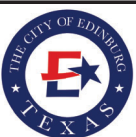
CITY LIMITS



SITE

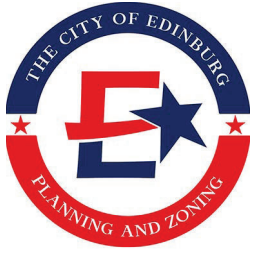


300 FT NOTIFICATIONS



MAILOUT AND SITE MAP

11911 N I-69C



Rezoning Request Site Photo

Irma Montemayor
11911 N I-69C



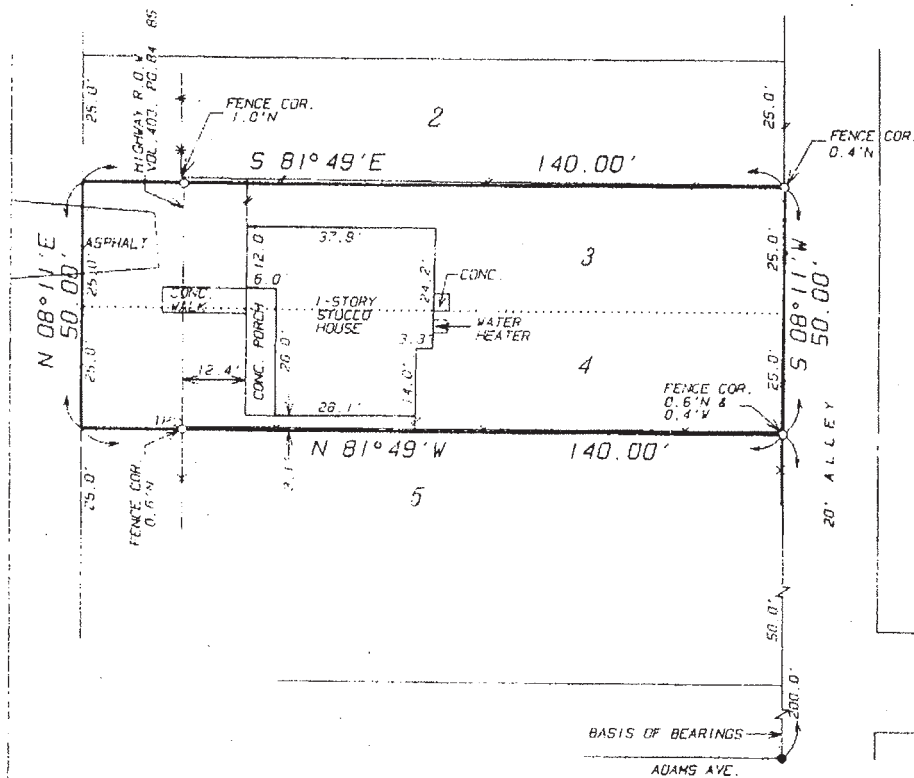
16407

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- ✱ Chainlink fence
- ✱ Wood fence
- ✱ Iron fence
- TP Telephone pedestal
- Found 1/2" iron pipe

U.S. HIGHWAY 281

NORTH BOUND FRONTAGE ROAD

SURVEY PLAT OF
LOTS 3 AND 4

BLOCK 1

ORIGINAL TOWNSITE OF FAYSVILLE
HIDALGO COUNTY, TEXAS

PER MAP RECORDED IN VOLUME 3, PAGE 20, H.C.M.R.

PREPARED FOR: DAVID RODRIGUEZ

RA ROBLES AND
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
137 W. HUI-SALME ST.
WESLACO, TEXAS 78696PHONE (956) 966-2422
FAX (956) 969-3011

SURVEYED: 10-23-07

DRAWN BY: LO/10-24-07

SCALE: 1"=30'

JOB No. 16407

TITLE
COMMITMENT No. 3127140

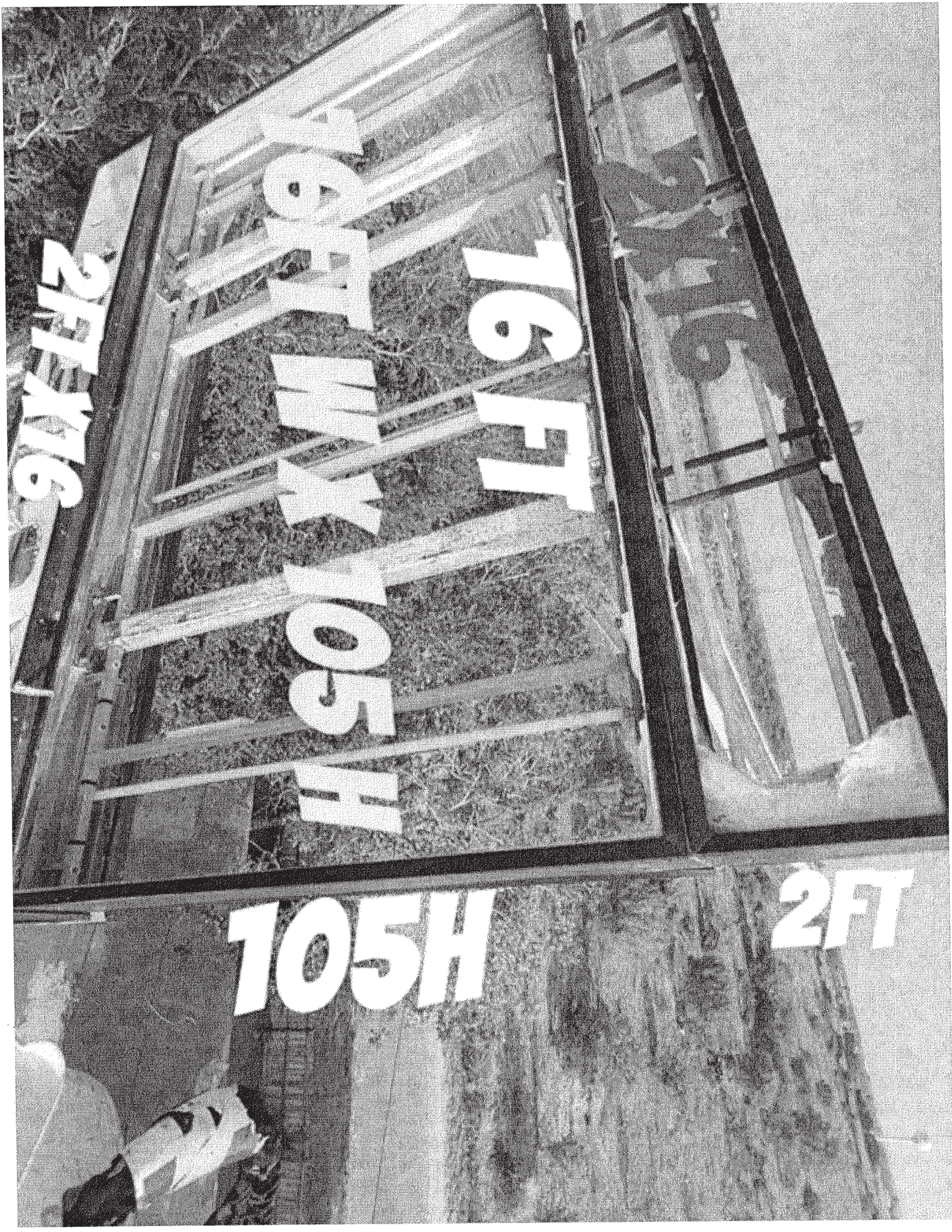
REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSS SEAL OF SURVEYOR OF RECORD.

REYNALDO ROBLES, REGISTERED PROFESSIONAL
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THE ABOVE PLAT REPRESENTS A
SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO VISIBLE ENCROACHMENTS AT THE
TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC
PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-
PLAIN OF FIRM COMMUNITY PANEL No. 480334 0325 D,
REVISED TO REFLECT LHM DATED JANUARY 30, 2001)

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

COPYRIGHT 2007
©THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE COMMITMENT PREPARED BY OTHERS ROBLES & ASSOCIATES, NOR
THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.



2FT X 16

16FT W X 105H

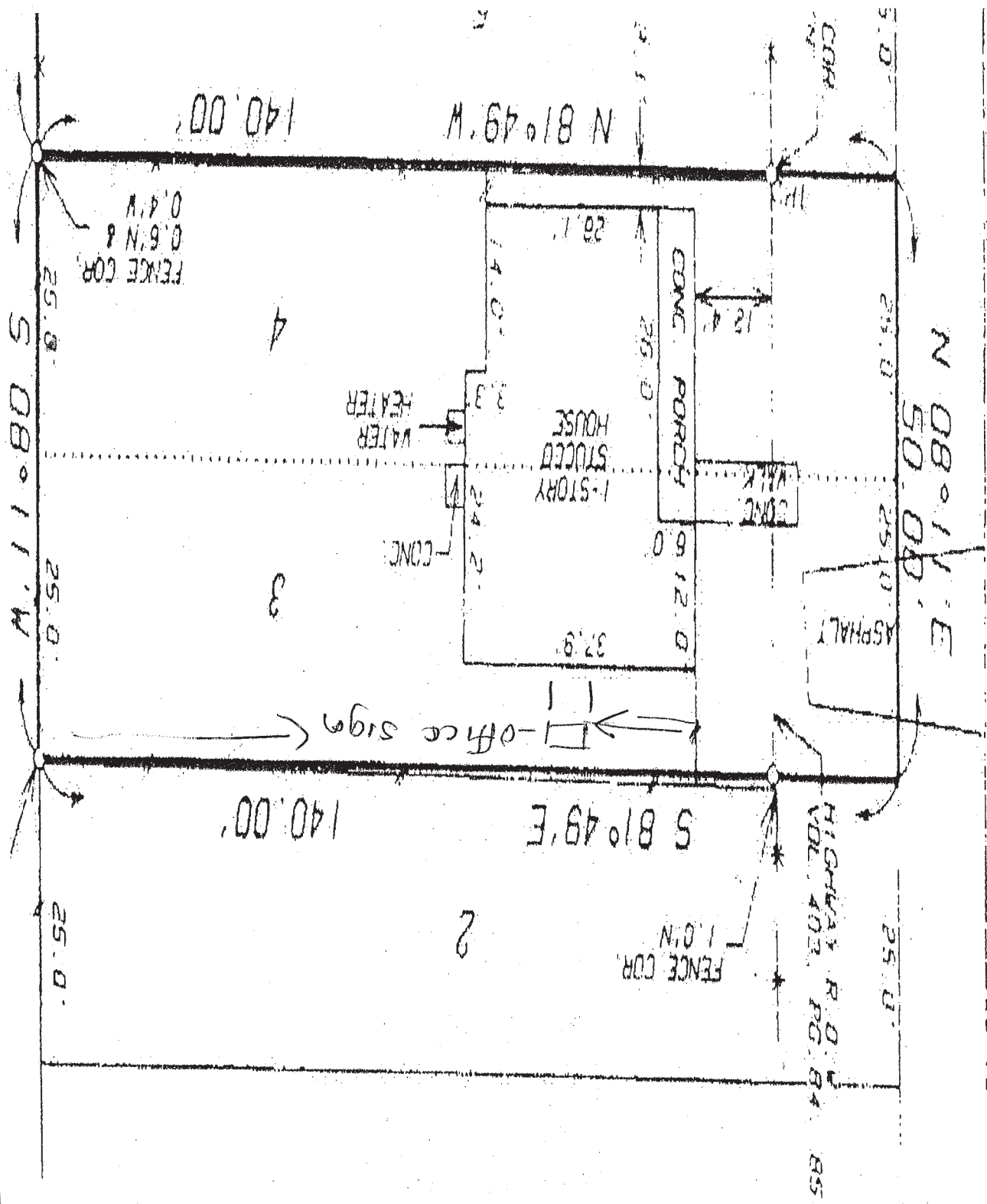
16FT

105H

2FT

HIGHWAY 281

TH BOUND FRONTAGE ROAD





City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, Being a 2.02 Acre Tract of Land Out of Lot 3, and Lot 4, Block "B". Amended Map of Edinburg, Located at 1025 N. Bus Highway 281 (Closner Blvd), As Requested By Gardenia Apartments, LLC.

DESCRIPTION / SCOPE:

This property is located along the west side of N. Business Highway 281 approximately 500 feet north of W. Chavez Street. The property is currently zoned Residential, Multi-Family (RM) District. This district is a high intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). 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 210 feet along N. Business Highway 281 and a lot depth of 420 feet for a total area of 1.880 acres. Currently, the property sits vacant. The applicant is wanting to utilize the property for a commercial plaza.

Adjacent zoning is Residential, Multi-Family (RM) District to the north and west, Commercial, General (CG) District to the south and Industrial, General (IG) District to the east, Surrounding uses consist of commercial uses and Multi-family uses. The Future Land Use designation for this property is for Auto Urban Uses.

Staff mailed a notice of the public hearing to 19 neighboring property owners on Friday, January 30, 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 February 11, 2026.

On February 5, 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 Auto Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/03/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District

APPLICANT: Gardenia Apartments, LLC.

AGENT: Not Applicable

LEGAL: Being a 2.02 Acre Tract of Land Out of Lot 3, and Lot 4, Block “B”. Amended Map of Edinburg

LOCATION: Located at 1025 N. Bus Highway 281 (Closner Blvd)

LOT/TRACT SIZE: 1.880 acres

CURRENT USE: Vacant

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Multi-Family (RM) District

ADJACENT ZONING: North – Residential, Multi-Family (RM) District
South – Commercial, General (CG) District
East – Industrial, General (IG) District
West – Residential, Multi-Family (RM) District

LAND USE PLAN: Auto Urban Uses

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

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
GARDENIA APARTMENTS, LLC.**

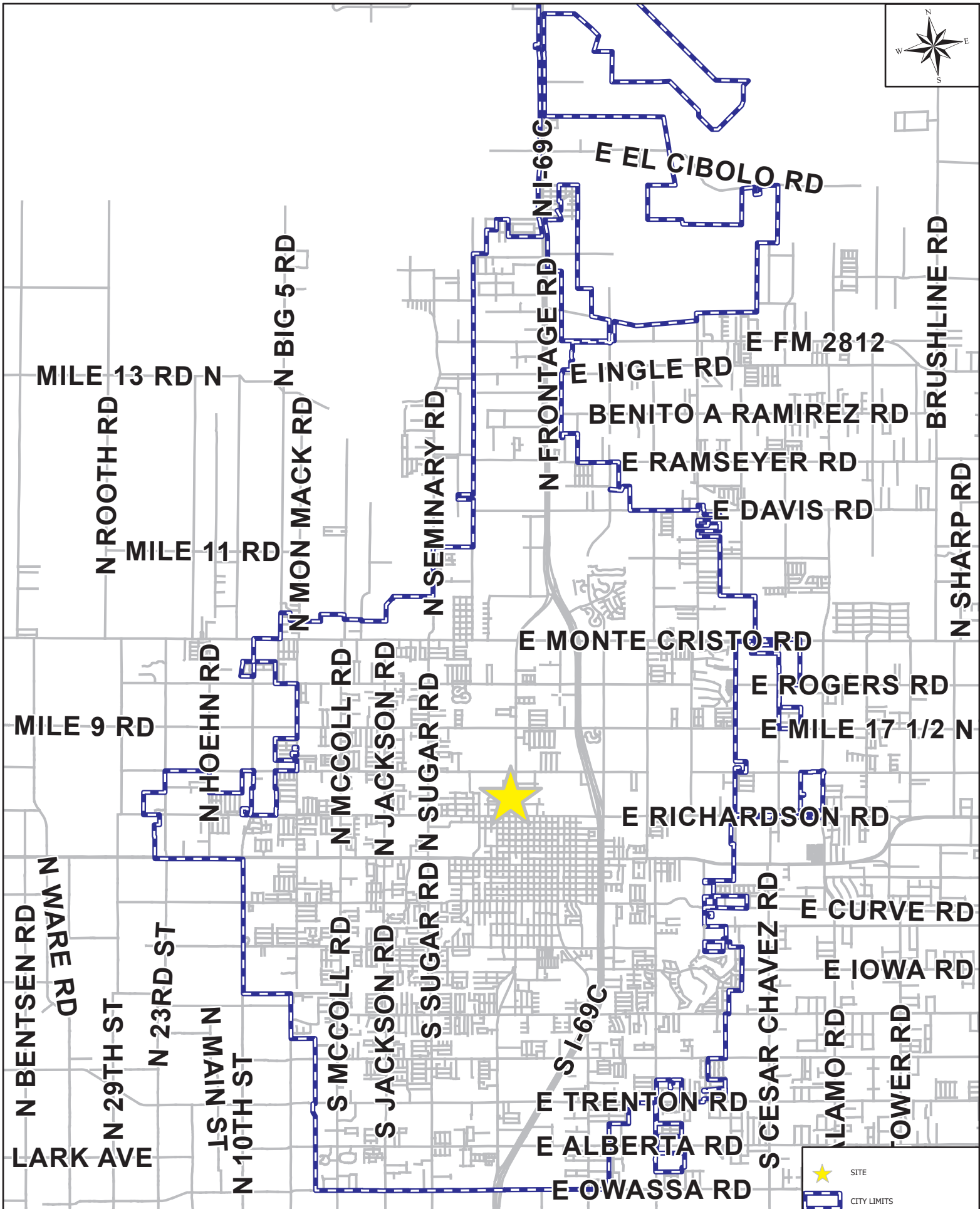
EVALUATION

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

1. The property is currently vacant.
2. Surrounding land consists of commercial uses and multi-family residential uses.
3. This property is located along N. Bus Highway 281 (Closner Blvd.)
4. The proposed zoning is not consistent with the Future Land Use Plan.

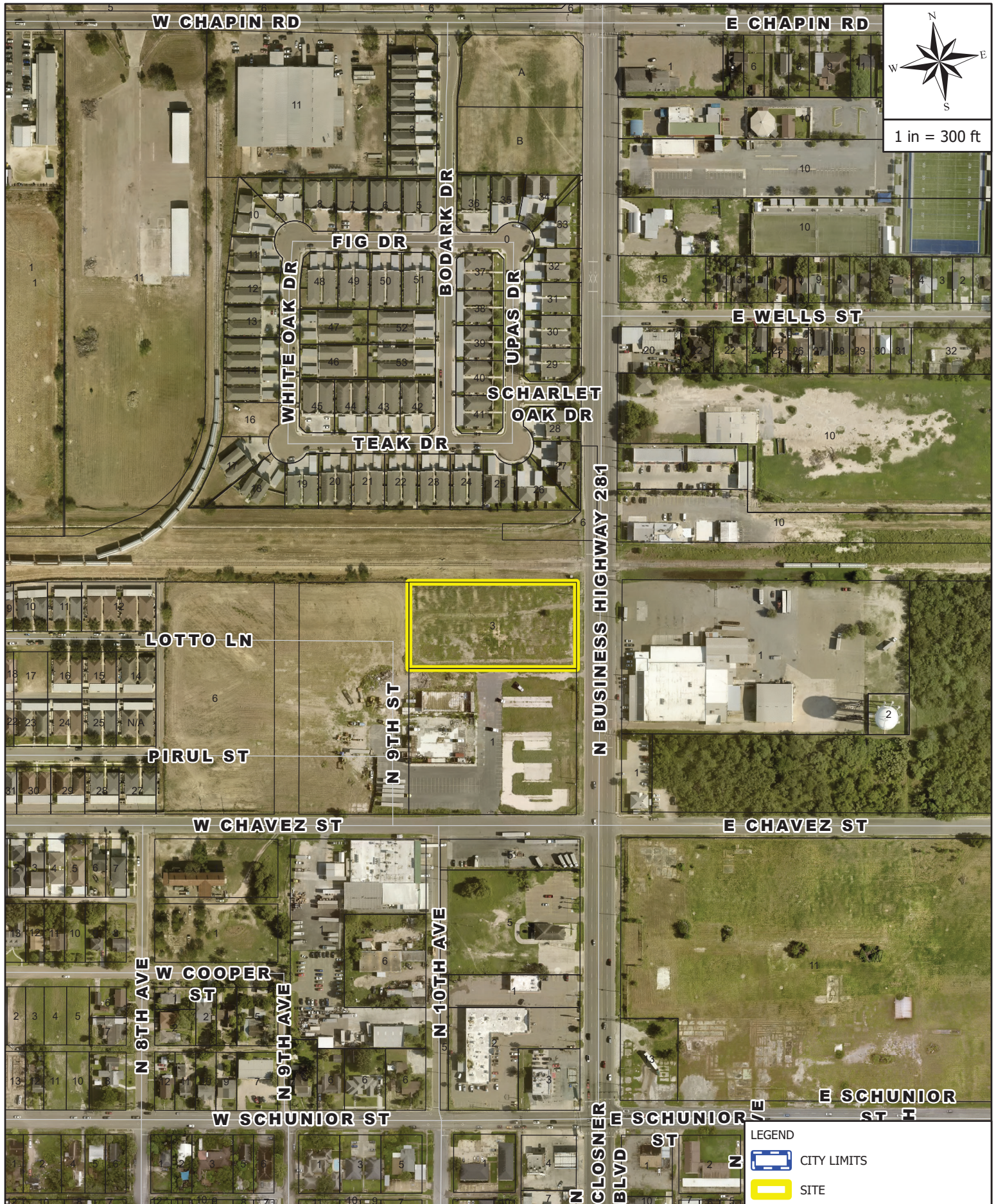
Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply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

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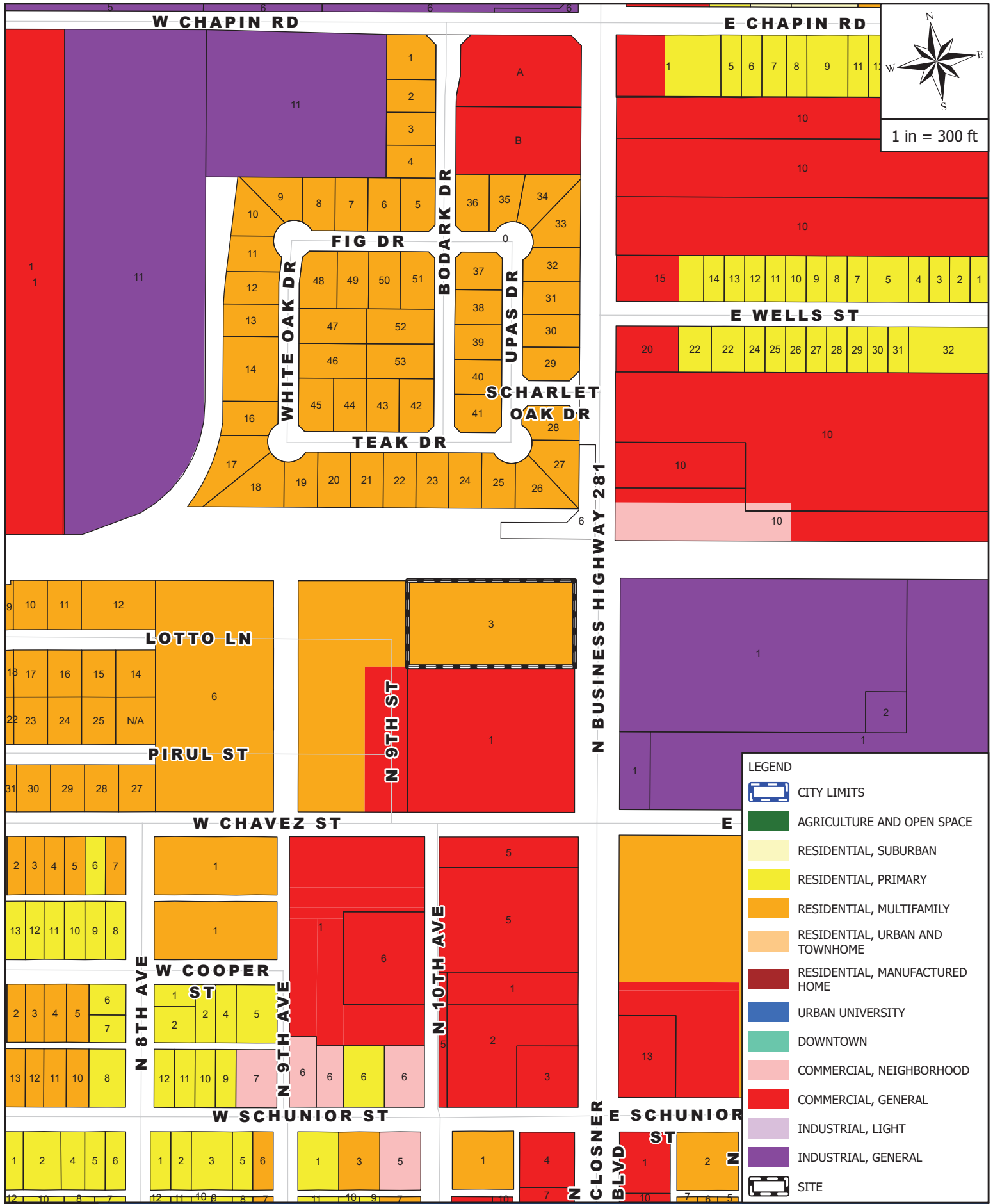
EDINBURG NEW DEVELOPMENT MAP

1025 N CLOSER BLVD



AERIAL MAP

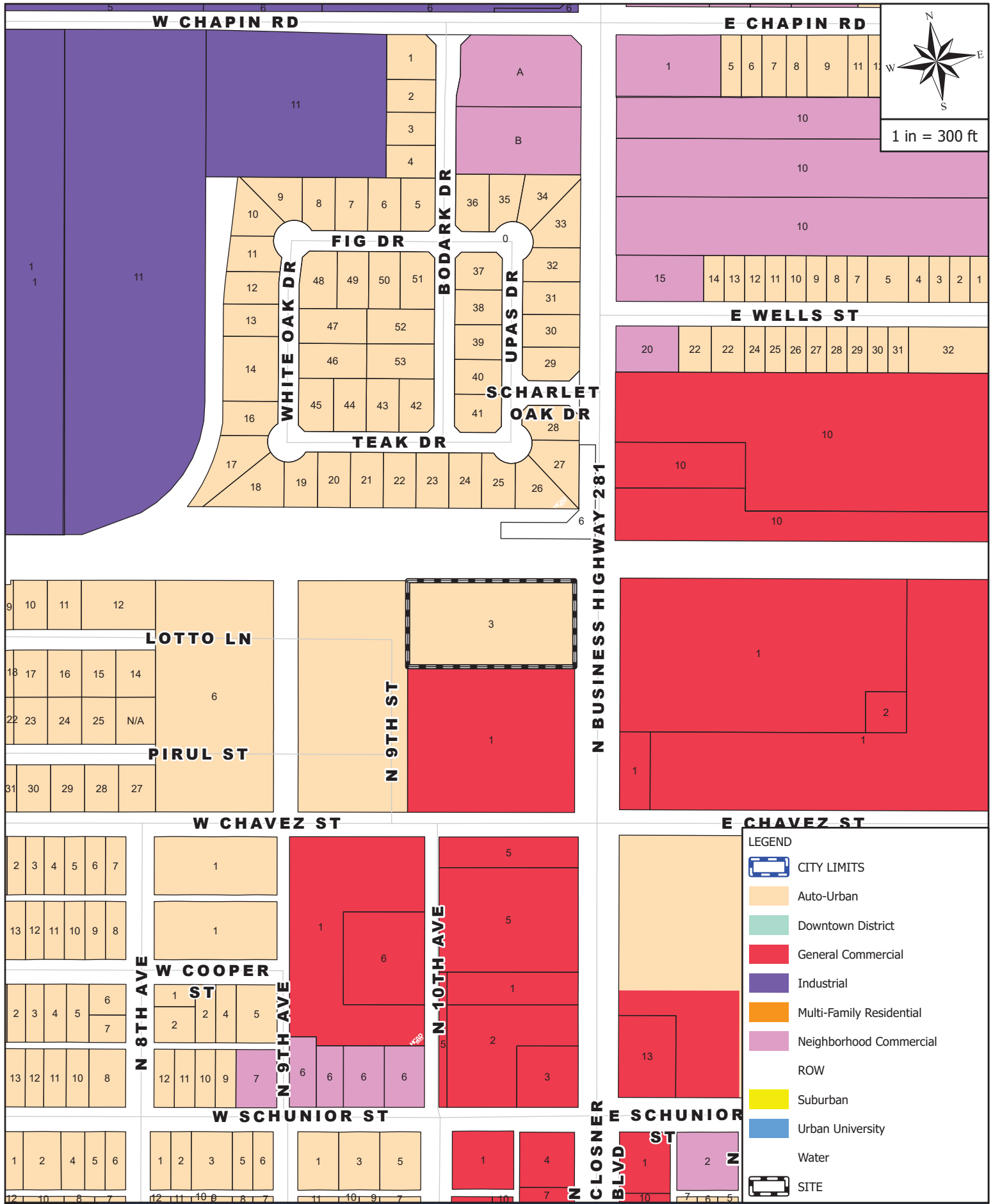
1025 N CLOSER BLVD



ZONING MAP

1025 N CLOSER BLVD

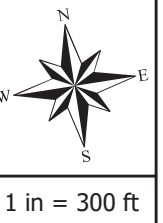
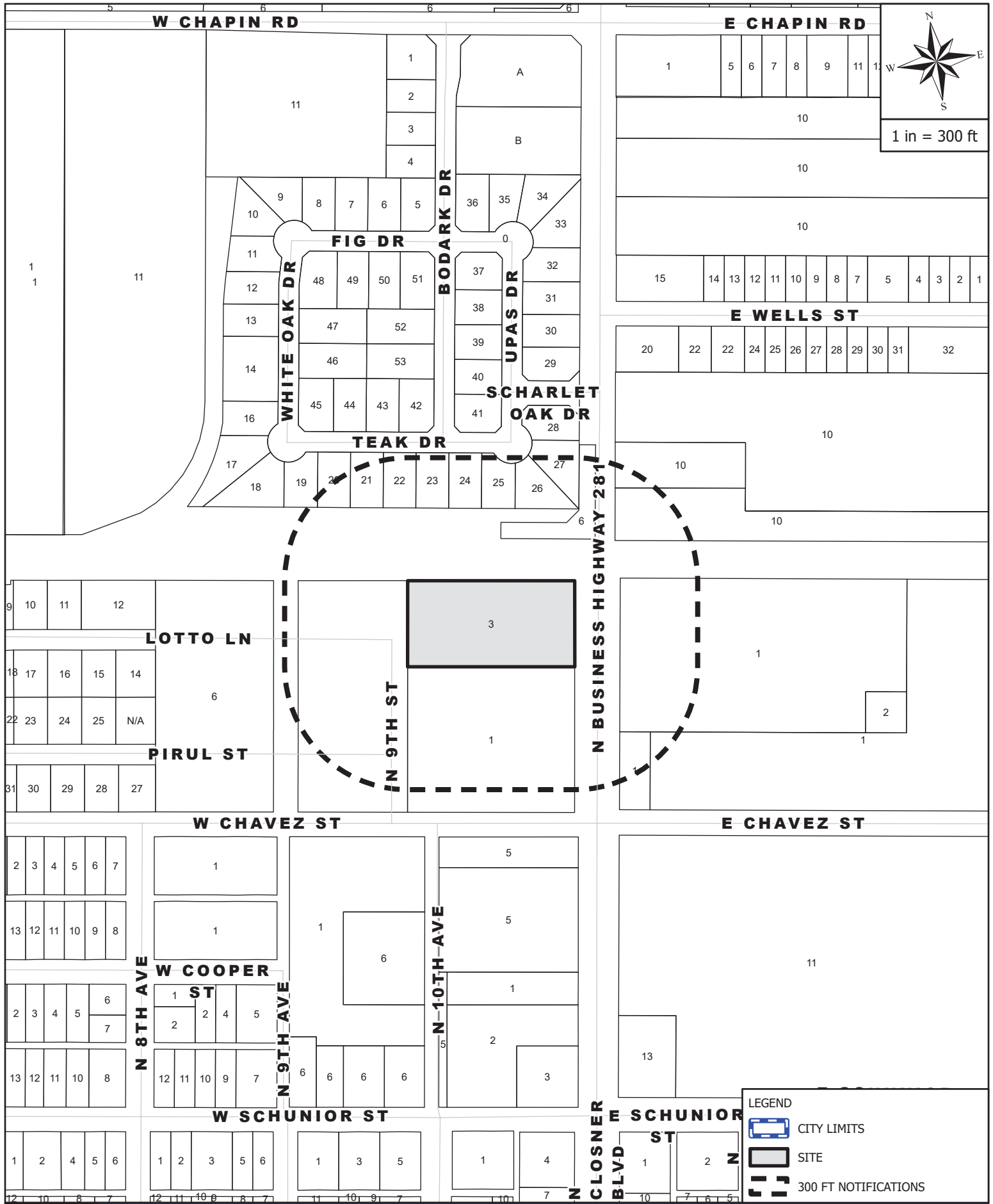




FUTURE LANDUSE MAP

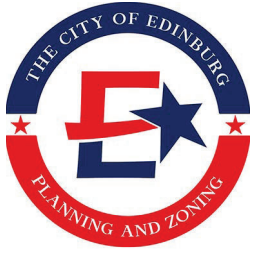
1025 N CLOSNR BLVD





MAILOUT AND SITE MAP

1025 N CLOSNR BLVD

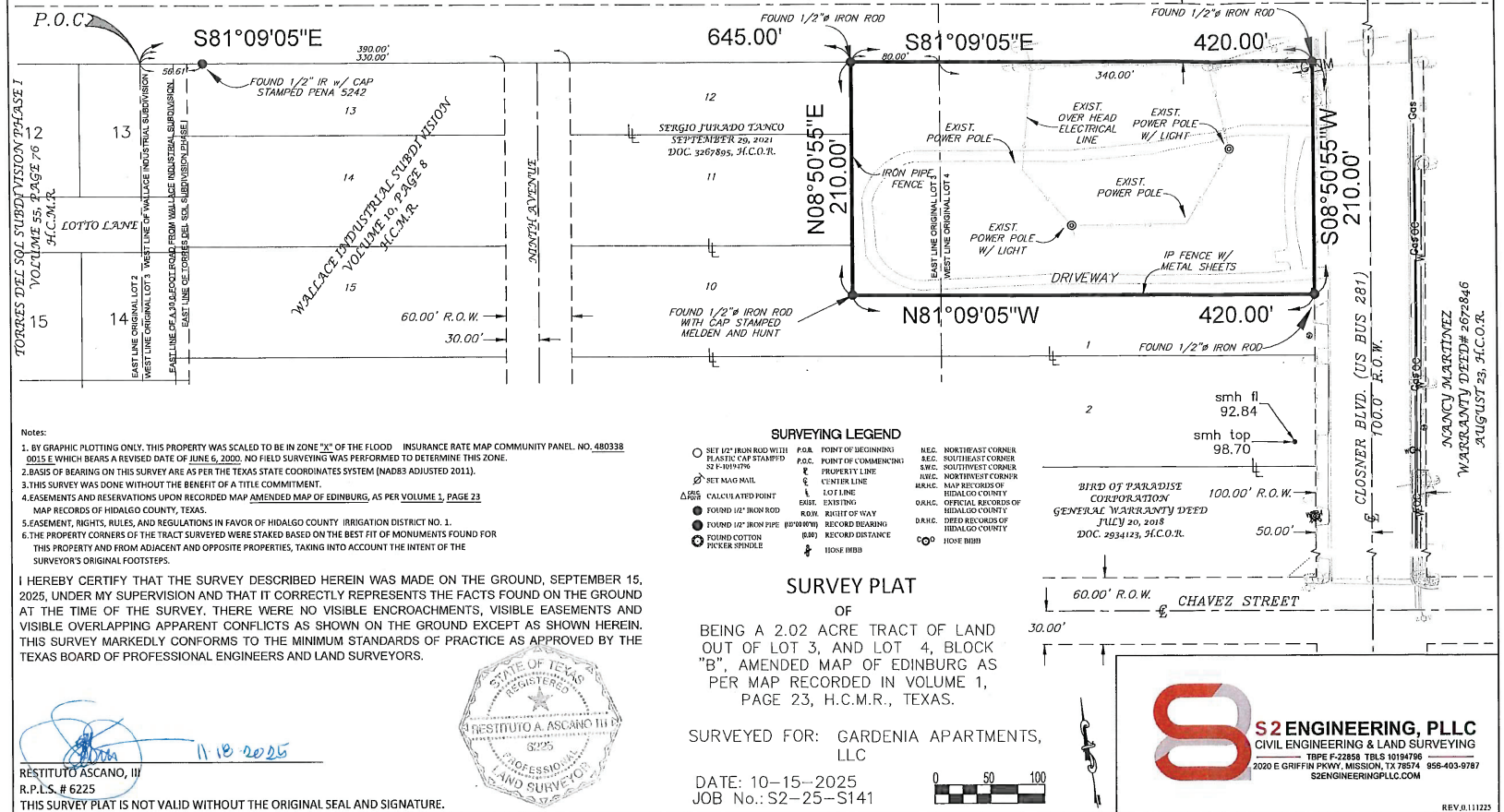


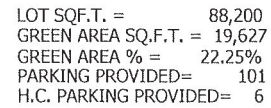
Rezoning Request Site Photo

Gardenia Apartments LLC
1025 N Closner Blvd.



AMENDED MAP OF EDINBURG
VOLUME 1, PAGE 23
M.R.H.C.





6 SCALE: N.T.S. PROJECT: PLAZA CLONNER SITE PLAN (PRELIMINARY) 18,123 SQFT TOTAL G.R. LOERA DESIGN (956) 570-0496 geraldloera@gmail.com



City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District, Being 5.99 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, As Requested By Rio Delta Engineering.

DESCRIPTION / SCOPE:

This property is located along the north side of W. State Highway 107 approximately 1,200 feet west of Trooper Moises Sanchez Blvd. The property is currently zoned Residential, Multi-Family (RM) District. This district is a high-intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). The requested zoning is Residential, Urban and Townhome (RU) District. This district is the highest intensity single-family residential district. The district includes auto-urban and higher densities meant to meet the community's need for more compact developments, walkable areas, and affordable housing. This property has a total area of 5.99 acres. Currently, the property sits vacant. The applicant is wanting to utilize this portion of the property for a single family residential townhome development consisting of 44 lots.

Adjacent zoning is Residential, Primary (RP) District to the north and Commercial, General (CG) District to the east and west. Property to the south currently sits outside the City Limits of Edinburg. Surrounding uses consist of commercial uses and single family residential uses. The Future Land Use designation for this property is for General Commercial Uses and Auto Urban Uses.

Staff mailed a notice of the public hearing to 26 neighboring property owners on Friday, January 30, 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 February 11, 2026.

On February 5, 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 General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the Future Land Use Map. 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 – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/03/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District

APPLICANT: Rio Delta Engineering

AGENT: Not Applicable

LEGAL: Being 5.99 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey

LOCATION: Located at 4807 W. State Highway 107

LOT/TRACT SIZE: 5.99 acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Urban and Townhome (RU) District

EXISTING ZONING: Residential, Multi-Family (RM) District

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

LAND USE PLAN: General Commercial Uses and Auto Urban Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIO DELTA ENGINEERING**

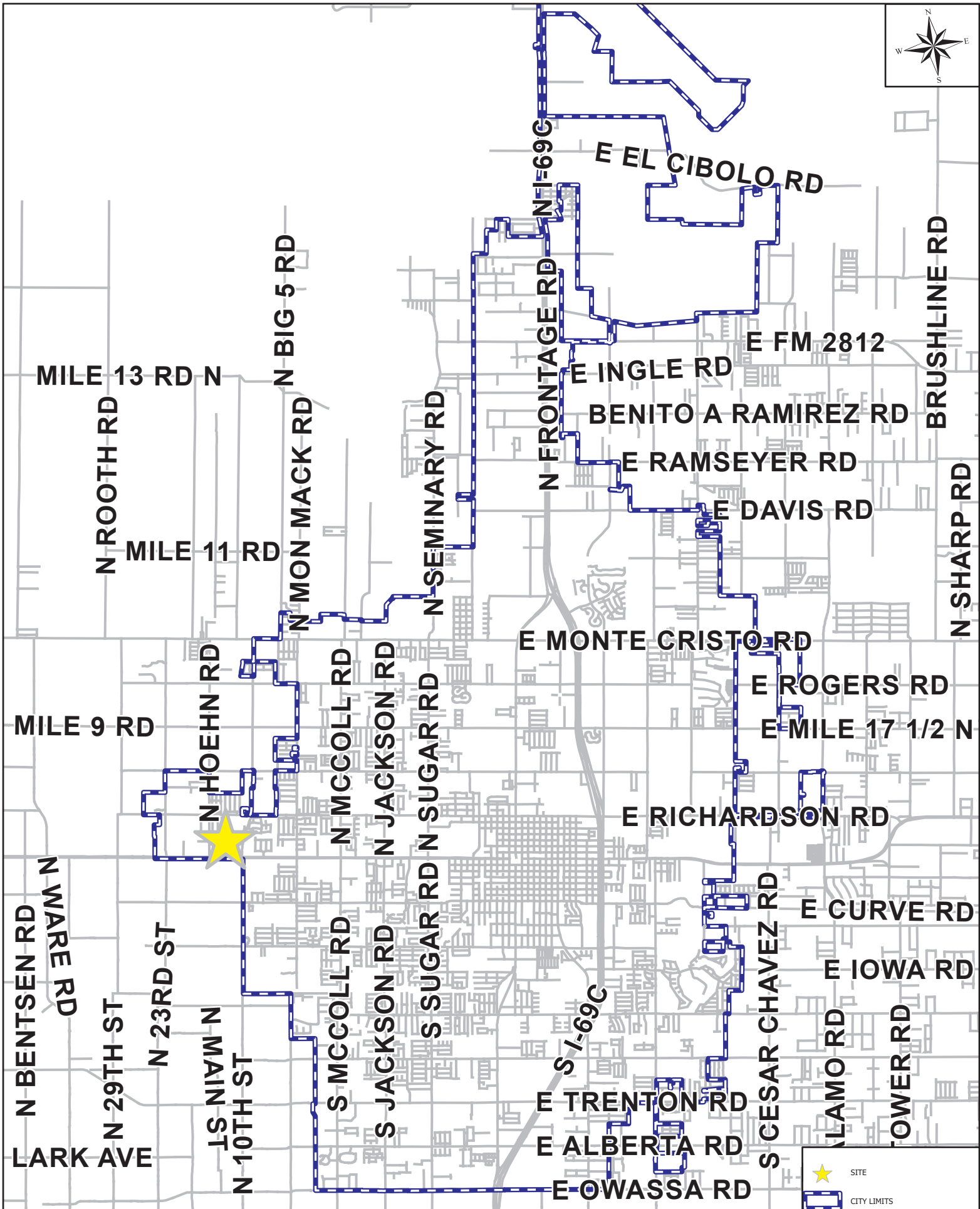
EVALUATION

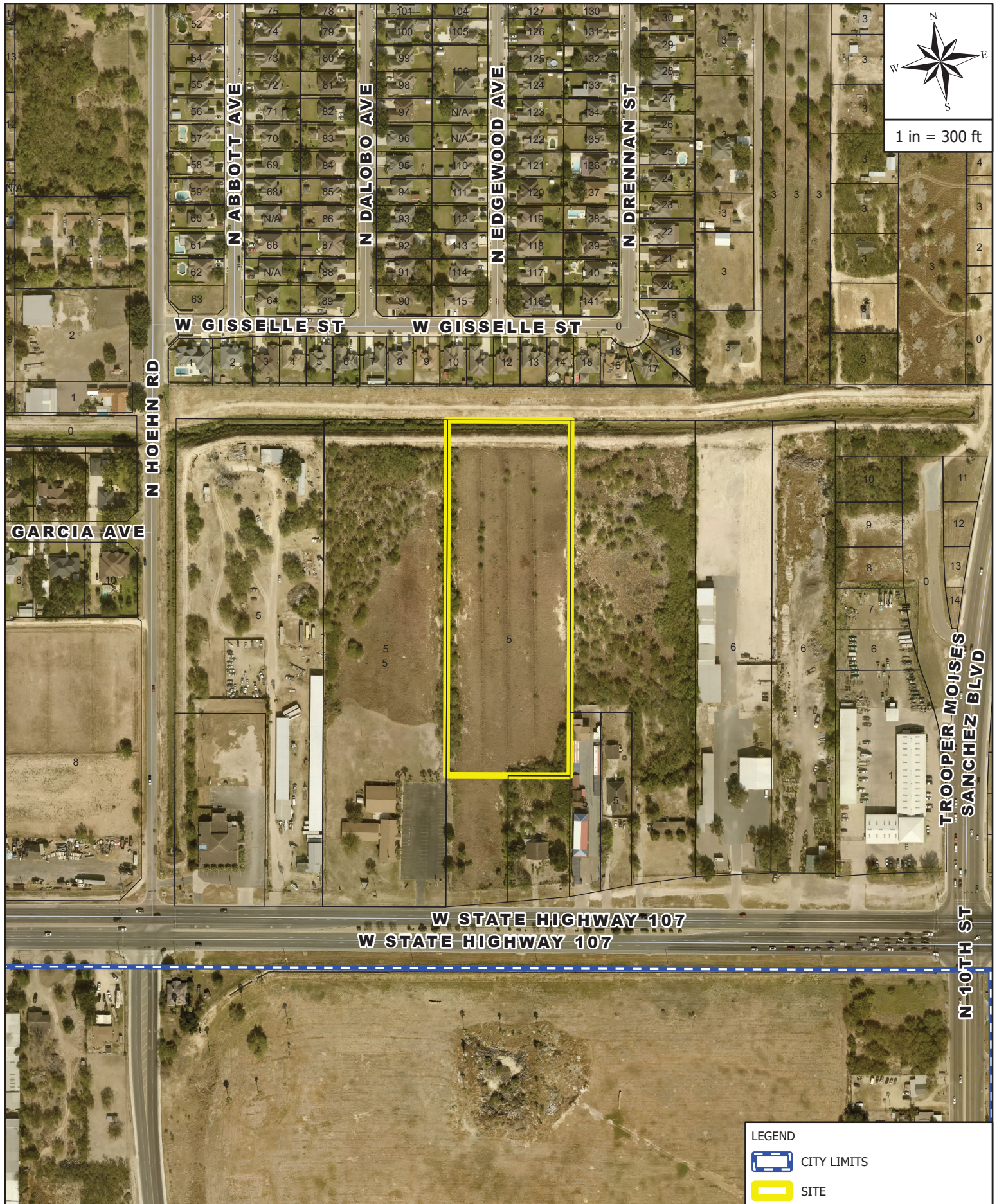
The following is the staff's evaluation of the request:

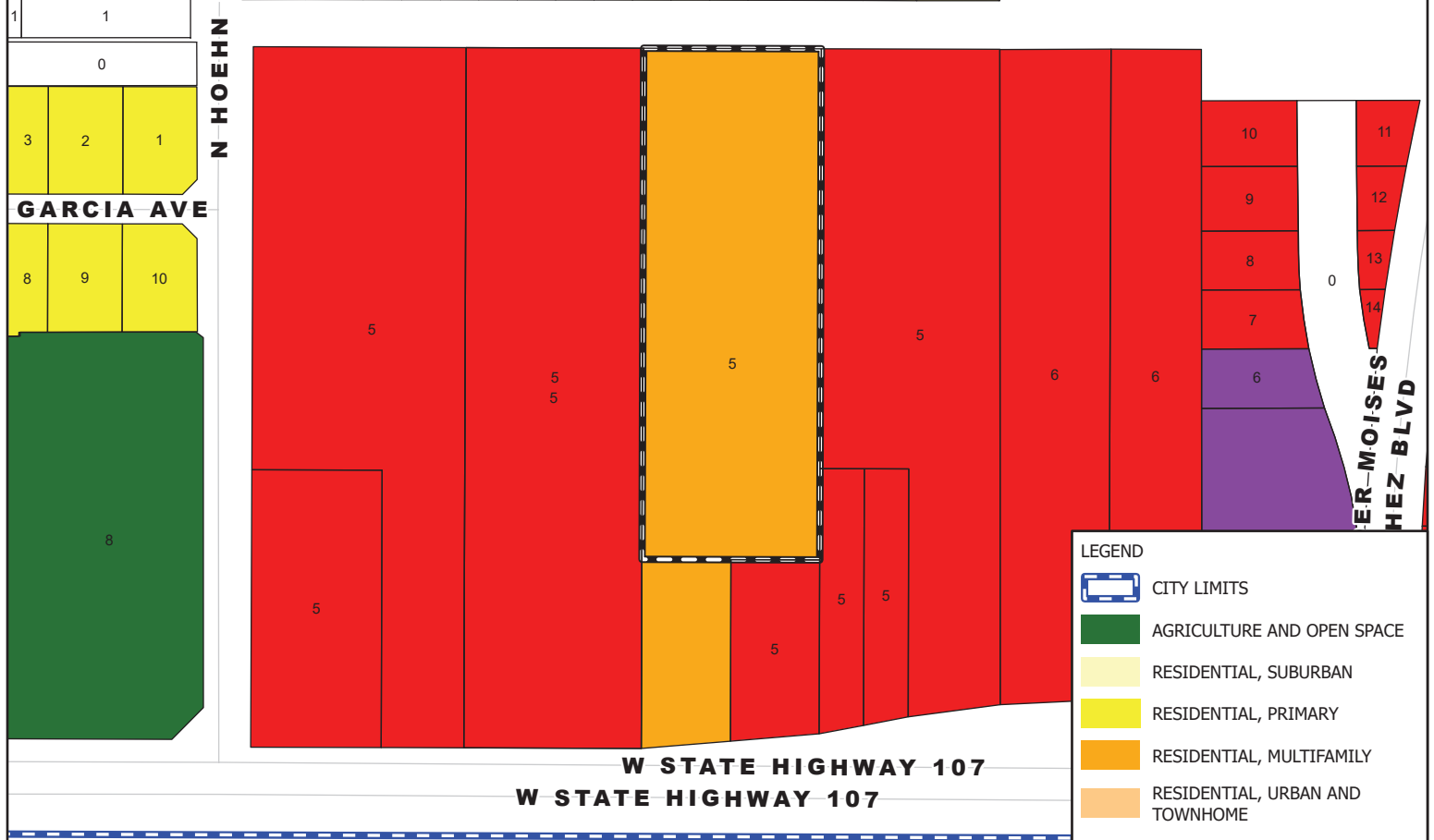
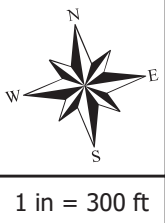
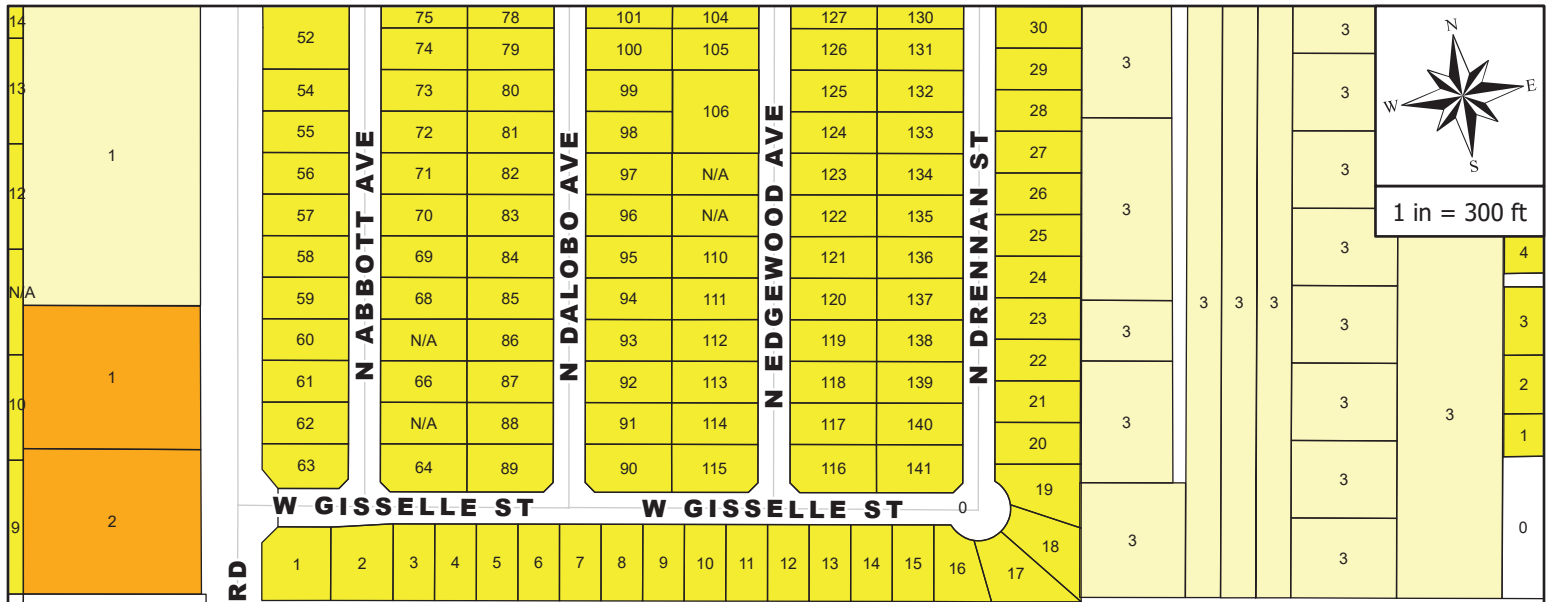
1. The property is currently vacant.
2. Surrounding land consists of commercial uses and single-family residential uses.
3. This property is located along W. State Highway 107
4. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) 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.

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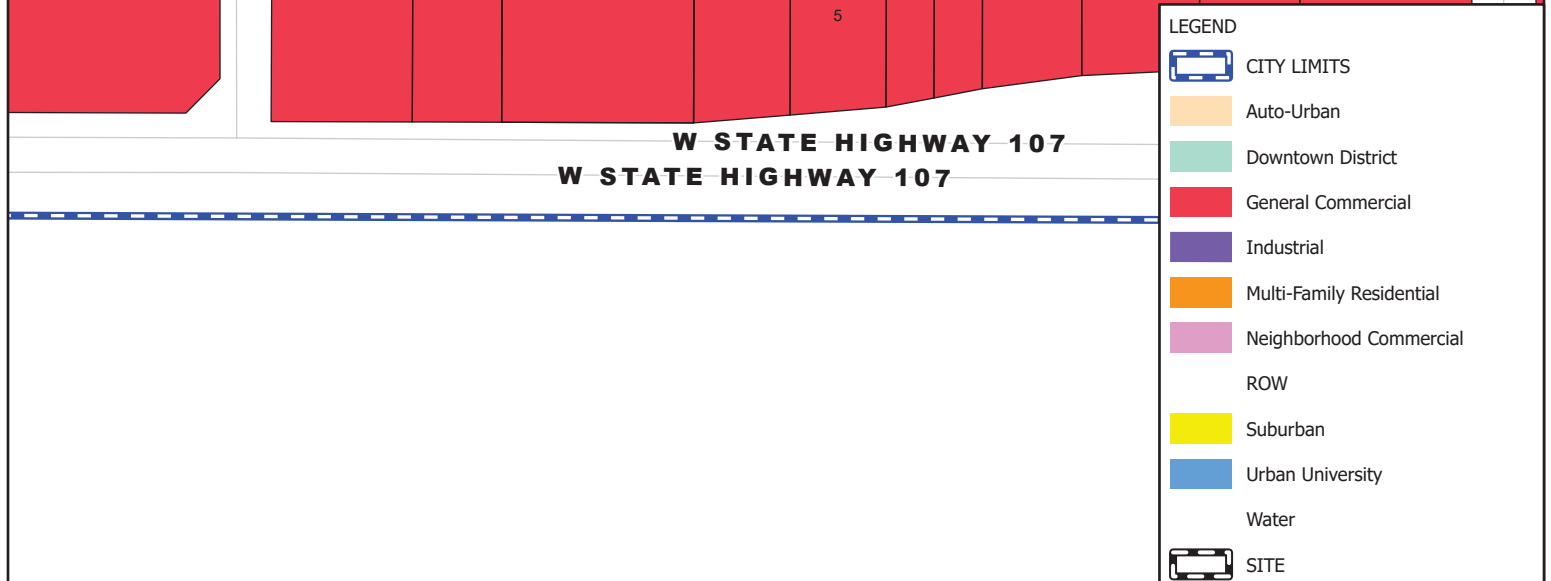
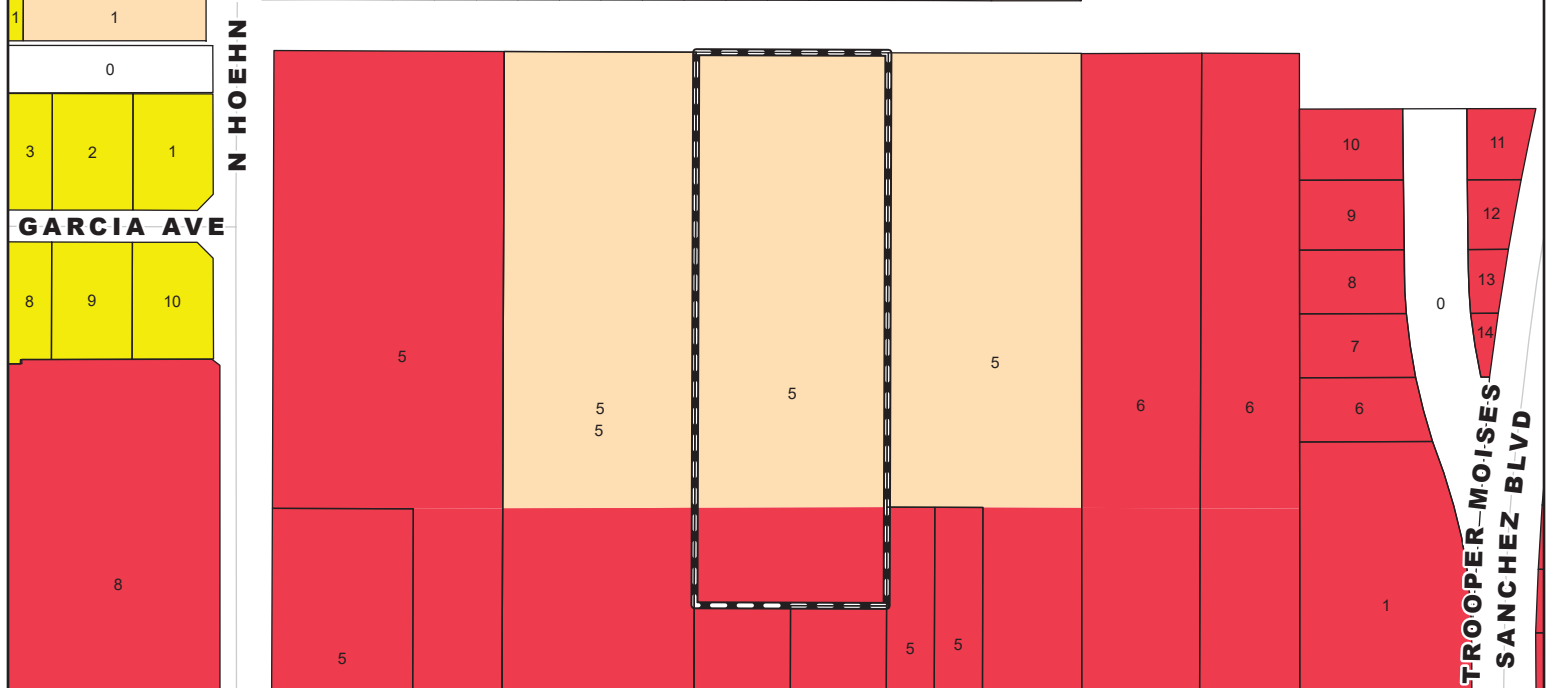
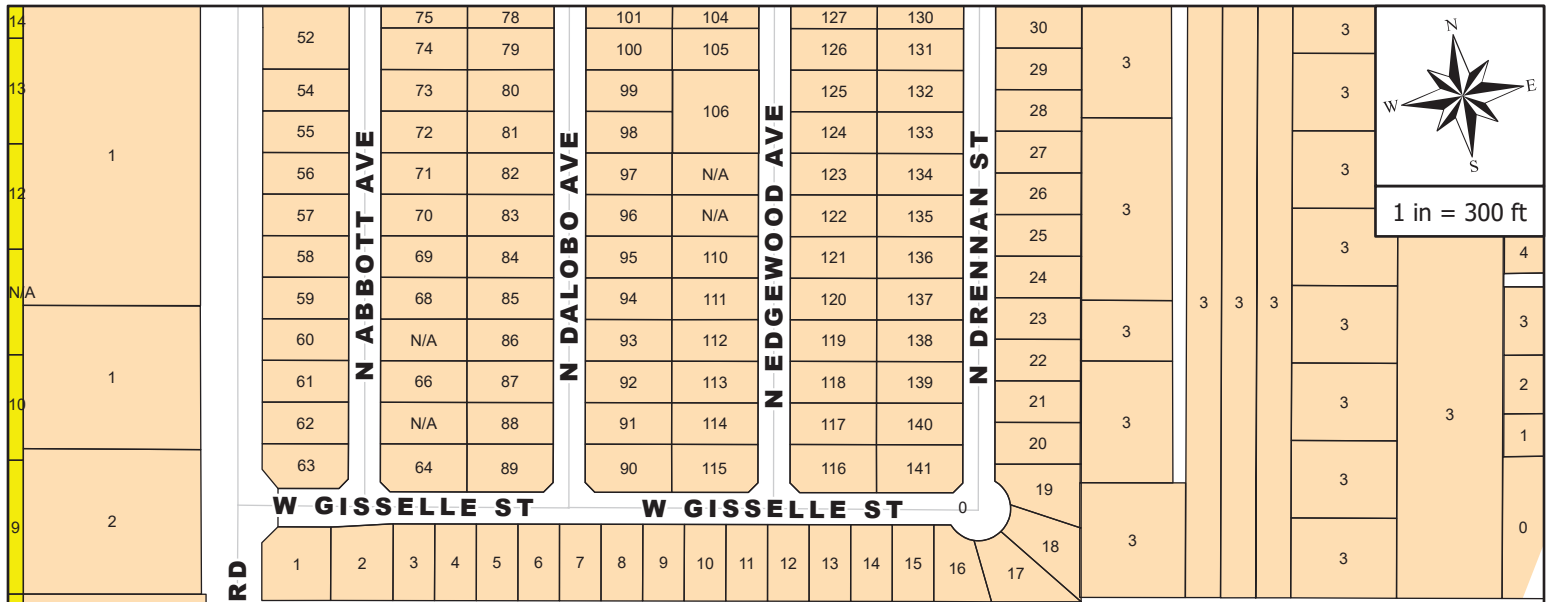


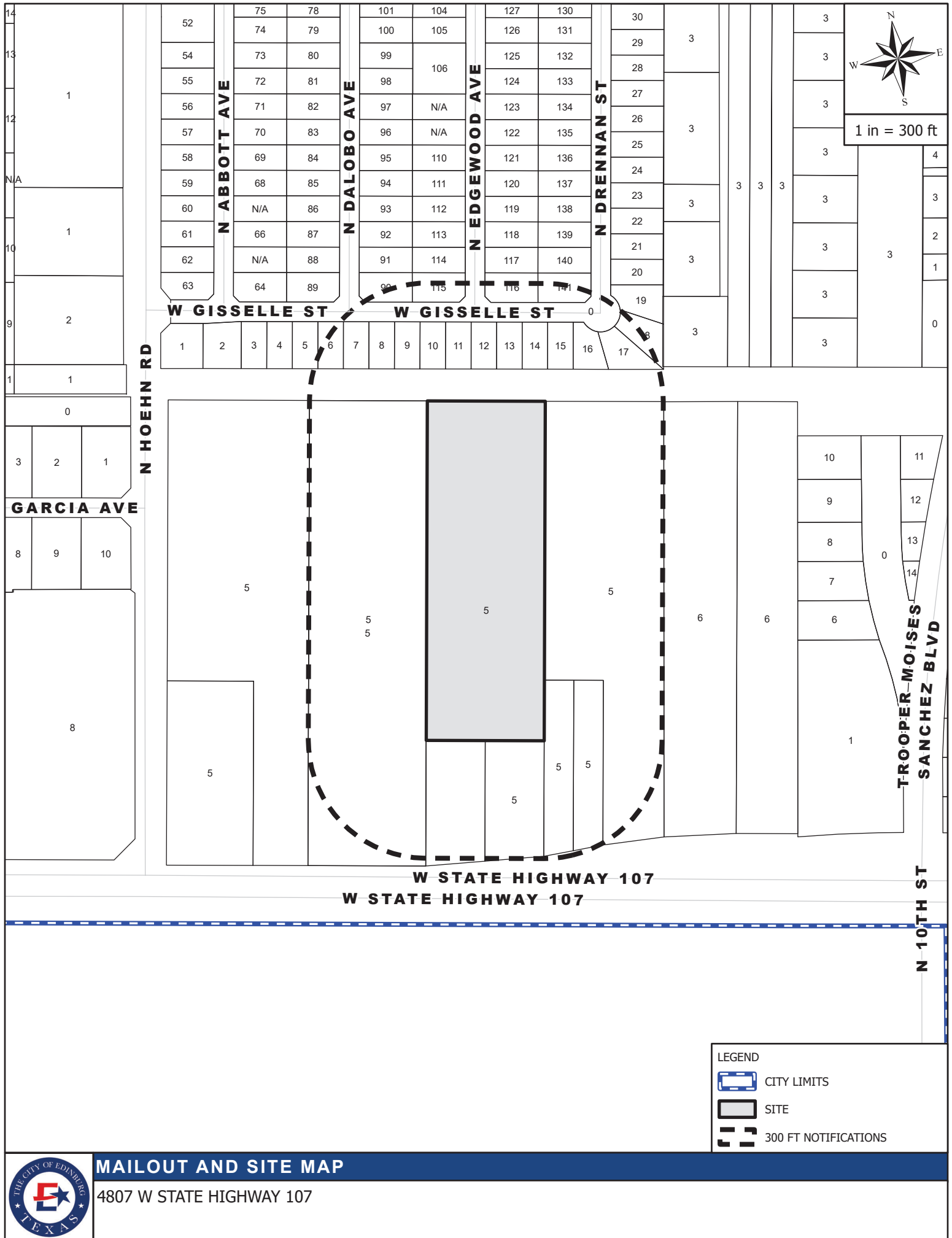




- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

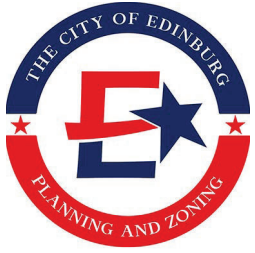






MAILOUT AND SITE MAP

4807 W STATE HIGHWAY 107



Rezoning Request Site Photo

Rio Delta Engineering
4807 W. State Highway 107



EXHIBIT D
BOUNDARY SURVEY
TRACT 1 - 5.99 ACRES
OUT OF LOT 5, SECTION 277, TEXAS -MEXICAN
RAILWAY COMPANY'S SURVEY,
VOLUME 24, PAGE 168-171,
DEED RECORDS HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 200'
 BEARING OF BASIS
 TEXAS STATE PLANE
 COORDINATES TEXAS SOUTH
 ZONE (4205) (NAD 83)
 ALLTERRA NETWORK

SURVEYOR'S NOTES:

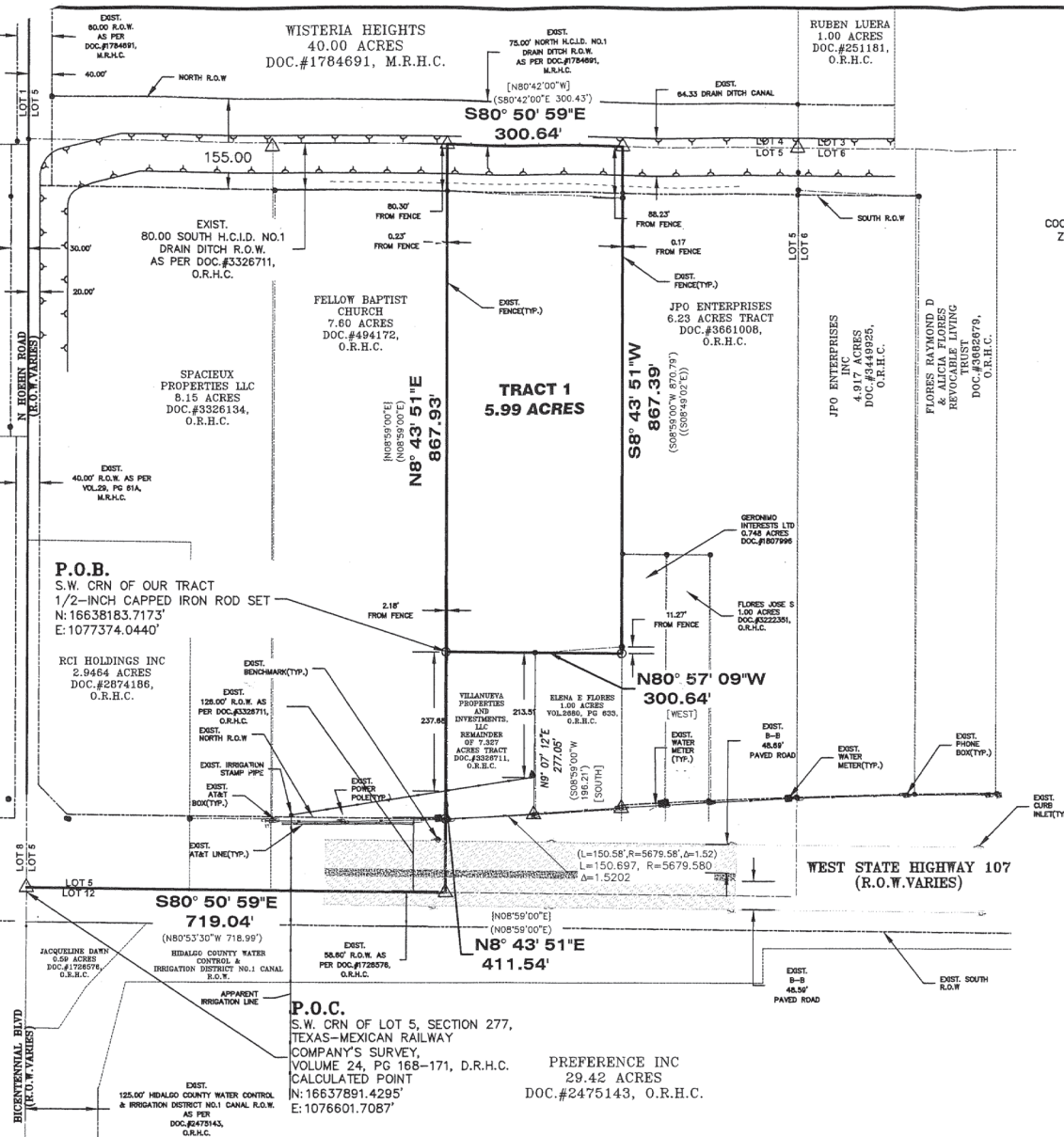
- 1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3.) THE PROPERTY SHOWN IS IN ZONE "X" AREAS, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803380015E, DATED JUNE 06, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JANUARY, 2026, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".

LEGEND	
●	1/2" IRON ROD FOUND
⊙	1" IRON ROD FOUND
⊕	3/8" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
△	CALCULATED POINT
⊗	FENCE CORNER
⊙	R.O.W POST FOUND
XXXX	MEASURED
XXXX	DEED CALL (DOC.#3326711, O.R.H.C.)
XXXX	PLAT CALL (DOC.#1784891, M.R.H.C.)
XXXX	DEED CALL (DOC.#494172, M.R.H.C.)
XXXX	DEED CALL (DOC.#3661008, M.R.H.C.)
XXXXXX	DEED CALL (DOC.#3661008, M.R.H.C.)



1/27/2026
 IVAN GARCIA DATE
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE, EDINBURG TEXAS 78539
 (TEL) 956-380-6152 (FAX) 956-380-5083

DATE: JANUARY, 2026
 PROJECT: SUB 25.069
 PAGE: 1 OF 1



City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential, Multi-Family (RM) District to Commercial General (CG) District, Being 0.98 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Located at 4807 W. State Highway 107, As Requested By Rio Delta Engineering.

DESCRIPTION / SCOPE:

This property is located along the north side of W. State Highway 107 approximately 1,200 feet west of Trooper Moises Sanchez Blvd. The property is currently zoned Residential, Multi-Family (RM) District. This district is a high-intensity residential district intended to accommodate various multi-family residential uses (2 or more dwelling units on a single lot). 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 150 feet along W. State Highway 107 and a lot depth of 277 feet for a total area of 0.98 acres. Currently, the property sits vacant. The applicant is wanting to utilize this portion of the property for a commercial development.

Adjacent zoning is Residential, Primary (RP) District to the north and Commercial, General (CG) District to the east and west. Property to the south currently sits outside the City Limits of Edinburg. Surrounding uses consist of commercial uses and single family residential uses. The Future Land Use designation for this property is for General Commercial Uses and Auto Urban Uses.

Staff mailed a notice of the public hearing to 8 neighboring property owners on Friday, January 30, 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 February 11, 2026.

On February 5, 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 General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) 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 – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/03/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District

APPLICANT: Rio Delta Engineering

AGENT: Not Applicable

LEGAL: Being 0.98 Acres out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey

LOCATION: Located at 4807 W. State Highway 107

LOT/TRACT SIZE: 0.98 acres

CURRENT USE: Vacant

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Multi-Family (RM) District

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

LAND USE PLAN: General Commercial Uses and Auto Urban Uses

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

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
RIO DELTA ENGINEERING**

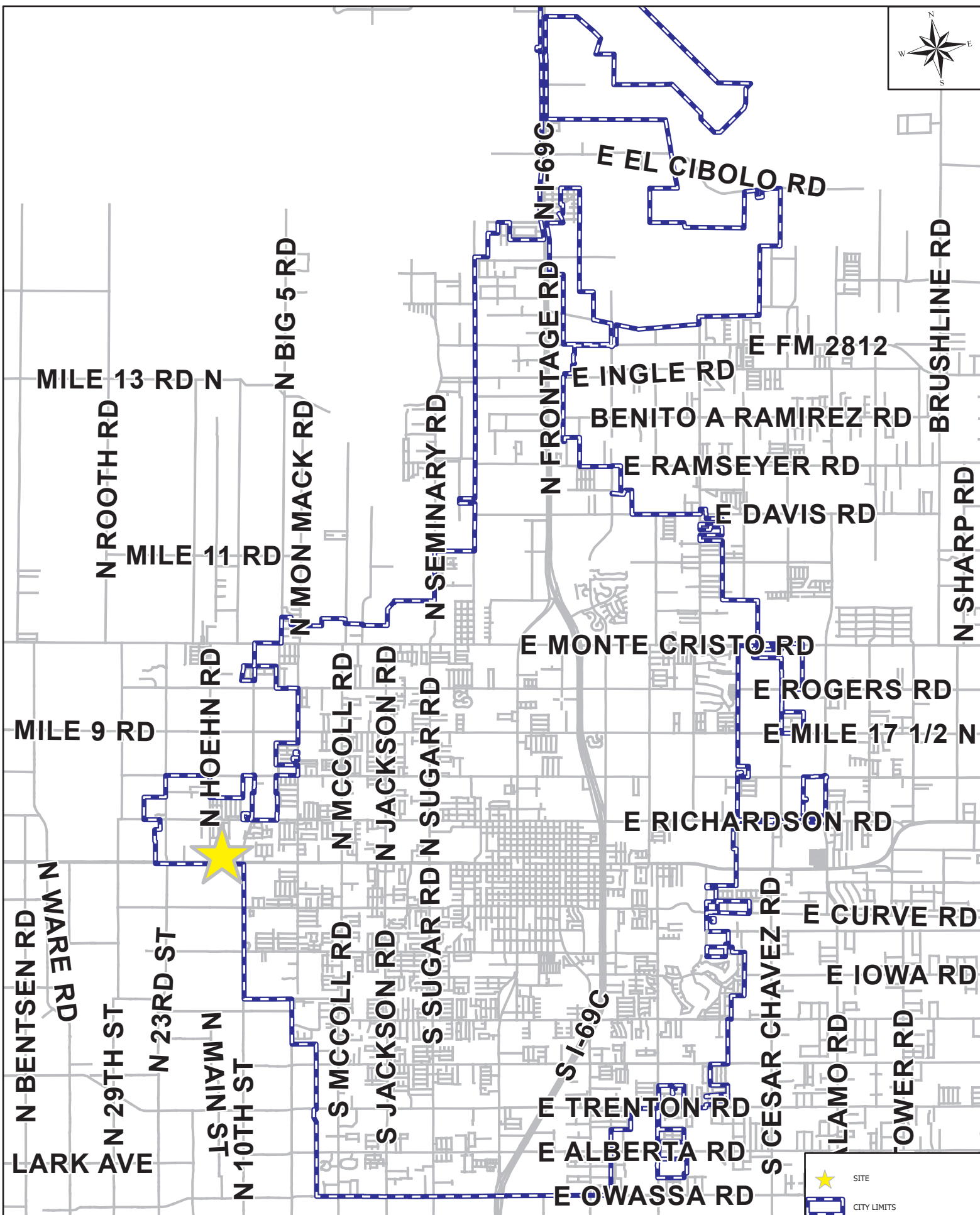
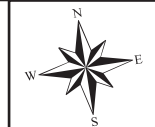
EVALUATION

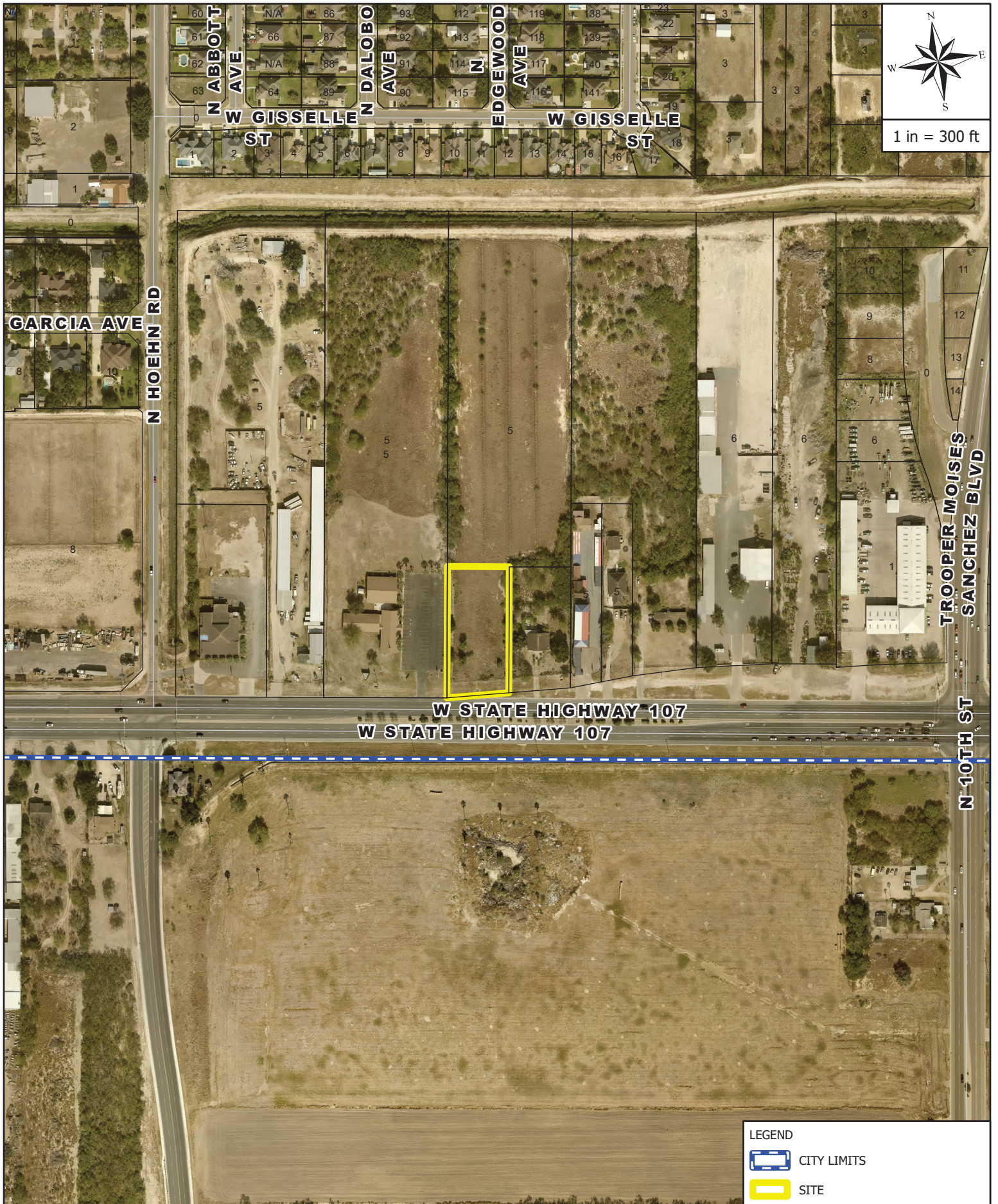
The following is the staff's evaluation of the request:

1. The property is currently vacant.
2. Surrounding land consists of commercial uses and single-family residential uses.
3. This property is located along W. State Highway 107
4. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Urban and Townhome (RU) 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.

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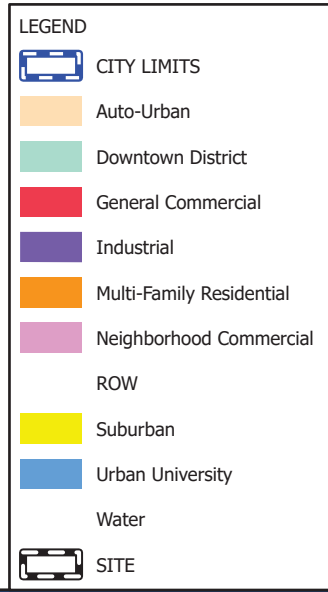
AERIAL MAP

4807 W STATE HIGHWAY 107

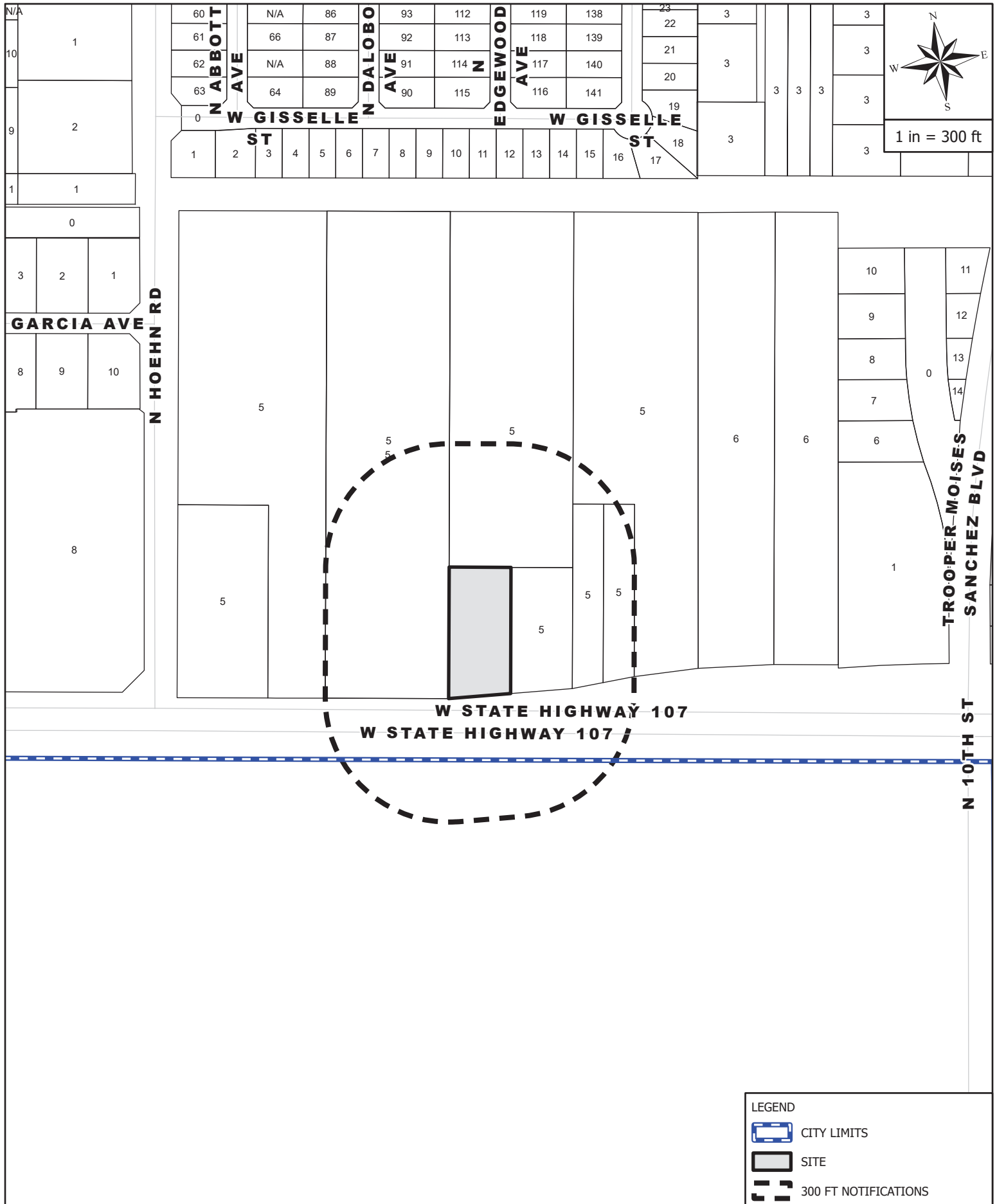


- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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



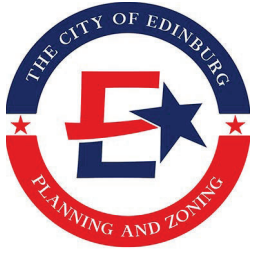


4807 W STATE HIGHWAY 107



MAILOUT AND SITE MAP

4807 W STATE HIGHWAY 107



Rezoning Request Site Photo

Rio Delta Engineering
4807 W. State Highway 107



EXHIBIT B
BOUNDARY SURVEY
TRACT 1 - 0.98 ACRES
OUT OF LOT 5, SECTION 277, TEXAS-MEXICAN
RAILWAY COMPANY'S SURVEY,
VOLUME 24, PAGE 168-171,
DEED RECORDS HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 200'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4205) (NAD 83)
ALL TERRA NETWORK

SURVEYOR'S NOTES:

- 1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3.) THE PROPERTY SHOWN IS IN ZONE "X" AREAS, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803380015E, DATED JUNE 06, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JANUARY, 2026, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".

Parcel Line Table

Line #	Length	Direction
L1	285.53	N8° 43' 49"E
L2	152.39	S80° 57' 09"E
L3	277.05	S9° 07' 12"W

LEGEND	
●	1/2" IRON ROD FOUND
○	1" IRON ROD FOUND
⊙	3/8" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
△	CALCULATED POINT
⊙	FENCE CORNER
○	R.O.W POST FOUND
XXXX	MEASURED
XXXX	DEED CALL (DOC.#3326711, O.R.H.C.)
XXXX	PLAT CALL (DOC.#1784691, M.R.H.C.)
XXXX	DEED CALL (DOC.#494172, M.R.H.C.)
XXXX	DEED CALL (DOC.#3661008, M.R.H.C.)
XXXX	DEED CALL (DOC.#3661008, M.R.H.C.)



1/27/2026

DATE

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

PREFERENCE INC
29.42 ACRES
DOC.#2475143, O.R.H.C.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 107TH AVENUE, EDINBURG TEXAS 76539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: JANUARY, 2026
PROJECT: SUB 25.069
PAGE: 1 OF 1

WISTERIA HEIGHTS
40.00 ACRES
DOC.#1784691, M.R.H.C.

RUBEN LUERA
1.00 ACRES
DOC.#251181,
O.R.H.C.

EXIST.
80.00 SOUTH H.C.I.D. NO.1
DRAIN DITCH R.O.W.
AS PER DOC.#3326711,
O.R.H.C.

FELLOW BAPTIST
CHURCH
7.60 ACRES
DOC.#494172,
O.R.H.C.

SPACIEUX
PROPERTIES LLC
8.15 ACRES
DOC.#3326134,
O.R.H.C.

VILLANUEVA
PROPERTIES AND
INVESTMENTS, LLC
REMAINDER OF
7.327 ACRES TRACT
DOC.#3326711,
O.R.H.C.

JPO ENTERPRISES
6.23 ACRES TRACT
DOC.#3661008,
O.R.H.C.

JPO ENTERPRISES
INC
4.917 ACRES
DOC.#4444282,
O.R.H.C.

FLORES RAYMOND D
& ALICIA FLORES
REVOCABLE LIVING
TRUST
DOC.#3326711,
O.R.H.C.

GERONIMO
INTERESTS LTD
0.745 ACRES
DOC.#1807996

FLORES JOSE S
1.50 ACRES
DOC.#2222301,
O.R.H.C.

P.O.B.
S.W. CRN OF OUR TRACT
1/2-INCH CAPPED IRON ROD SET
N:16637901.6279'
E:1077330.7231'

RCI HOLDINGS INC
2.9464 ACRES
DOC.#2274186,
O.R.H.C.

EXIST. NORTH R.O.W.
EXIST. IRRIGATION
STAMP PIPE
EXIST. AT&T
BOX(TYP.)
EXIST. AT&T
LINE(TYP.)

EXIST. BENCHMARK(TYP.)
EXIST. 125.00' R.O.W. AS
PER DOC.#3326711,
O.R.H.C.

EXIST. POWER
POLE(TYP.)
EXIST. 125.00' R.O.W. AS
PER DOC.#3326711,
O.R.H.C.

EXIST. 125.00' R.O.W. AS
PER DOC.#3326711,
O.R.H.C.

EXIST. 125.00' R.O.W. AS
PER DOC.#3326711,
O.R.H.C.

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PER DOC.#3326711,
O.R.H.C.

EXIST. 125.00' R.O.W. AS
PER DOC.#3326711,
O.R.H.C.





City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, the West Half of Lot 36, Santa Cruz Gardens Subdivision Unit No. 1, Hidalgo County, Texas, According to the Map Recorded in Volume 7, Page 45, of the Map Records of Hidalgo County, Texas, Located at 513 W. Palm Drive, As Requested By Gerardo Aleman Trevino and Veronica Aleman

DESCRIPTION / SCOPE:

This property is located on the north side of W. Palm Drive, approximately 2,130 feet west of N. Frontage Road. The property is currently zoned Residential, Suburban (RS) District, which is the primary low-density single-family residential district, intended to permit a wide range of single-family uses on larger lots. This lot has 150 feet of frontage along W. Palm Drive and a lot depth of 1,452 feet for a total lot area of 5 acres. The requested zoning designation is the Industrial, Light (IL) District, which is intended to accommodate light industrial and heavy commercial uses. These uses include, but are not limited to, warehousing, wholesaling, machine shops, and building material/lumberyards. The applicant is requesting the zone change to establish a warehouse at this location.

Adjacent zoning is Industrial, General (IG) District to the north and west, with Residential, Suburban (RS) District to the east and south. Surrounding land consists of residential uses, industrial uses, and vacant land. The future land use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 24 neighboring property owners on Friday, January 30, 2026, and received no comments in favor and 3 against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

On February 5, 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 denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District based on adjacent zoning districts, the Future Land Use map, and the character of the area. The industrial uses with frontage along West Palm Drive are part of the North Industrial Park Subdivision, in which most lots use Constitution Drive. 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 and Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District

APPLICANT: Gerardo Aleman Trevino and Veronica Aleman

AGENT: Not Applicable

LEGAL: The West Half of Lot 36, Santa Cruz Gardens Subdivision Unit No. 1, Hidalgo County, Texas, According to the Map Recorded in Volume 7, Page 45, of the Map Records of Hidalgo County, Texas

LOCATION: 513 West Palm Drive

LOT/TRACT SIZE: 5.00 acres

CURRENT USE: Vacant

PROPOSED USE: Warehouse

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District

**REZONING REQUEST
GERARDO ALEMAN TREVINO
AND
VERONICA ALEMAN**

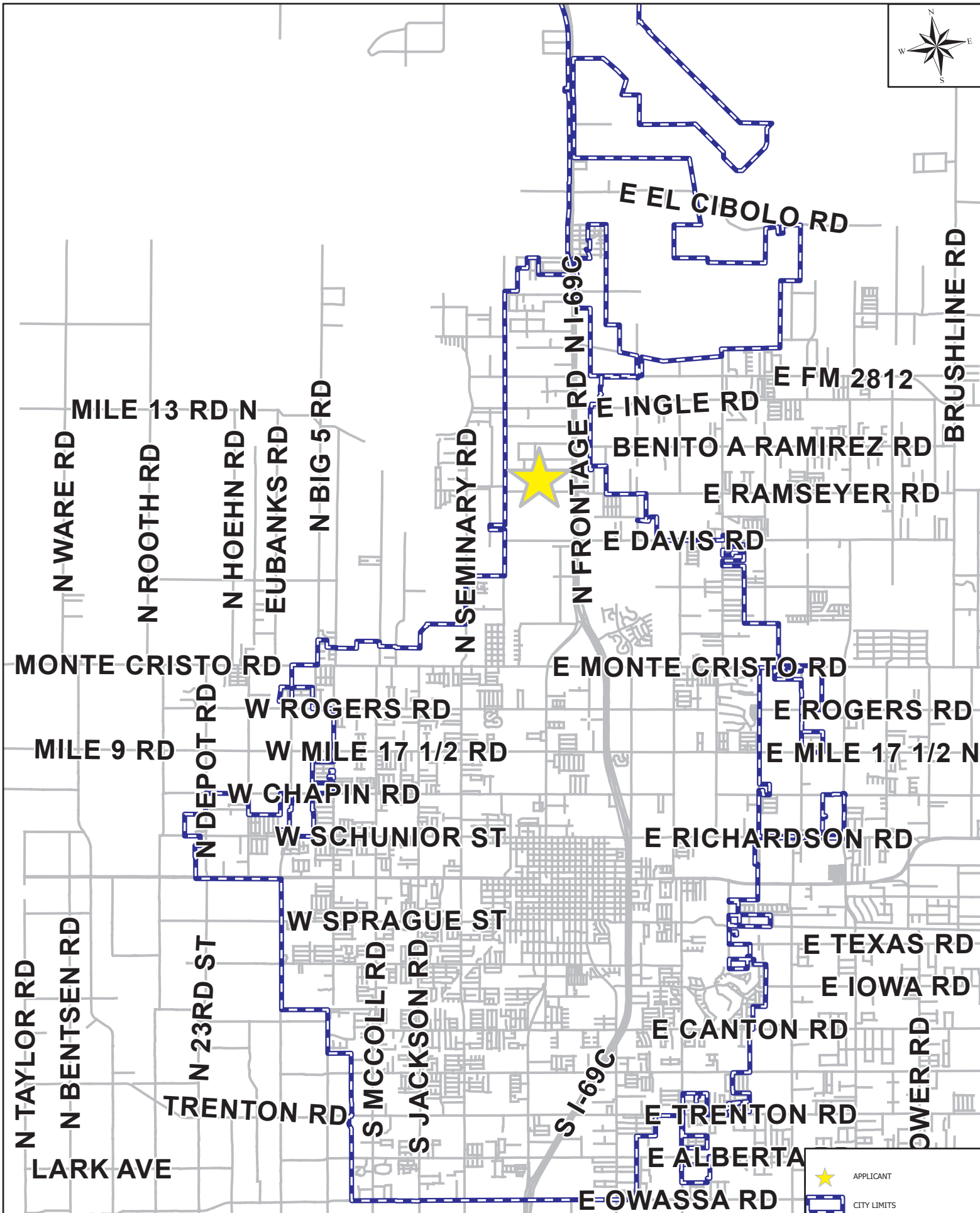
EVALUATION

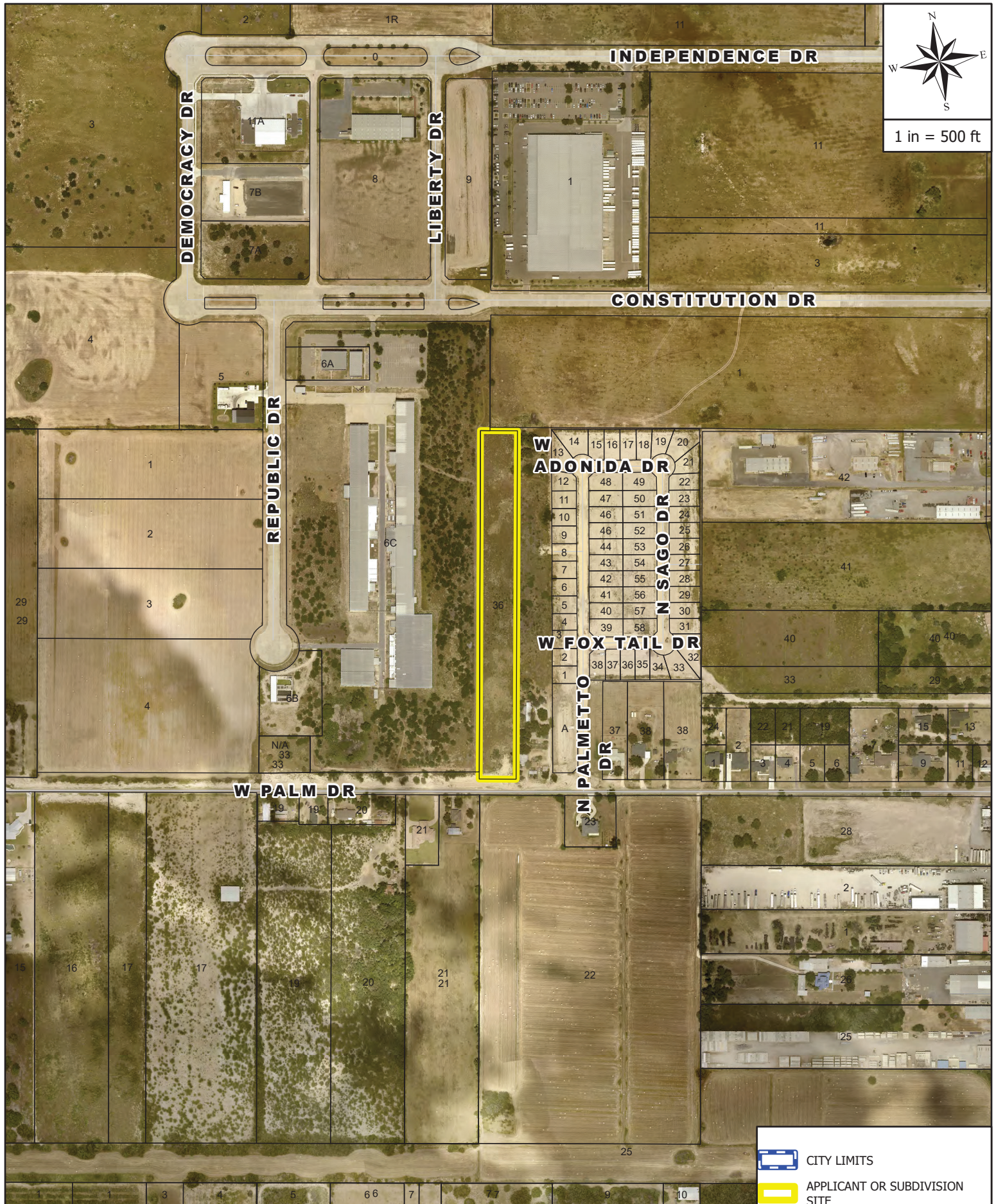
The following is the staff's evaluation of the request:

1. The applicant is requesting the zone change to establish a warehouse at this location.
2. Surrounding land consists of residential uses, industrial uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District based on adjacent zoning districts, the Future Land Use map, and the character of the area. The industrial uses with frontage along West Palm Drive are part of the North Industrial Park Subdivision, in which most lots use Constitution Drive. 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.

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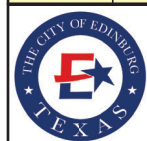


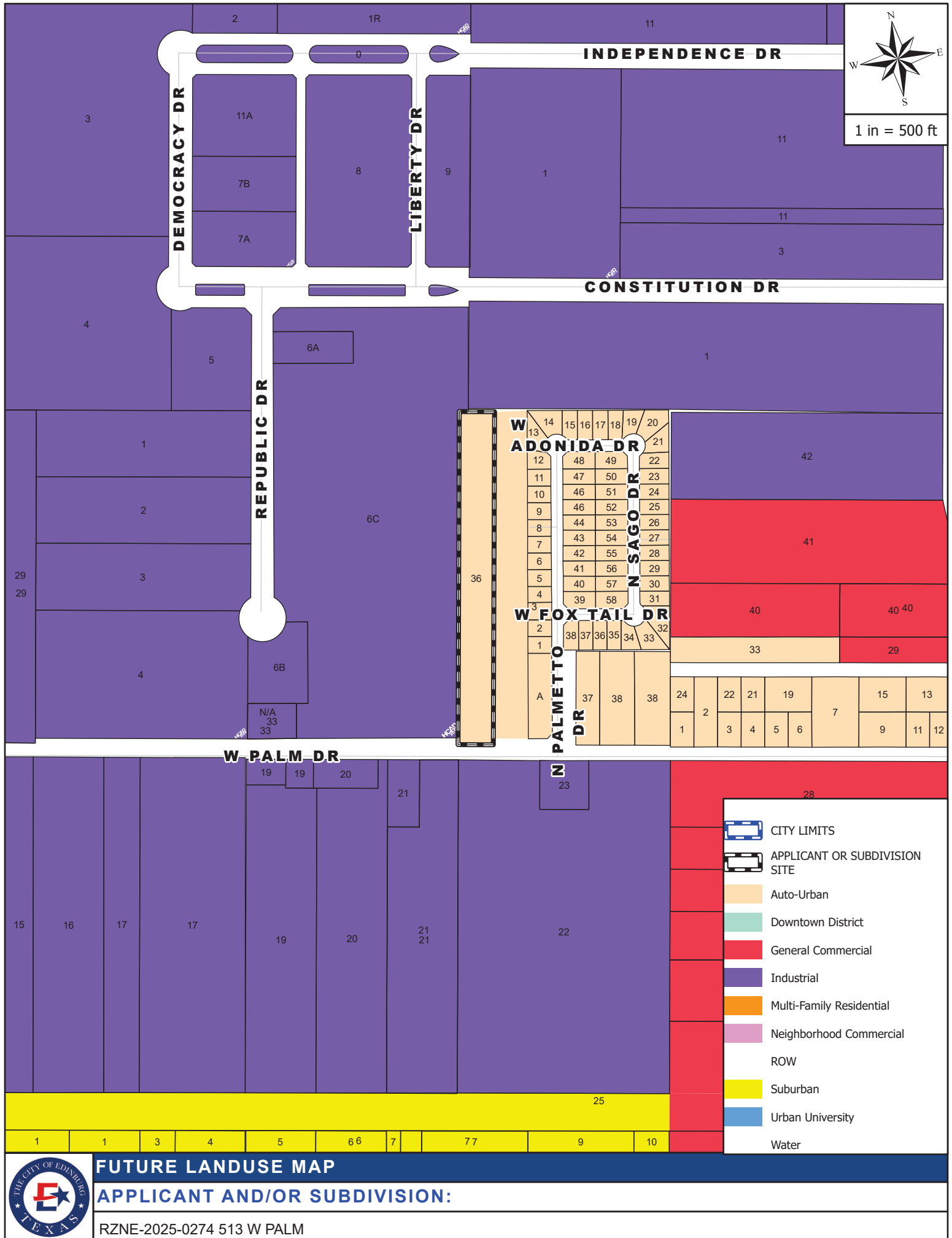


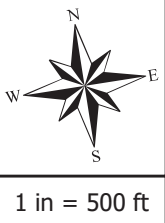
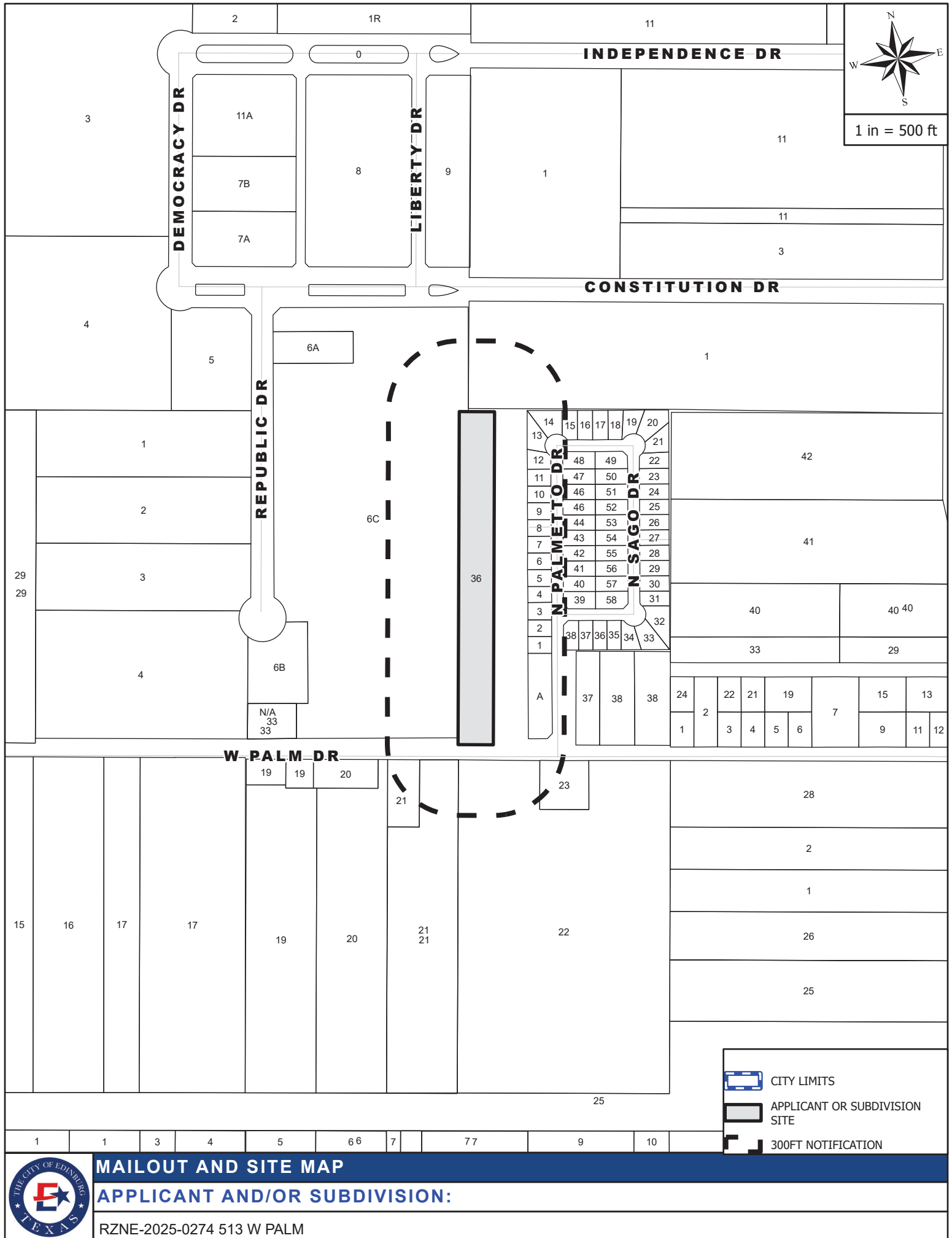
AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2025-0274 513 W PALM







- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE
- 300FT NOTIFICATION



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

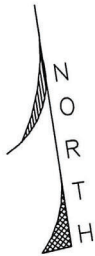
RZNE-2025-0274 513 W PALM



Rezoning Request Site Photo

Gerardo Aleman Trevino and Veronica Aleman
513 West Palm Drive





SCALE: 1"=100'
CAD: SANTACRUZGARDENS1-36MD
JOB#: 87853

BASIS OF BEARING IS THE WEST LINE
OF BETTY RAMIREZ TRACT, DOC#2114973,
SANTA CRUZ GARDENS SUB. UNIT No.1
V. 7 P. 45 M.R.

NOTE:
SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT WHICH MAY SHOW EASEMENTS OF RECORD
THAT MAY AFFECT THE PROPERTY.

LEGEND
F1 - FOUND 1/2" DIAMETER IRON ROD
F1C - FOUND 1/2" DIAMETER IRON ROD W/ CAP
STAMPED "RPLS 4856"
F1P - FOUND 1/2" DIAMETER IRON ROD W/ CAP STAMPED
"PENA 5242"
S - SET 1/2" DIAMETER IRON ROD W/ CAP STAMPED
"PENA 5242"
E.O.A. - EDGE OF ASPHALT
R.O.W. - RIGHT OF WAY
C-C - 6' CHAINLINK FENCE W/ HOGWIRE FENCE
P-P - POWER POLE LINE
⊙ - POWER POLE
⊗ - MANHOLE
⊕ - WATER METER

BUYER'S NAME: _____

FLOOD ZONE: ZONE: "X" COMMUNITY PANEL NUMBER: 480338 0005 E
(SHADED) MAP REVISED: MAY 14, 2001

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

ADDRESS: 513 W. PALM DR. EDINBURG, TX _____

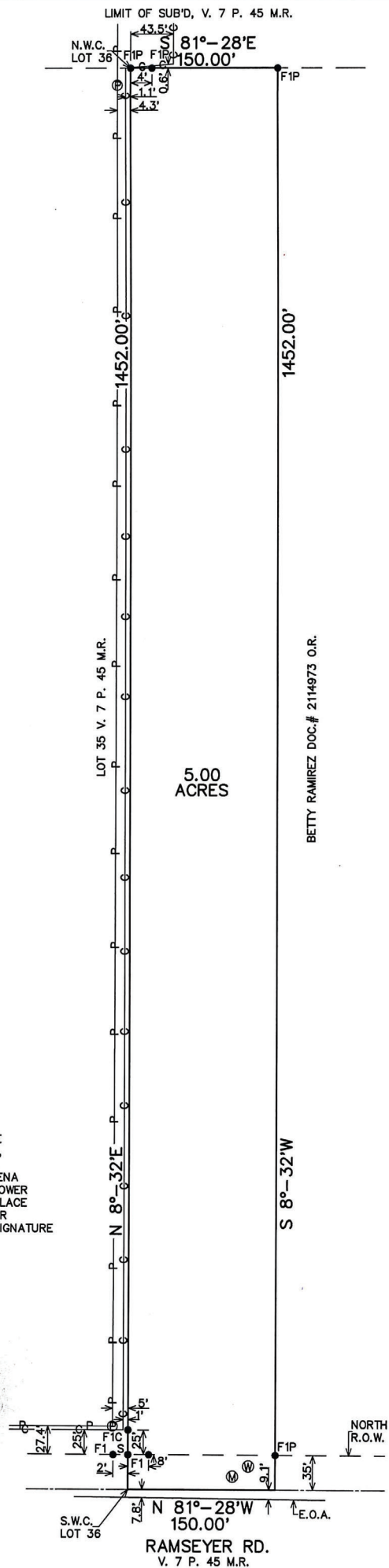
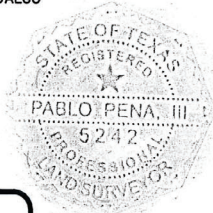
LEGAL DESCRIPTION: THE WEST HALF OF LOT 36, SANTA CRUZ GARDENS
SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP RECORDED IN VOLUME 7,
PAGE 45, OF THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS.

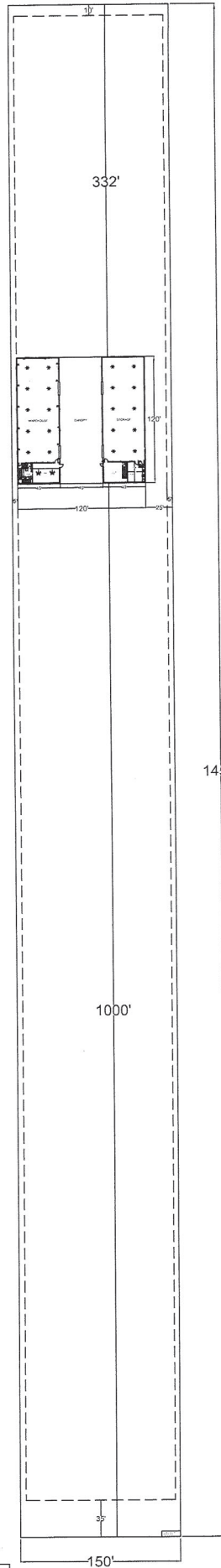
Pablo Peña III

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 4/2/2025



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

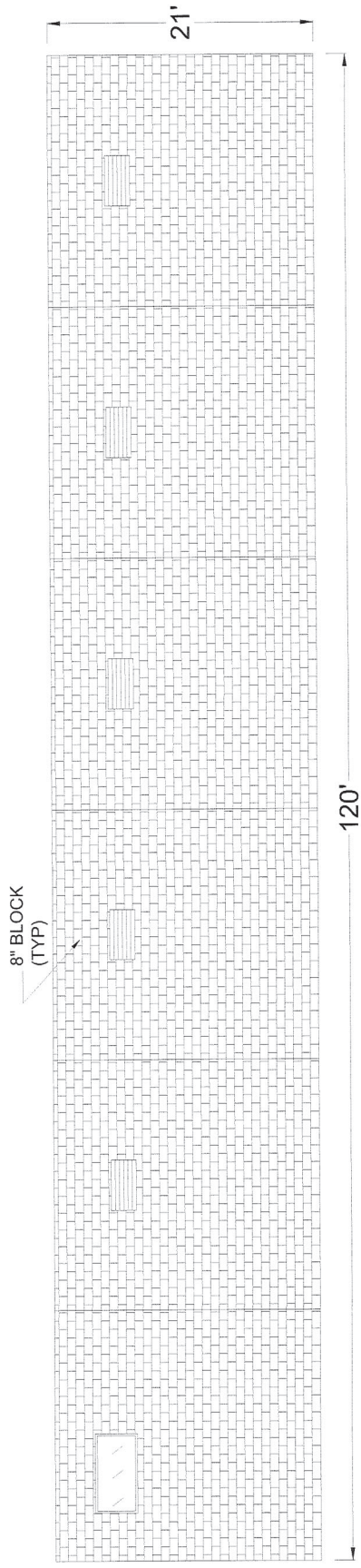




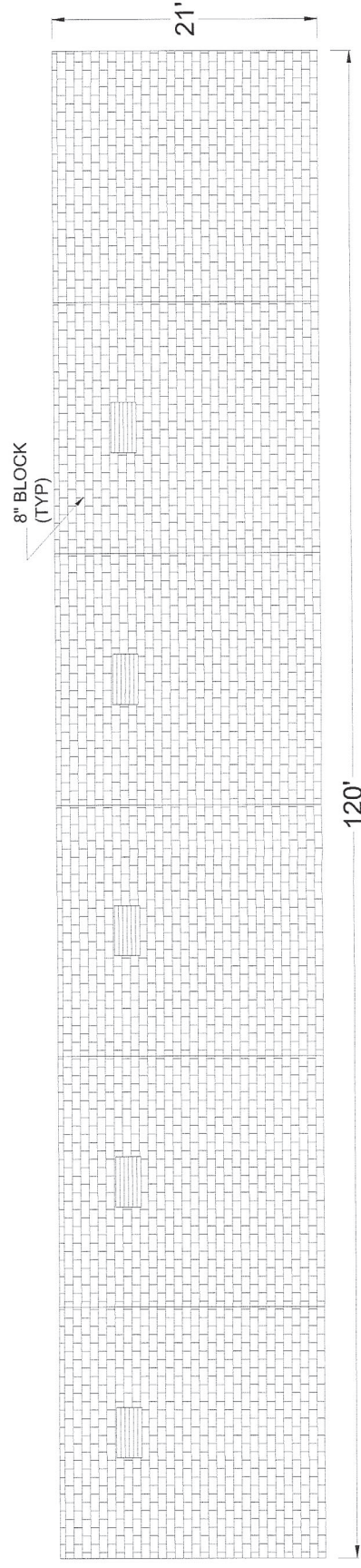
WAREHOUSE/STORAGE	8000 SF
1st. FLOOR	1600 SF
2nd. FLOOR	1600 SF
TOTAL	11200 SF

OVERALL PLAN

513 W. PALM DR.



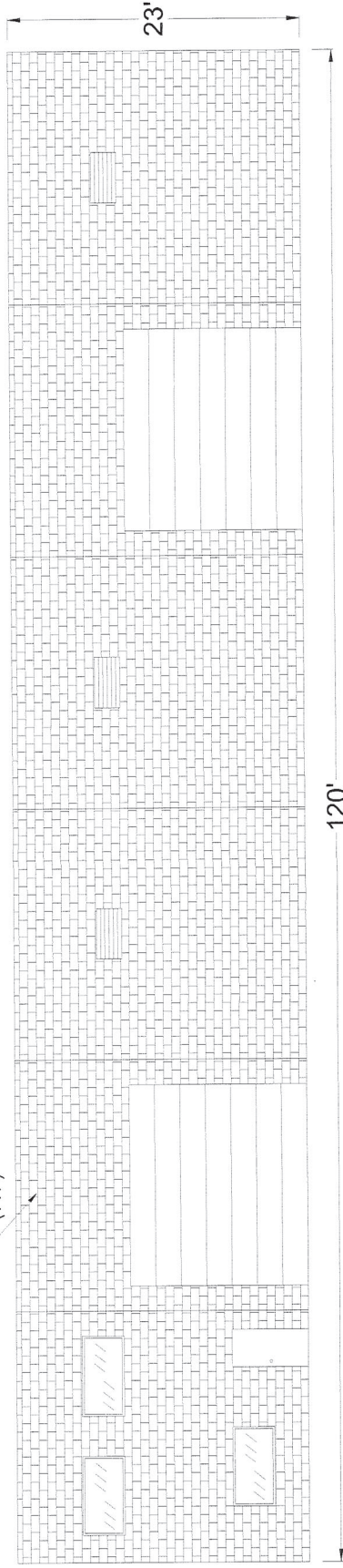
EAST SIDE VIEW



WEST SIDE VIEW

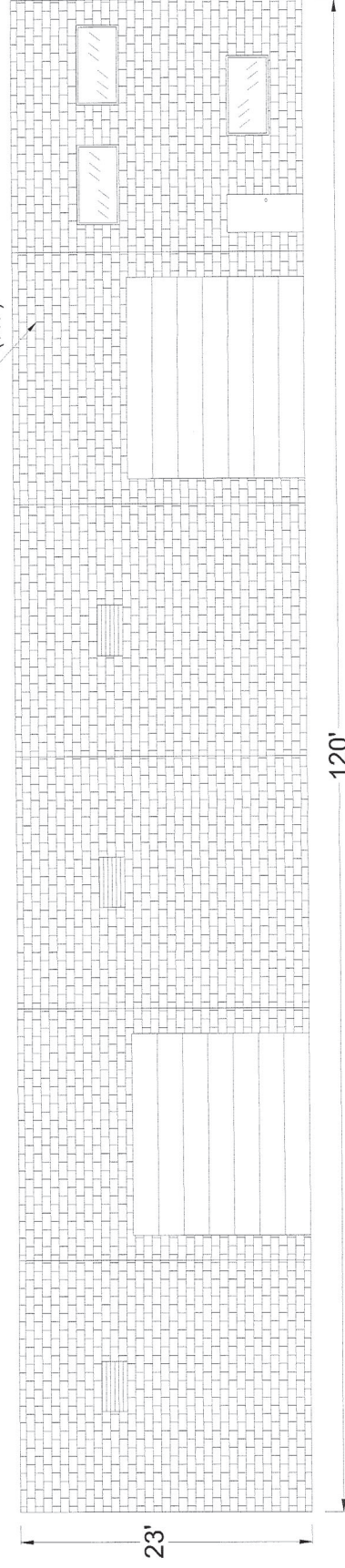
GERARDO ALEMAN
513 W. PALM DR.
EDINBURG, TX 78541

8" BLOCK
(TYP)

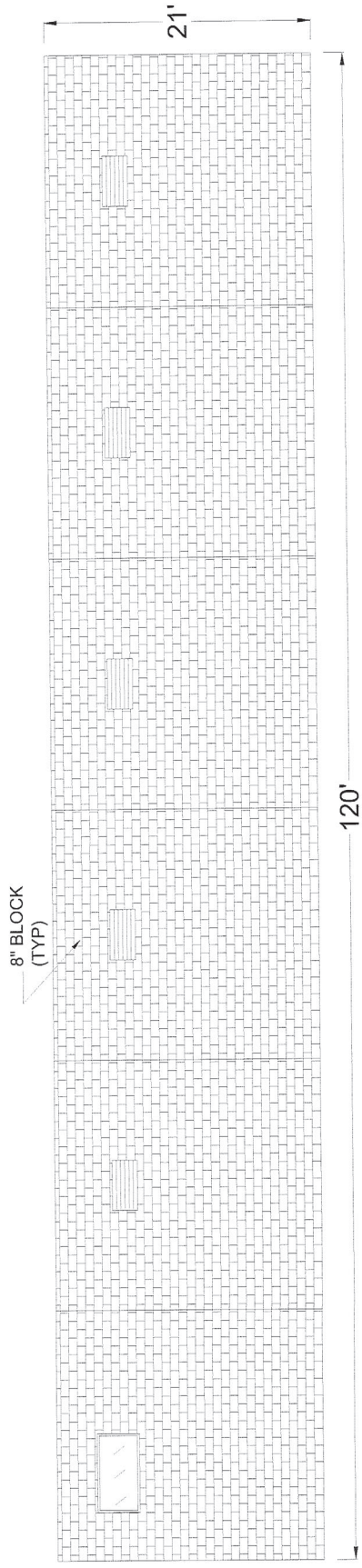


EAST CANOPY VIEW SIDE VIEW

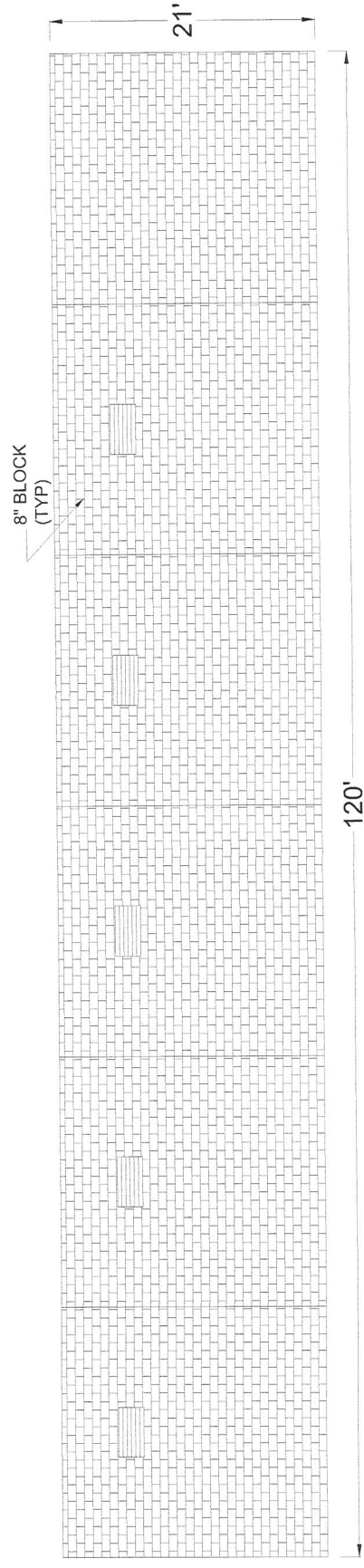
8" BLOCK
(TYP)



WEST CANOPY VIEW SIDE VIEW

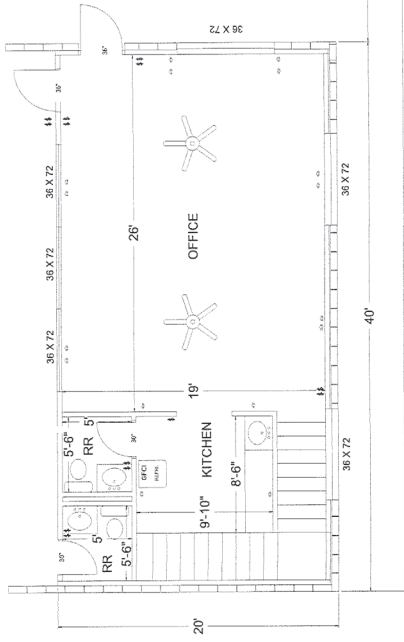


EAST SIDE VIEW

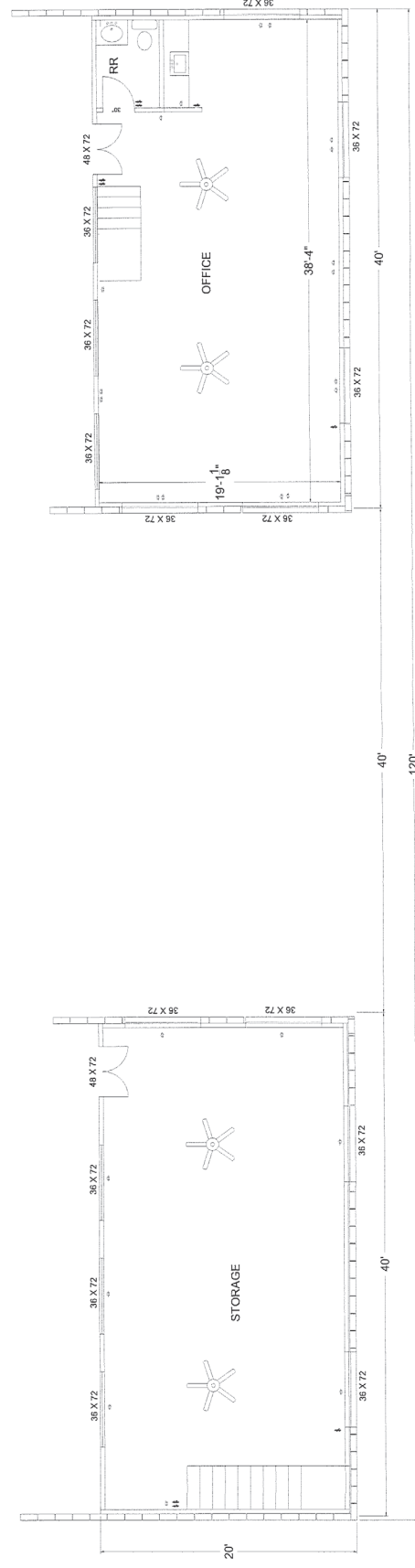


WEST SIDE VIEW

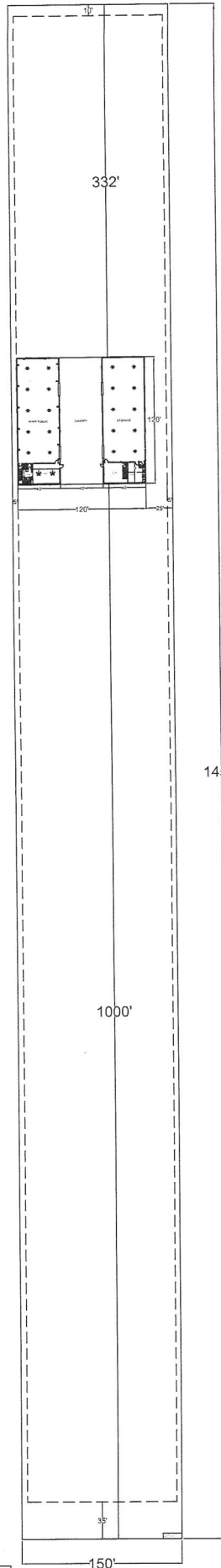
GERARDO ALEMAN
513 W. PALM DR.
EDINBURG, TX 78541



1ST FLOOR OFFICE



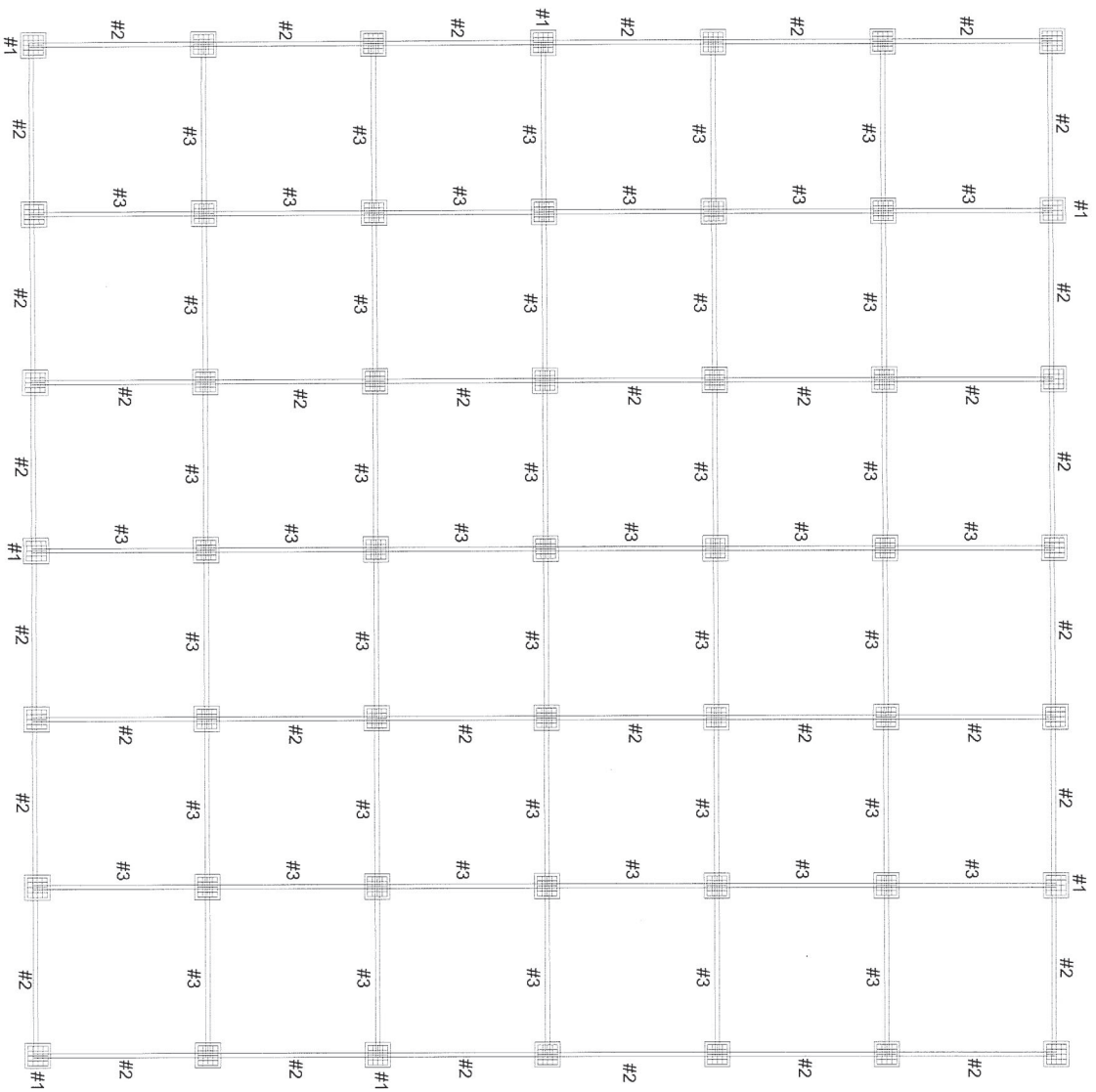
2ND FLOOR OFFICE



WAREHOUSE/STORAGE	8000 SF
1st. FLOOR	1600 SF
2nd. FLOOR	1600 SF
TOTAL	11200 SF

OVERALL PLAN

513 W. PALM DR.



KEY NOTES:
#1 - 48" X 36" X 36" DEEP FOOTING
#2 - 12" X 36" DEEP OUTSIDE FOOTING
#3 - 12" X 24" DEEP INSIDE FOOTING
6" CONCRETE SLAB

FOUNDATION

GERARDO ALBANI
CIVIL ENGINEER
EDINBURG, TX 75441



NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, February 12, 2026, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO INDUSTRIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO INDUSTRIAL, LIGHT (IL) DISTRICT, THE WEST HALF OF LOT 36, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 45, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED AT 513 WEST PALM DRIVE, AS REQUESTED BY GERARDO ALEMAN TREVINO AND VERONICA ALEMAN

This district is intended to accommodate light industrial and heavy commercial uses.

This request is scheduled to be heard by the City Council on Tuesday, March 3, 2026, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, February 11, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, February 11, 2026

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

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

Comments: THIS IS ZONED AS RESIDENTIAL. ALL HOUSING ON THIS STREET ARE HOMES. STREET IS TOO NARROW FOR 18 WHEELERS. NO NEED FOR A COMMERCIAL WAREHOUSE ON THIS STREET, 28/1 IS NEXT DOOR

Print Name: ROBERTO CUELLAR

Phone No. [REDACTED]

Address [REDACTED]

City [REDACTED]

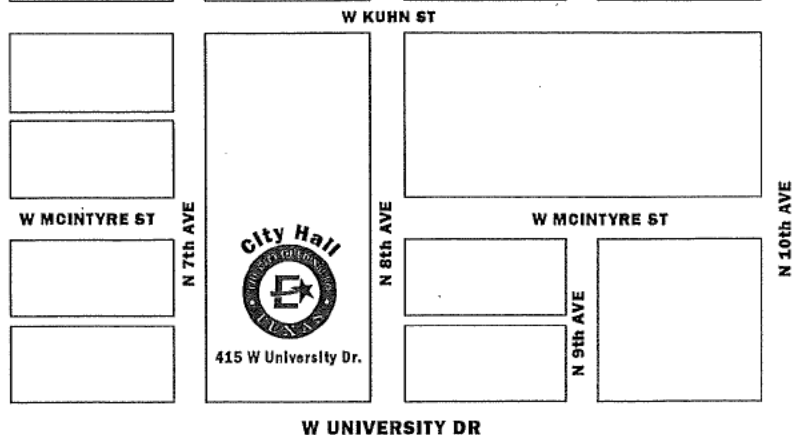
State [REDACTED]

Zip [REDACTED]

NOTIFICACIÓN

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

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





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

☐ In Favor/A Favor ☒ Against/En Contra ☐ No Comments/No Comentario

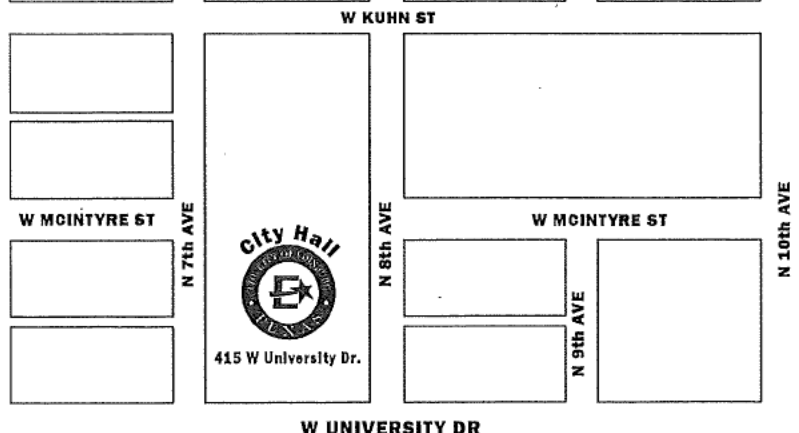
Comments: Clearly this area of the city is for housing - for families !! -

Print Name: Marcelino Cuellar Phone No. [REDACTED]
Address: [REDACTED] City: [REDACTED] State: [REDACTED]

NOTIFICACIÓN

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

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





NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, February 12, 2026, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO INDUSTRIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO INDUSTRIAL, LIGHT (IL) DISTRICT, THE WEST HALF OF LOT 36, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 45, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED AT 513 WEST PALM DRIVE, AS REQUESTED BY GERARDO ALEMAN TREVINO AND VERONICA ALEMAN

This district is intended to accommodate light industrial and heavy commercial uses.

This request is scheduled to be heard by the City Council on Tuesday, March 3, 2026, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
 FAX: (956) 292-2080 by Wednesday, February 11, 2026
 EMAIL: planning@cityofedinburg.com by Wednesday, February 11, 2026

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

☐ In Favor/A Favor

☒ Against/En Contra

☐ No Comments/No Comentario

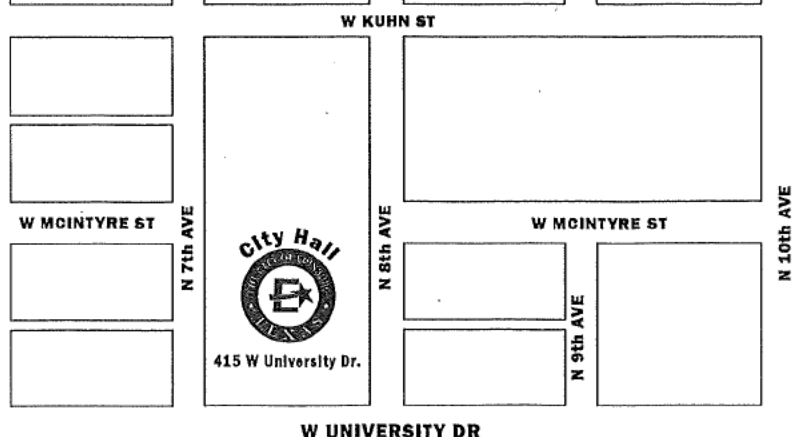
Comments: We want to keep our dead-end street tranquil.

Print Name: Valerie E. / Steven Faris Ramirez Phone No. [REDACTED]
 Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

NOTIFICACIÓN

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

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





City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential Primary (RP) District to Commercial, General (CG) District, Being Lot 1, Mayrin Subdivision, Located at 1005 E. Alberta Road, As Requested By Mario Serna.

DESCRIPTION / SCOPE:

This property is located at the north side of E. Alberta Road approximately 1,000 feet west of S. Veterans Blvd. The property is currently zoned Residential Primary (RP) District. This property was annexed into the City Limits of Edinburg on March 17, 2013. 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. 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 156.43 feet along E. Alberta Road and a lot depth of 450 feet for a total area of 1.529 acres. Currently the property is vacant. The applicant is wanting to construct a food truck / commercial plaza as said location.

Adjacent zoning is Agriculture and Open Space (AO) District in all surrounding areas. Surrounding land uses consist of single family residential homes and commercial uses. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 24 neighboring property owners on Friday, January 30, 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 February 11, 2026.

On February 5, 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 Residential Primary (RP) 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 – 02/12/2026
CITY COUNCIL – 03/03/2026
DATE PREPARED – 02/03/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential Primary (RP) District to Commercial, General (CG) District

APPLICANT: Mario Serna

AGENT: Not Applicable

LEGAL: Being Lot 1, Mayrin Subdivision

LOCATION: Located at 1005 E. Alberta Road

LOT/TRACT SIZE: 1.529 acres

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential Primary (RP) District

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

LAND USE PLAN: 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 Residential Primary (RP) District to Commercial, General (CG) District

REZONING REQUEST

MARIO SERNA

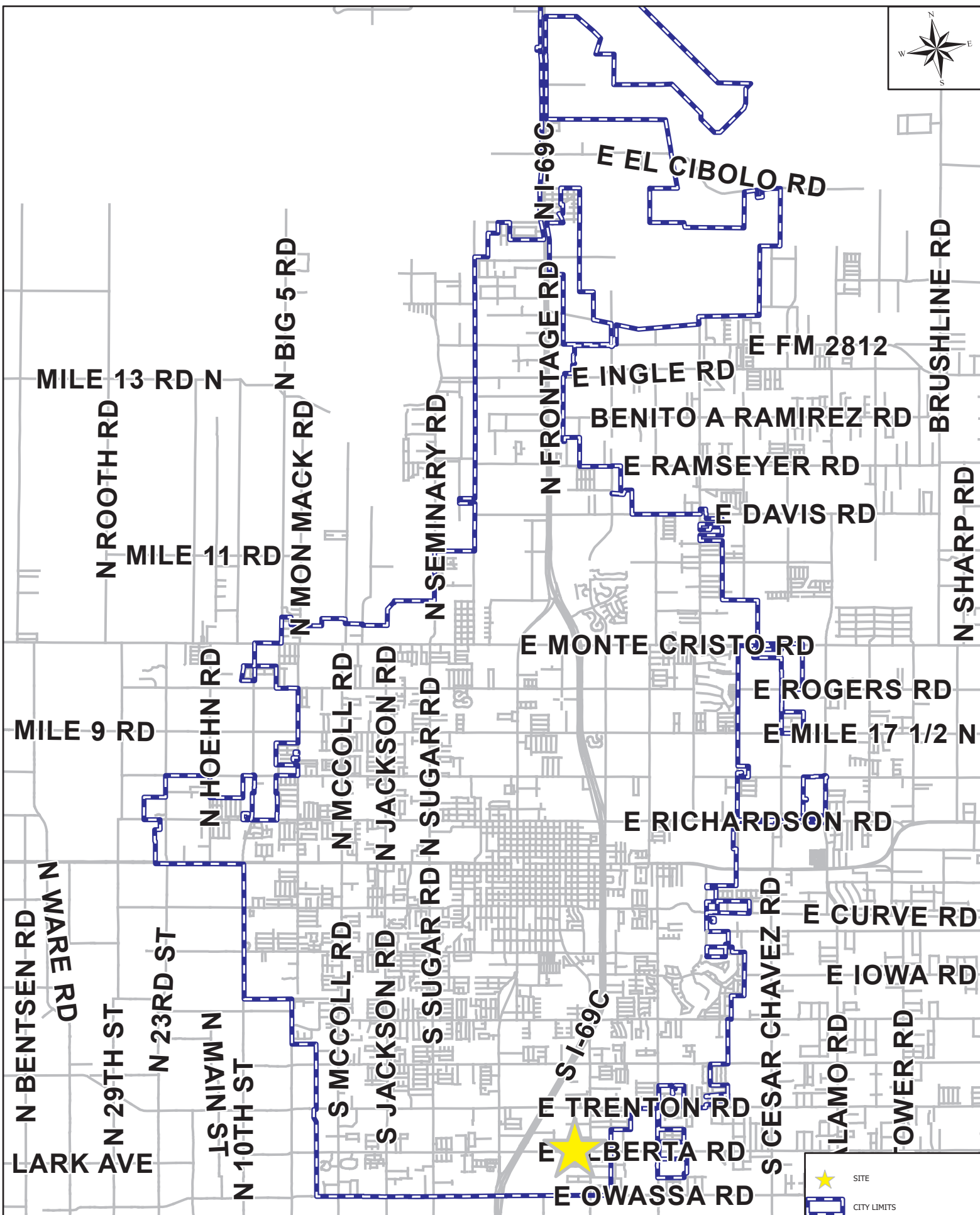
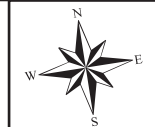
EVALUATION

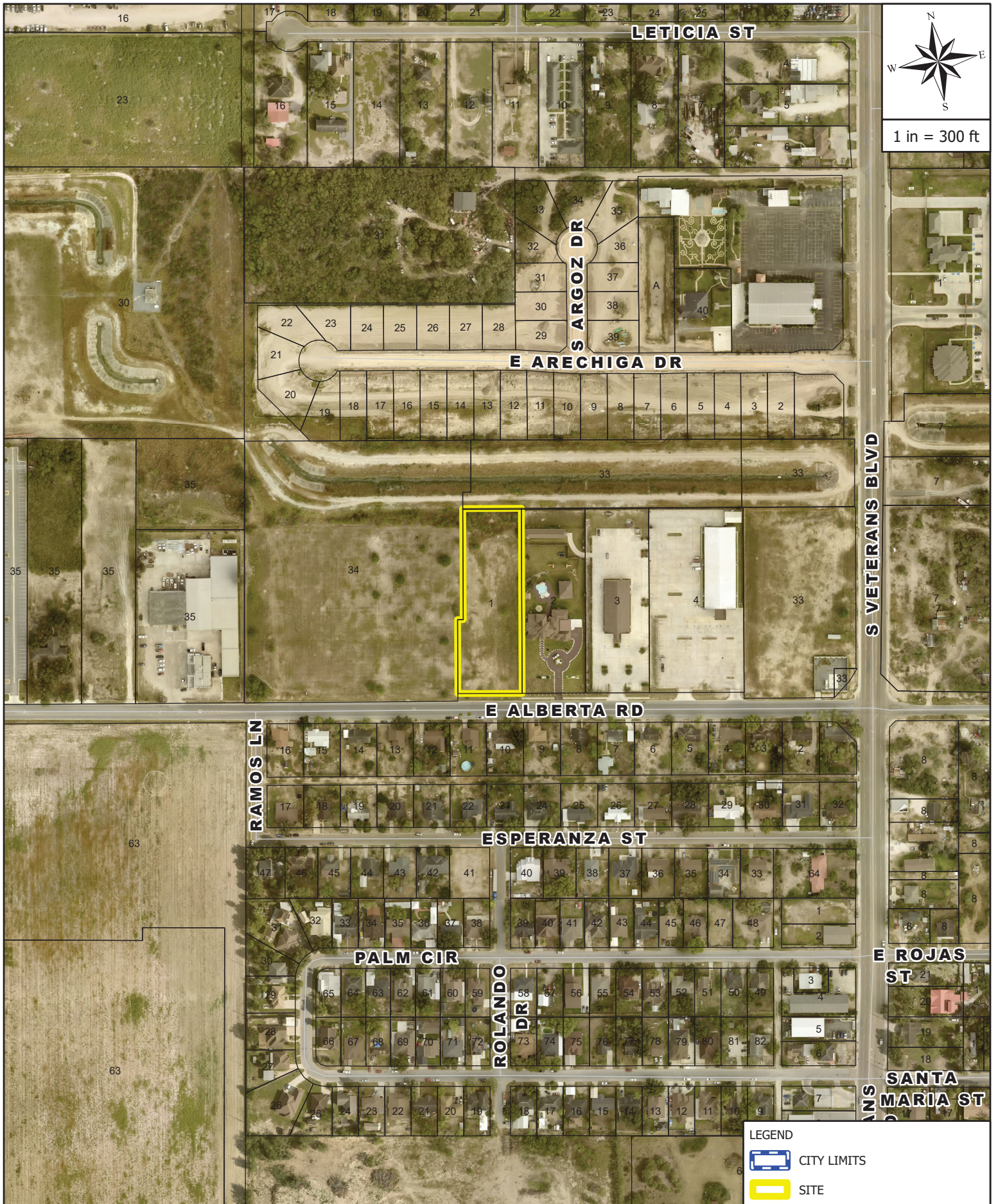
The following is the staff's evaluation of the request:

1. The property currently sits vacant.
2. Surrounding land consists of single-family residential uses and commercial uses.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential Primary (RP) 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.

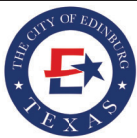
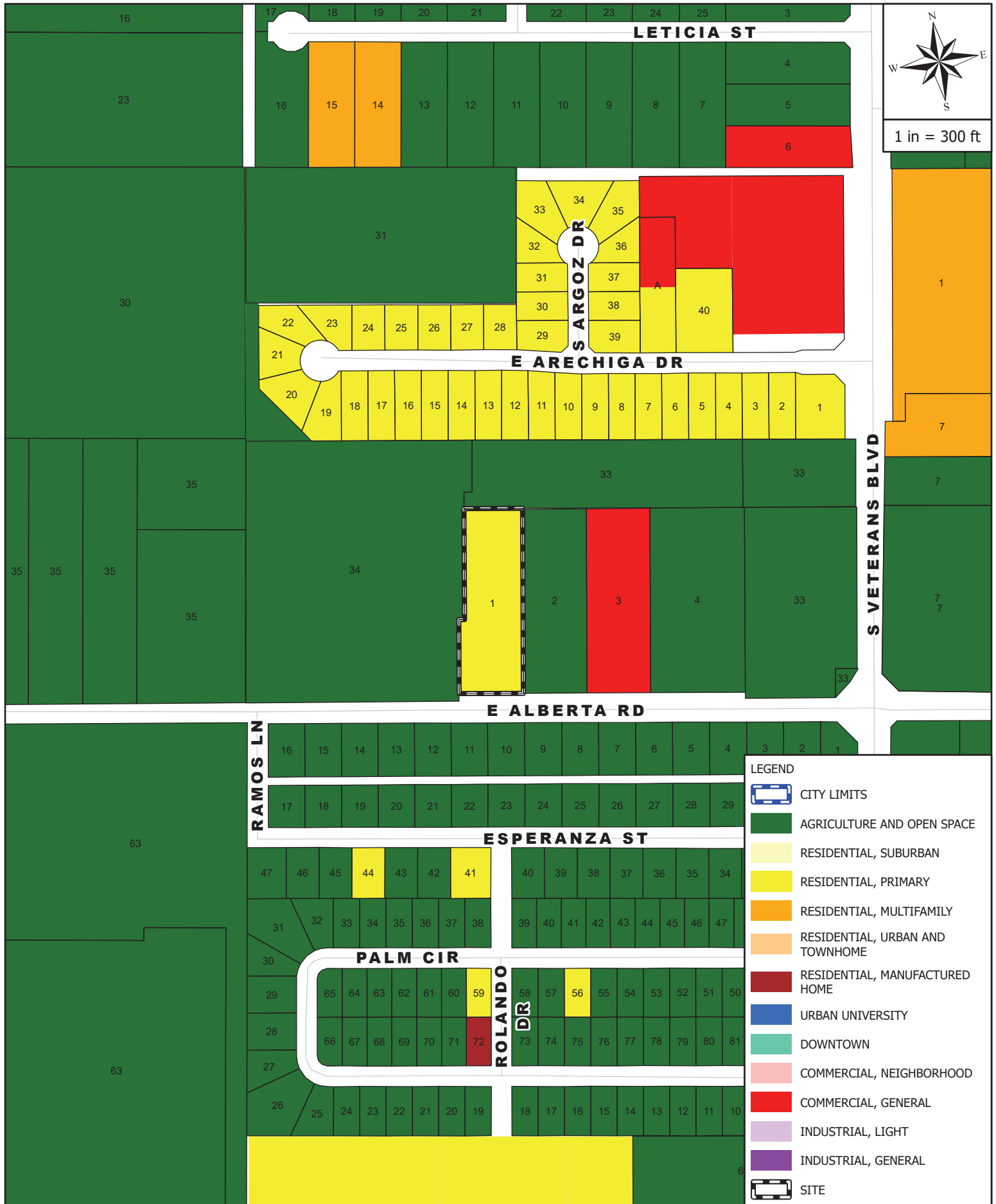
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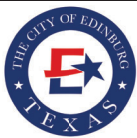
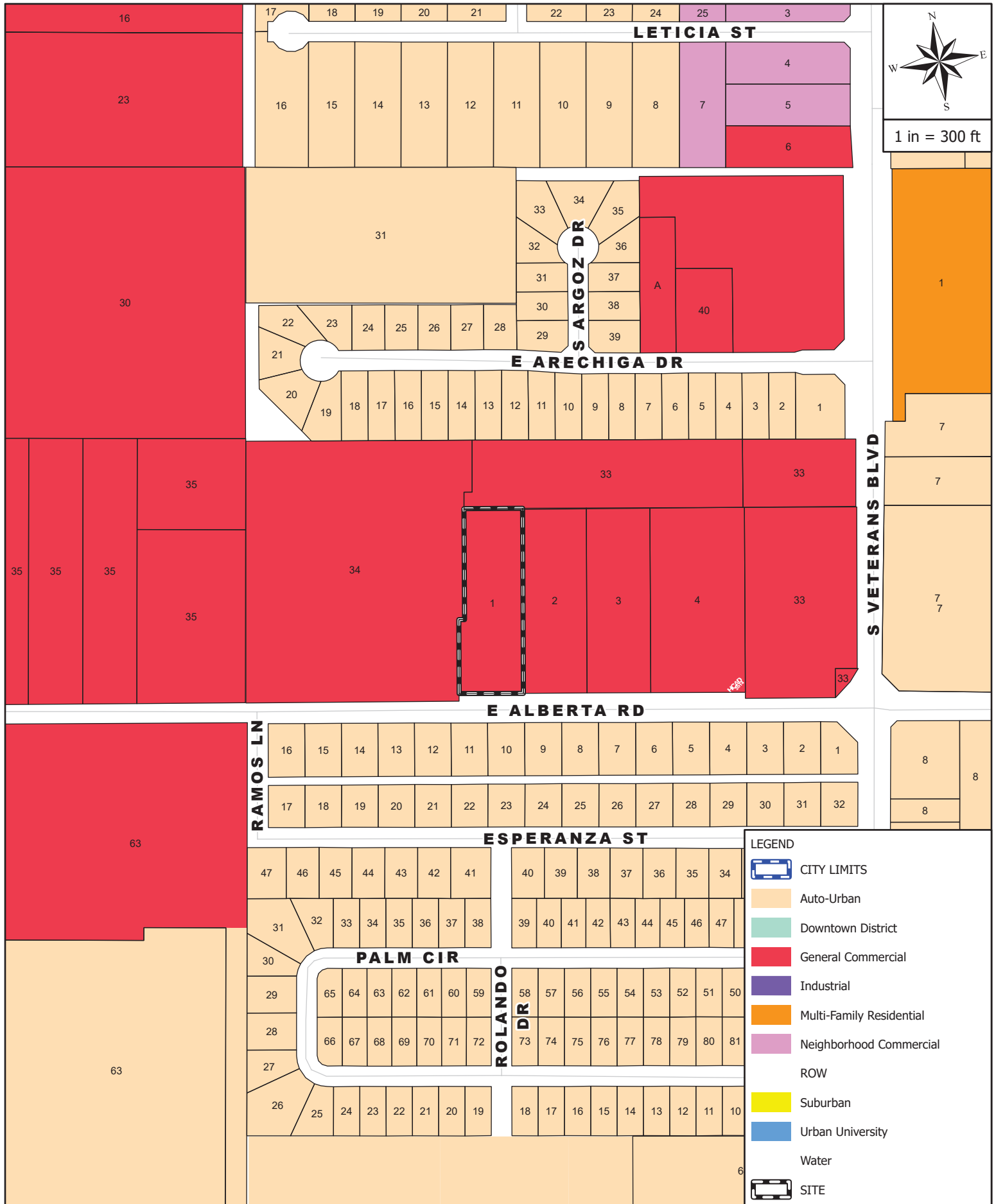
AERIAL MAP

1005 E ALBERTA RD



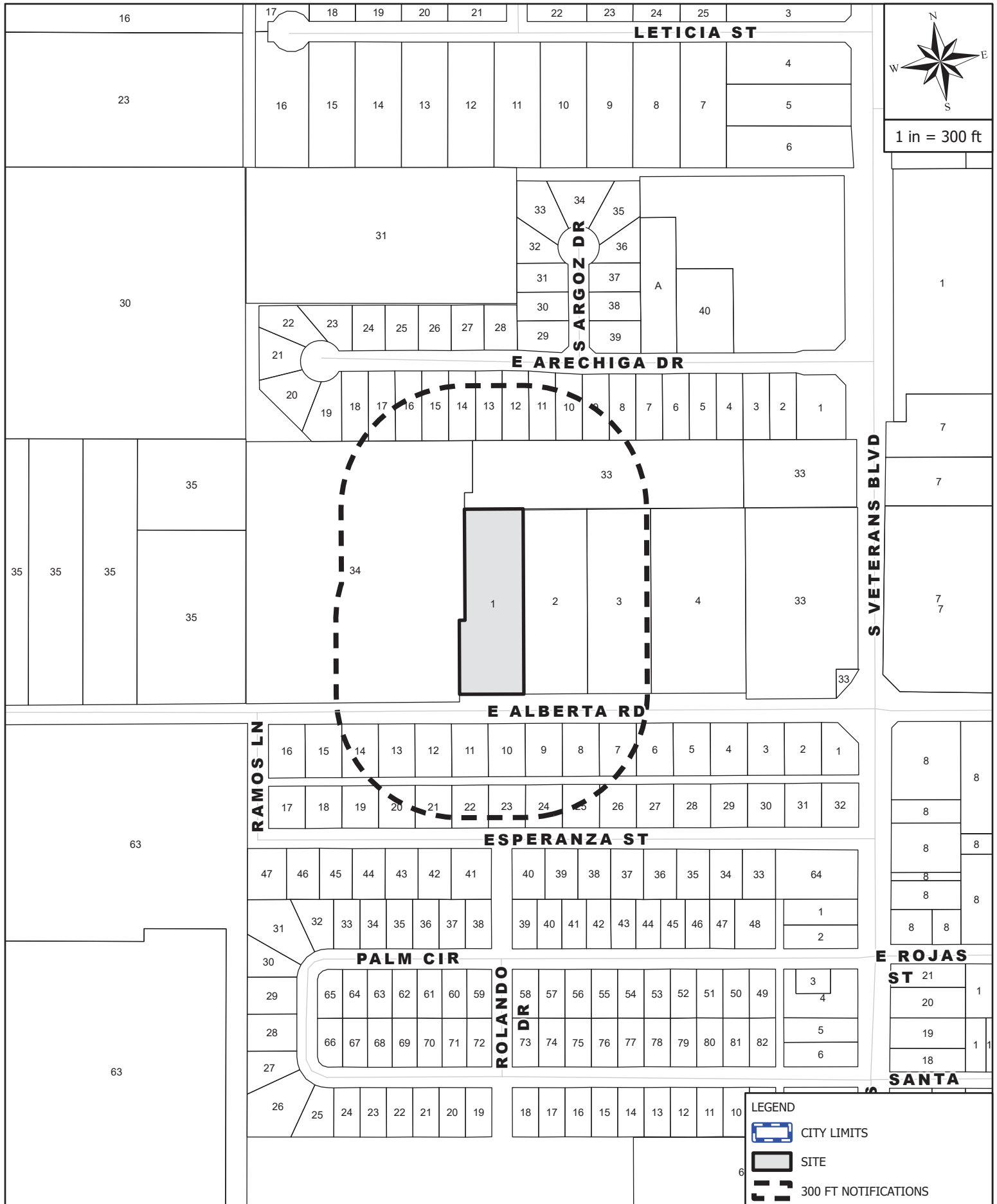
ZONING MAP

1005 E ALBERTA RD



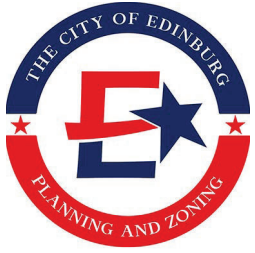
FUTURE LANDUSE MAP

1005 E ALBERTA RD



MAILOUT AND SITE MAP

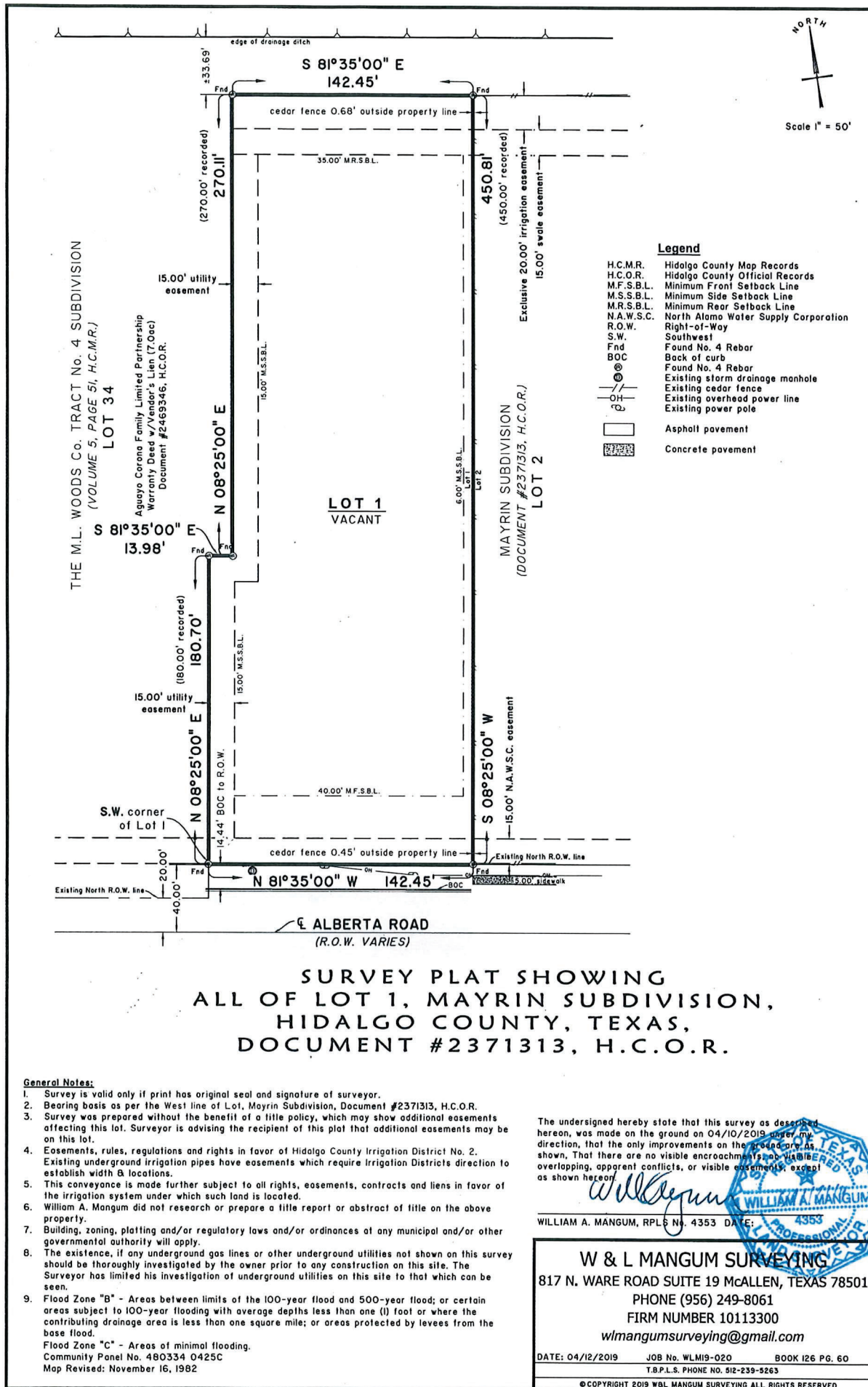
1005 E ALBERTA RD

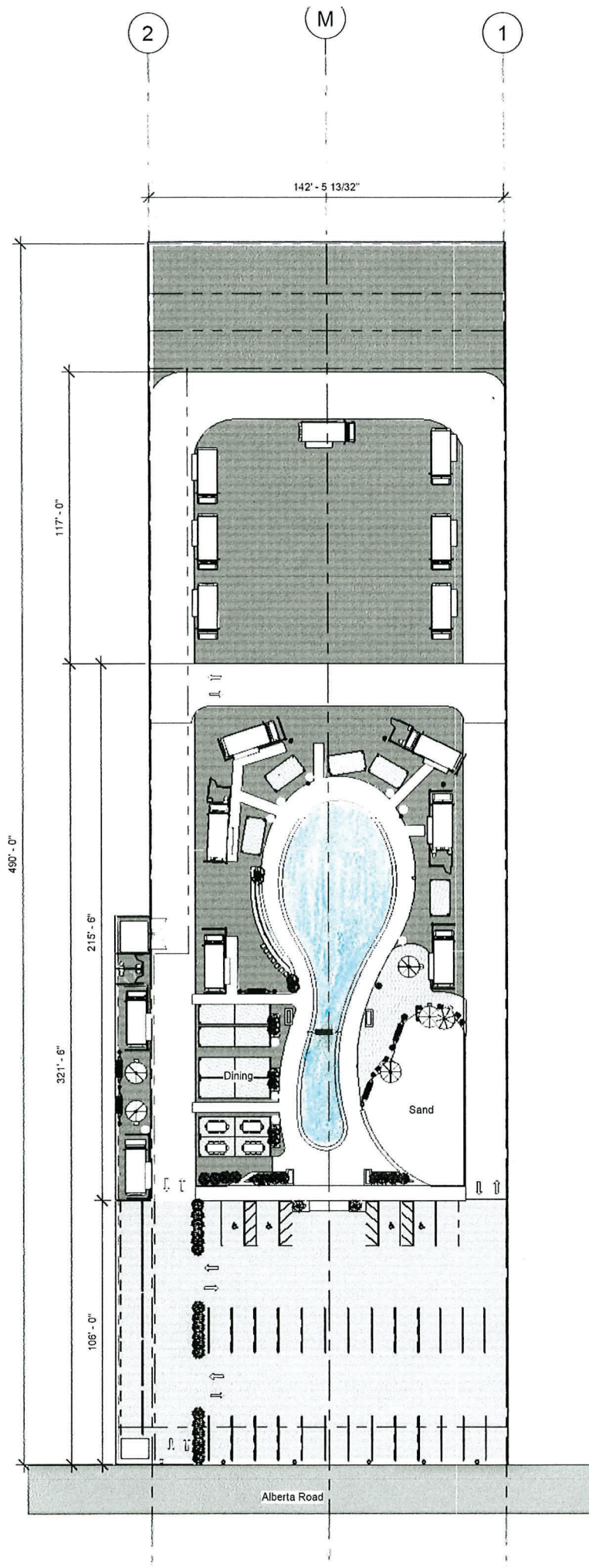


Rezoning Request Site Photo

Mario Serna
1005 E Alberta Rd.









City of Edinburg
PLANNING & ZONING COMMISSION
February 12, 2026

SIGN VARIANCE REQUEST

AGENDA ITEM:

Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of lot 27, Kelly- Pharr Subdivision, Located at 602 W. Wisconsin Road, As Requested by Edinburg Seventh-Day Adventist Church.

DESCRIPTION / SCOPE:

The applicant is requesting a variance to the Unified Development Code Section 5.207 as it applies to signs. The sign in question is for the Edinburg Seventh-Day Adventist Church established at this location. The property is located at the south of W. Wisconsin Road and approximately 1,570 feet west of South Business Highway 281. The proposed sign is located on the center front of the property. The sign is a V-shape sign that is 10 feet wide by 8 feet tall from each side face. The property is currently zoned Residential, Suburban (RS) District. Adjacent land uses are residential uses and vacant land.

Staff received a Sign Variance Application for the subject property on January 9, 2026. The applicant is proposing a large new monument V-shape sign located over a utility easement, that currently abuts Wisconsin Road. The 25-foot utility easement is located at the front yard of the property along the north property line. City of Edinburg Unified Development Code does not allow for any freestanding sign to be located over any utility easement.

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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, January 30, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 11, 2026.

STAFF RECOMMENDATION:

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

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 02/12/2026
CITY COUNCIL –03/03/2026
DATE PREPARED – 02/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments

APPLICANT: Edgar B. Lao

AGENT: Edinburg Seventh-Day Adventist Church

LEGAL: North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of lot 27, Kelly-Pharr Subdivision

LOCATION: Located at 602 W. Wisconsin Road

LOT/TRACT SIZE: Not Applicable

CURRENT USE: Residential

PROPOSED USE: Residential

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS) District
South – Residential, Suburban (RS) District
East – Residential, Urban & Townhome (RU) District
West – Residential, Suburban (RS) District

LAND USE PLAN: Residential Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Variance Request to the City of Edinburg Unified Development Code Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments

**SIGN VARIANCE REQUEST
EDINBURG SEVENTH-DAY ADVENTIST
CHURCH**

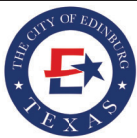
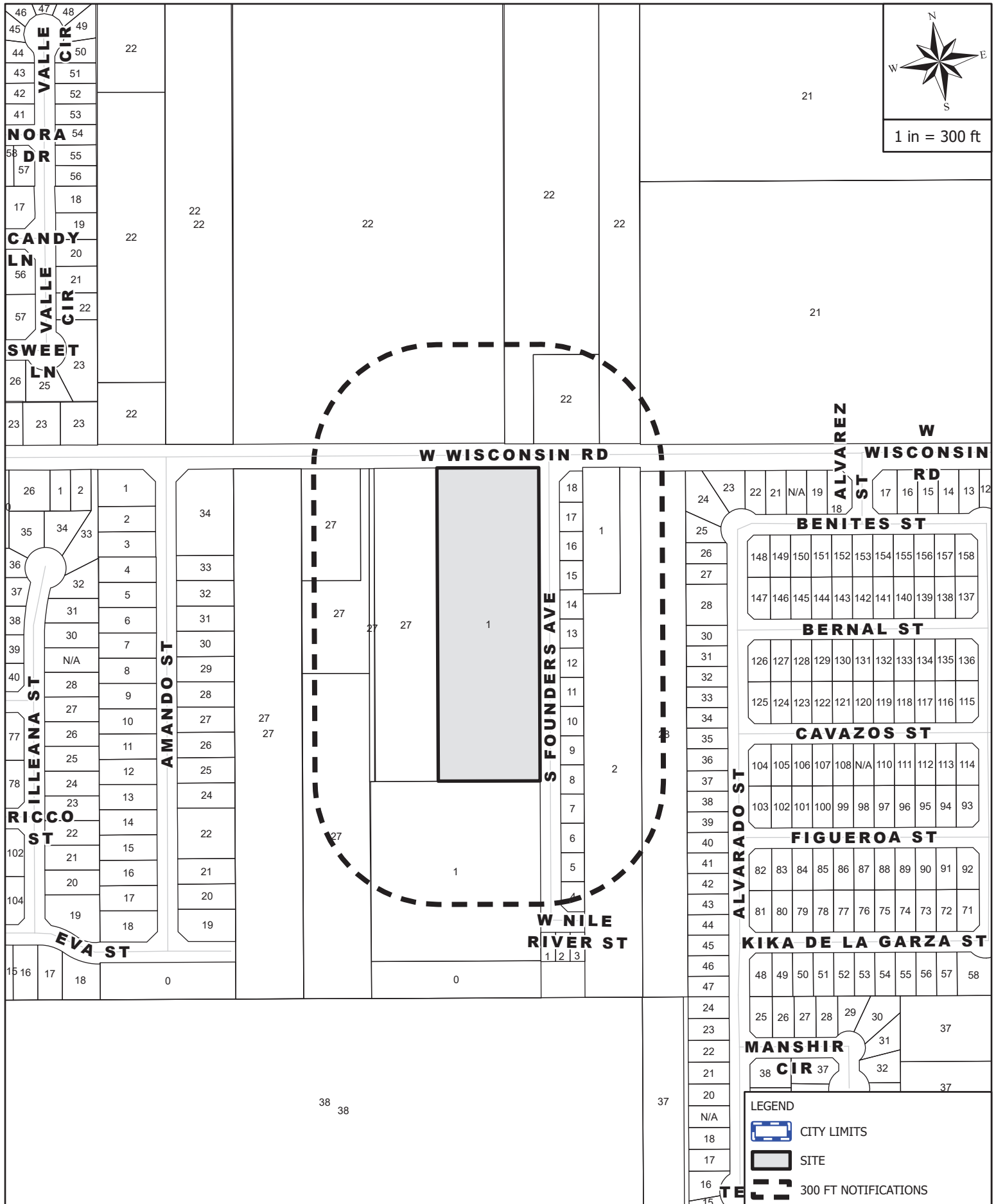
EVALUATION

The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of church located at this property.
2. Based on Article 5.207, no permanent encroachment or structure shall be allowed to be located within the area of any easement, where the proposed sign locate.

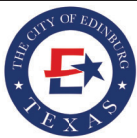
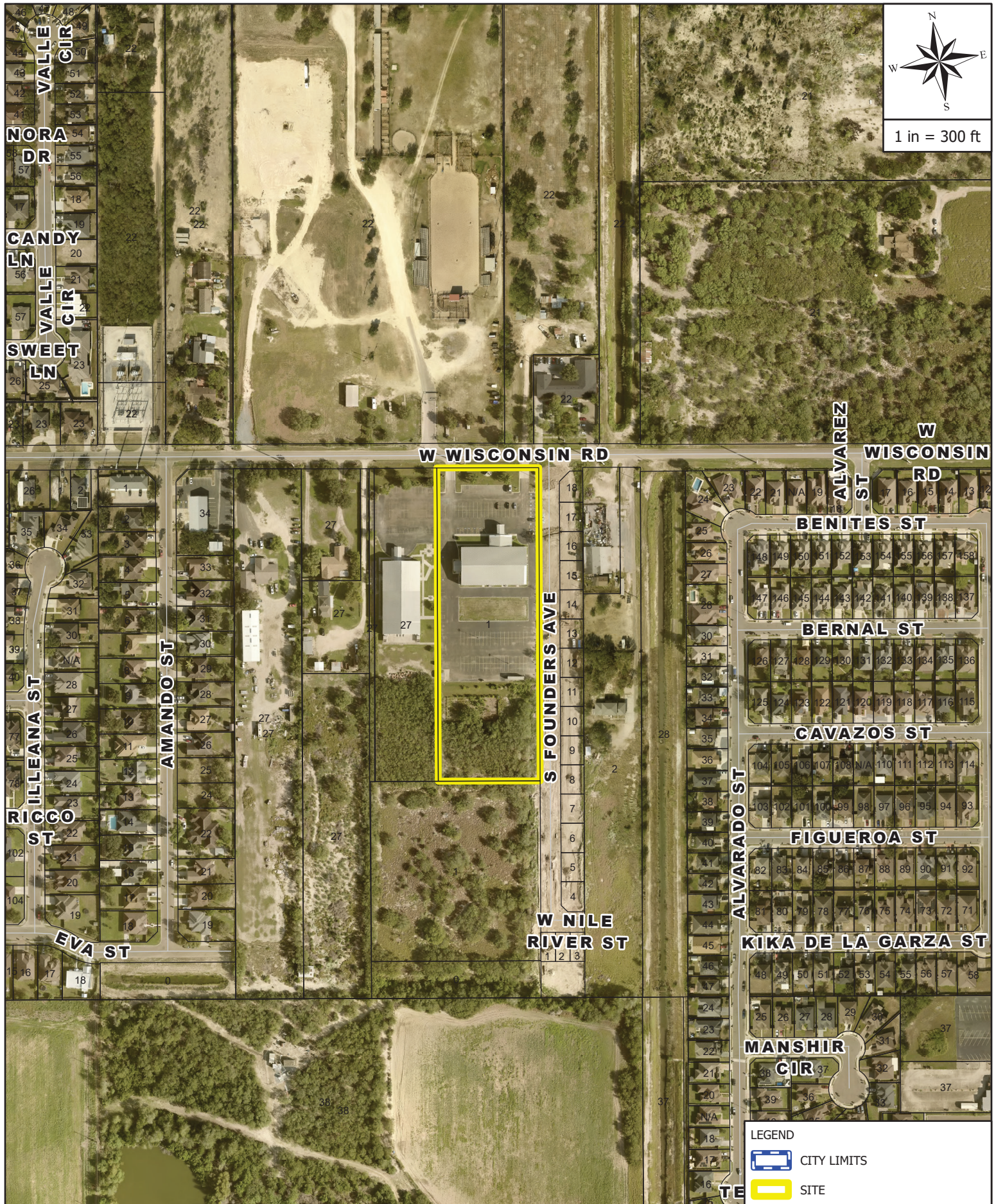
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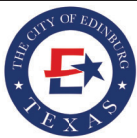
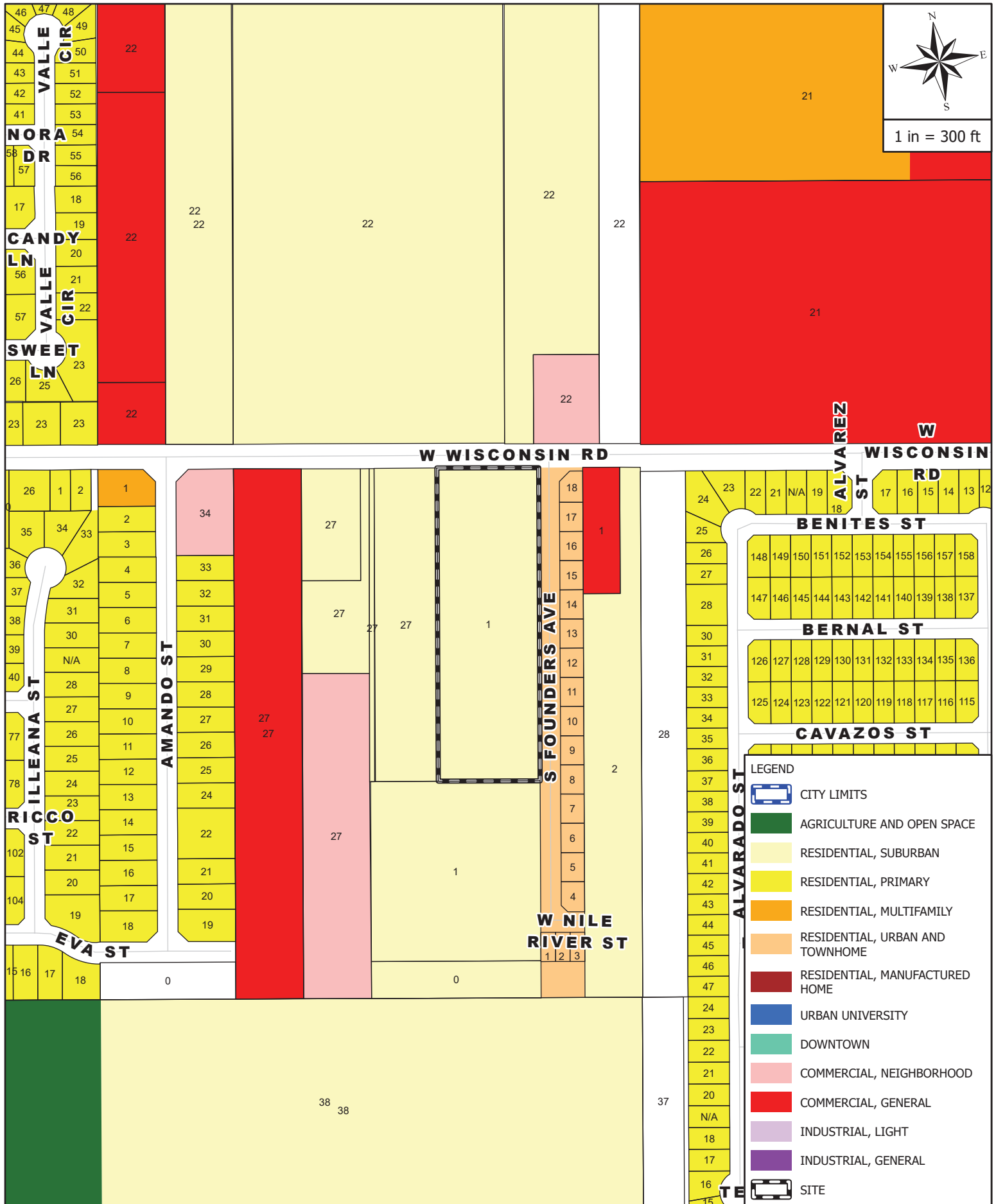


MAILOUT AND SITE MAP

602 W WISCONSIN RD

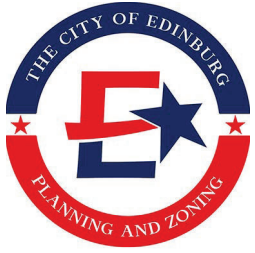


AERIAL MAP
602 W WISCONSIN RD



ZONING MAP

602 W WISCONSIN RD



Variance Request Site Photo

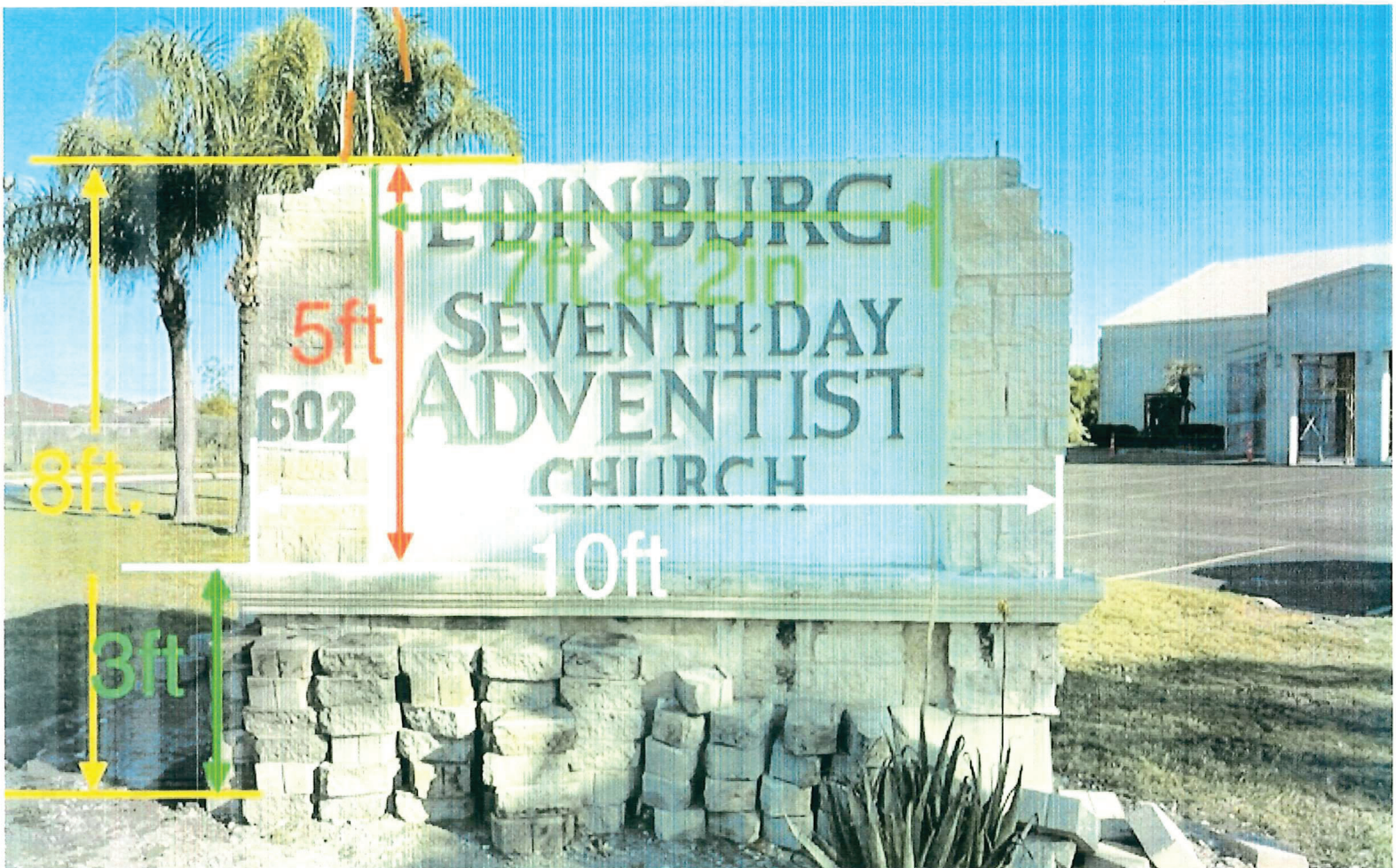
Edinburg Seventh-Day Adventist Church
602 W. Wisconsin Rd.





Mural resurfacing only no structural work.
Addition to mural requires structural engineer

Mural resurfacing only no structural work.
Addition to mural requires structural engineer



Planning and zoning comments:

- 1) Please submit a survey of the lot where sign is proposed
- 2) Provide a site plan showing lot dimensions and location of sign in lot
- 3) Please provide details of the proposed LED TV, size and dimensions

GENERAL NOTES

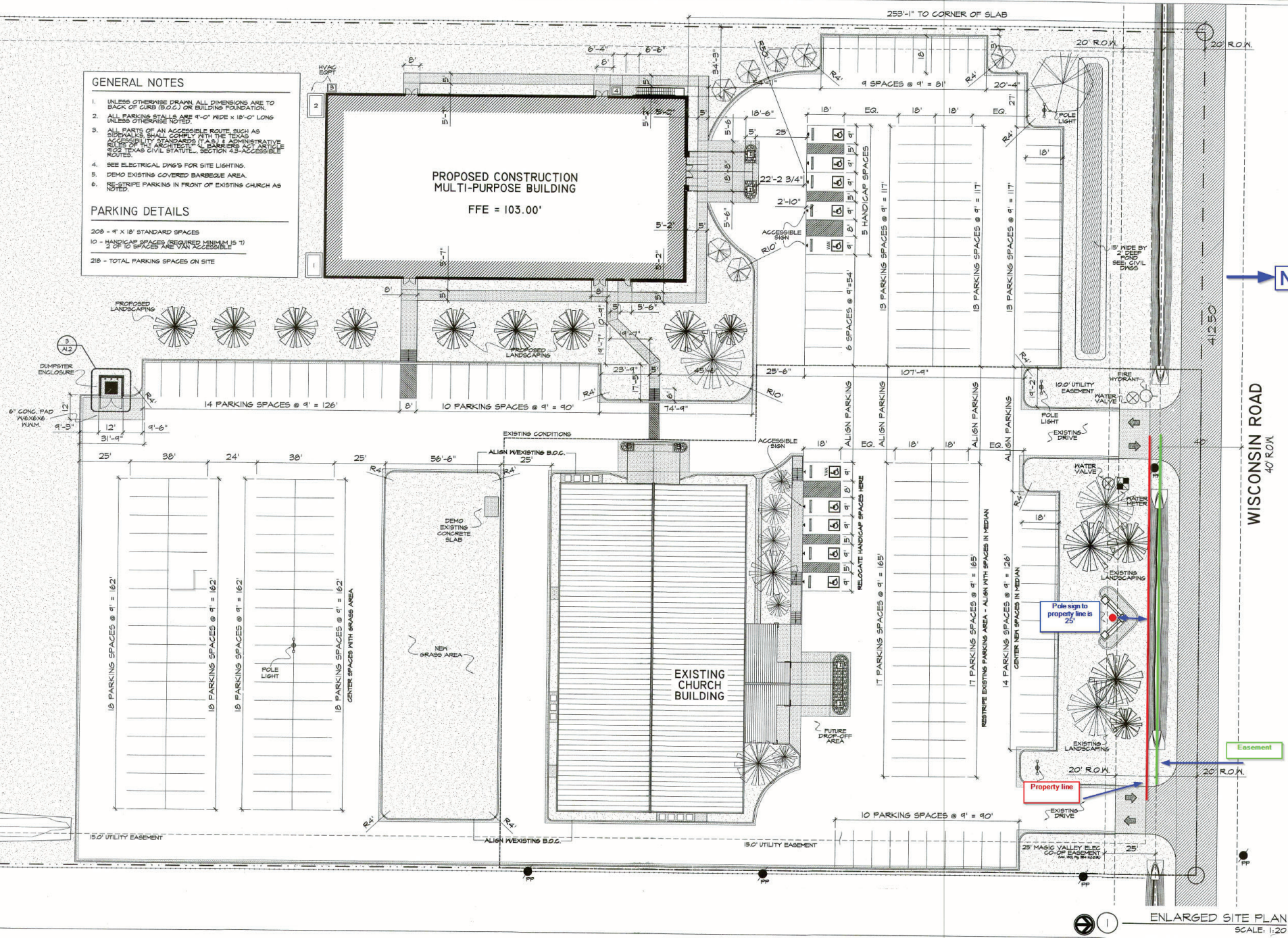
1. UNLESS OTHERWISE DRAWN, ALL DIMENSIONS ARE TO BACK OF CURB (B.O.C.) OR BUILDING FOUNDATION.
2. ALL PARKING SPACES ARE 4'-0" WIDE X 18'-0" LONG UNLESS OTHERWISE NOTED.
3. ALL PARTS OF AN ACCESSIBLE ROUTE, SUCH AS SIDEWALKS, SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) & ADMINISTRATIVE RULES OF THE ARCHITECTURAL BOARD, ARTICLE 1002, TEXAS CIVIL STATUTE, SECTION 43.3 ACCESSIBLE ROUTES.
4. SEE ELECTRICAL DWG'S FOR SITE LIGHTING.
5. DEMO EXISTING COVERED BARBEQUE AREA.
6. RE-STRIPE PARKING IN FRONT OF EXISTING CHURCH AS NOTED.

PARKING DETAILS

- 208 - 4' X 18' STANDARD SPACES
 10 - HANDICAP SPACES (REQUIRED MINIMUM 15' TO 2' OF 10 SPACES ARE VAN ACCESSIBLE)
 218 - TOTAL PARKING SPACES ON SITE

PROPOSED CONSTRUCTION MULTI-PURPOSE BUILDING

FFE = 103.00'



These drawings are preliminary and are not to be used for construction or other purposes without the approval of the architect. The architect assumes no responsibility for the accuracy of the information provided or for the results of any action taken on the basis of these drawings.

**Boultonhouse
Simpson
ARCHITECTS**
 3801 NORTH MCCOLL ROAD MOULLEN, TEXAS (849) 882-8404



**ENLARGED SITE PLAN
SEVENTH DAY ADVENTIST CHURCH
MULTI-PURPOSE BUILDING
802 W WISCONSIN ROAD | EDINBURG, TEXAS 78539**

MARCH 14th 2008

PROJECT #: 0756
 DIRECTORY: BSARCH
 FILE NAME: 7th DAY
 STATION: 14
 REVISIONS: -

SHEET TITLE:
A1.1
 SHT. NO. 0 of 0

ENLARGED SITE PLAN
 SCALE: 1/20



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 2/12/2026

— SUBDIVISION VARIANCE —

SAPPHIRE AT LA SIENNA PH II SUBDIVISION

1. **Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lots and Building Standards for Residential, Primary (RP) District, side yard setbacks 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 Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, As Requested By Melden & Hunt, Inc.
2. **Description/Scope:** The property is located along La Sienna Parkway, and is within the City of Edinburg city limits. The 16.701 acre tract of land is currently going through the plat process, and the proposed development consists of 69 single-family residential lots. Melden and Hunt, Inc, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

The developer has requested variances for this subdivision for the rear yard setback to be reduced from 20 ft to 10 ft and for the block length to exceed 1,000 ft. The variances were recommended for approval by the Planning and Zoning Commission on December 11, 2025 and approved by City Council on February 3, 2026.

Variance Request: Table 3.102-1

This requested variance is to Article 3, Table 3.102-1 as it applies to setbacks of the property. The developer is proposing a 5 foot side yard setback because the development has more characteristics in common with a townhome development and the developer's model homes contemplate 5ft side yard setbacks to maximize the buildable area of the lots. As per the Unified Development Code the rear yard setback for Residential, Primary (RP) District is 6 feet.

Staff's Recommendation: Staff recommends denial of the variance request due to the current design provides ample buildable space. If approved, the applicant would need to comply with all other requirements during the permitting process.

Prepared By:
Claudia Mariscal
Planner I

Approved By:
Jaime Acevedo
Planning and Zoning Director

Attachments:

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

Figure 3.102-1
Single-Family Detached

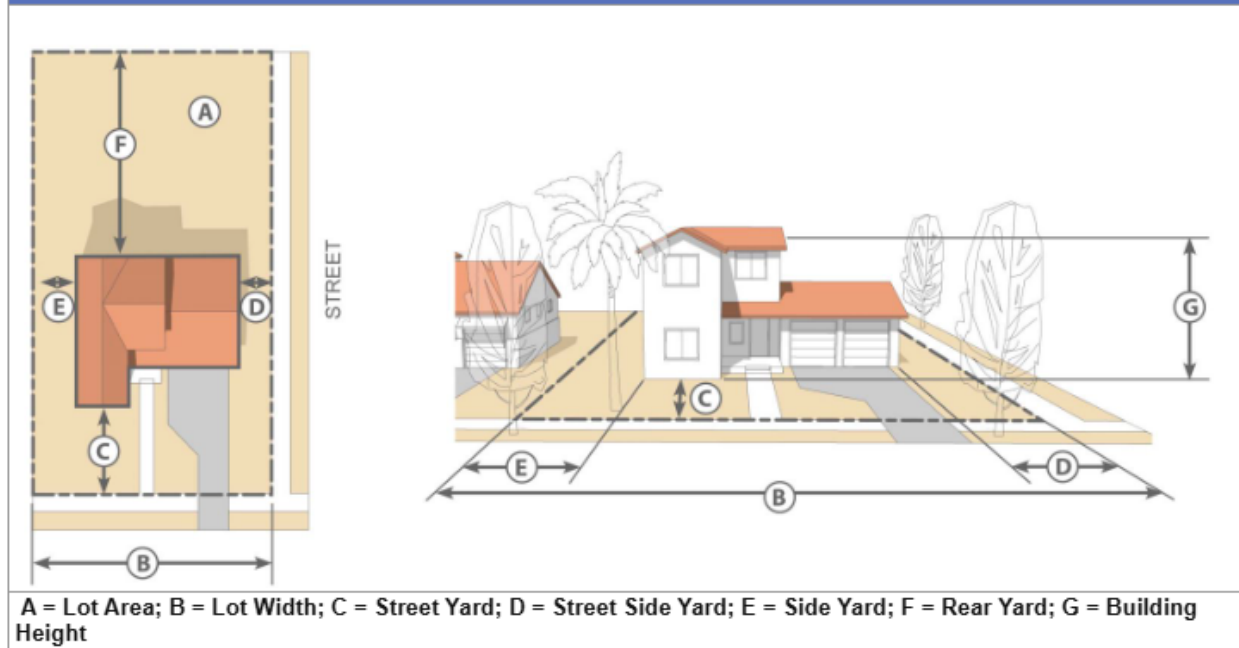
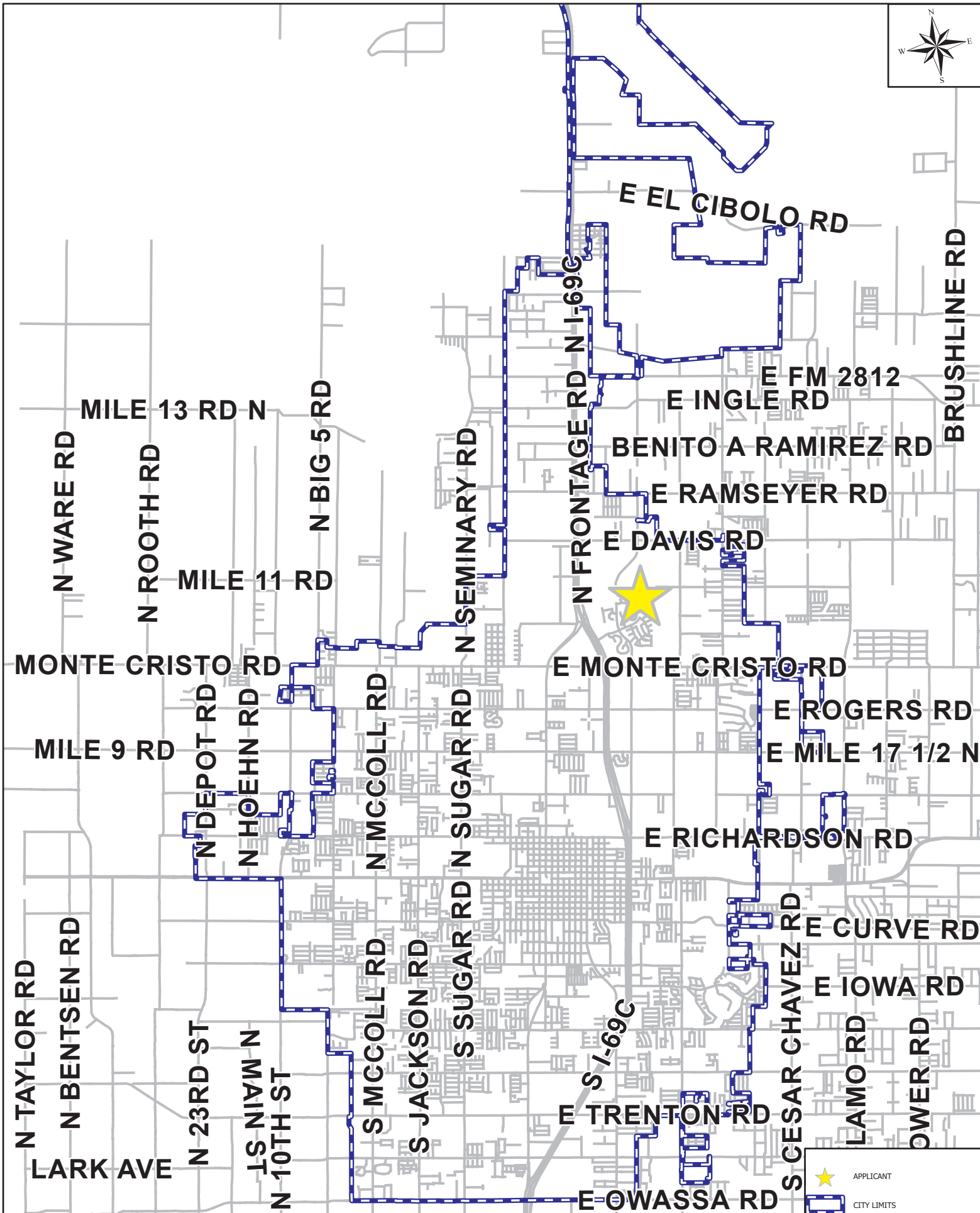
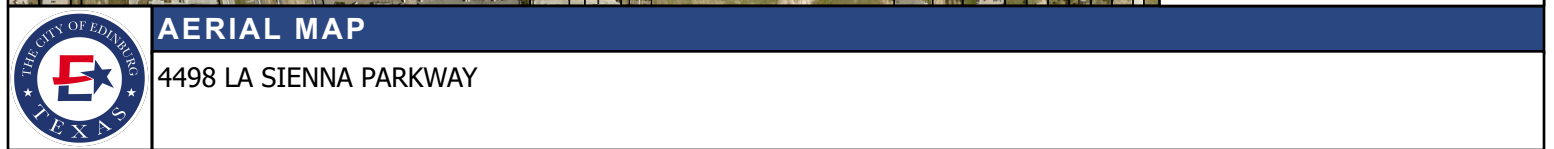


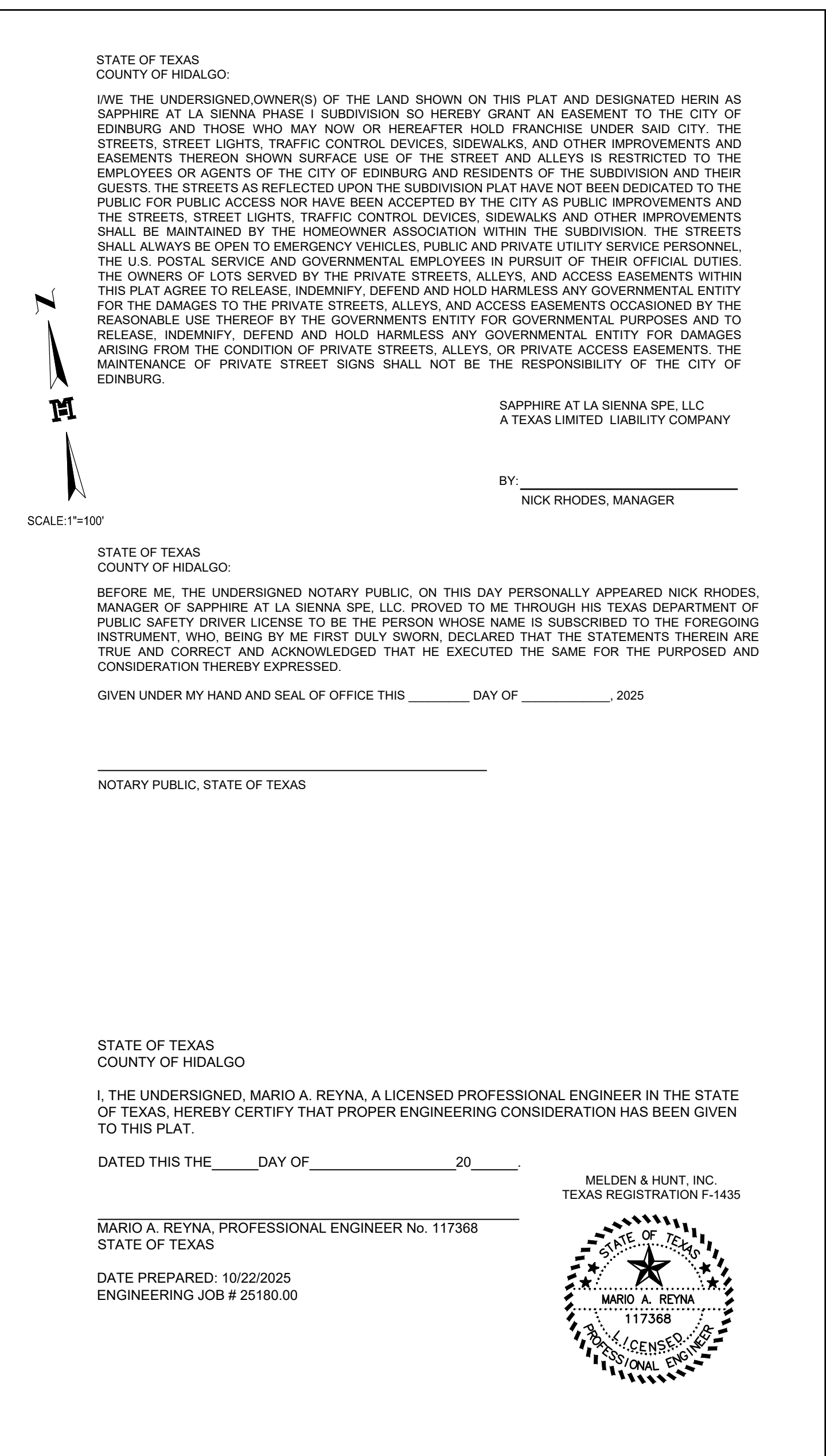
Table 3.102-1
Single-Family Detached Lot and Building Standards

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

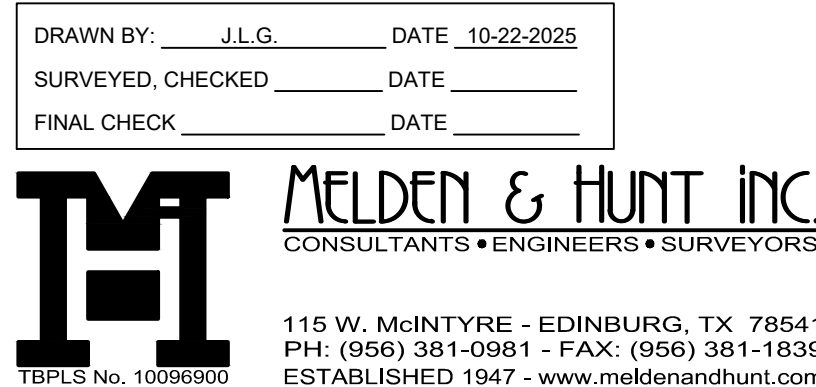








BEING A SUBDIVISION OF 16.701 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS



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

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

MAYOR CITY OF EDINBURG

CITY SECRETARY

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPHIRE AT LA SIENNA PHASE II SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.*

CHAIRPERSON PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20 _____

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

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

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 2/12/2026

— SUBDIVISION VARIANCE —

SAPPHIRE AT LA SIENNA PHASE III SUBDIVISION

1. **Agenda Item:** 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 Lots and Building Standards for Residential, Primary (RP) District, Side Yard Setbacks for Sapphire at La Sienna Phase III Subdivision, 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, City of Edinburg, Hidalgo County, Texas, As Requested by Melden & Hunt, Inc.
2. **Description/Scope:** The property is located on the east side of La Sienna Parkway and approximately 1,304 feet north of E. Water Lily Street, and is within the City of Edinburg, City Limits. This project has yet to submit an official subdivision application with the Planning and Zoning Department, which will be an extension of Phase I and II. Melden & Hunt, Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

The developer has requested variances for Phase I & II of this subdivision that includes the rear yard setbacks to be reduced from 20 ft. to 10 ft. and for the block length to exceed 1,000 ft. The variances were recommended for approval with the Planning and Zoning Commission on December 11, 2025 and City Council on February 3, 2026.

Variance Request: Article 3, Lot and Design Standards, Section 3.102, Standards for Rural and Residential Development, Table 3.102-1, Single Family Detached Lot and Building Standards

This requested variance is to Article 3, Section 3.102, Table 3.102-1 as it applies to Single-Family Residential detached lots and building standards, primarily the side yard setbacks. The developer is proposing a 5-foot side yard setback as this development has more characteristics in common with town home development and would allow to maximize buildable area of the lots. As per the Unified Development Code (UDC) the rear yard setback for Residential, Primary (RP) District is 6 feet.

Staff's Recommendation: Staff recommends denial of the variance request as the current design provides ample buildable space for any building they are proposing. If approved, the applicant would need to comply with all other requirements during the permitting process.

Prepared By:

Approved By:

[Unified Development Code](#)
[Development Map](#)
[Aerial Map](#)
[Site Map](#)
[Reduced Subdivision Plat](#)

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

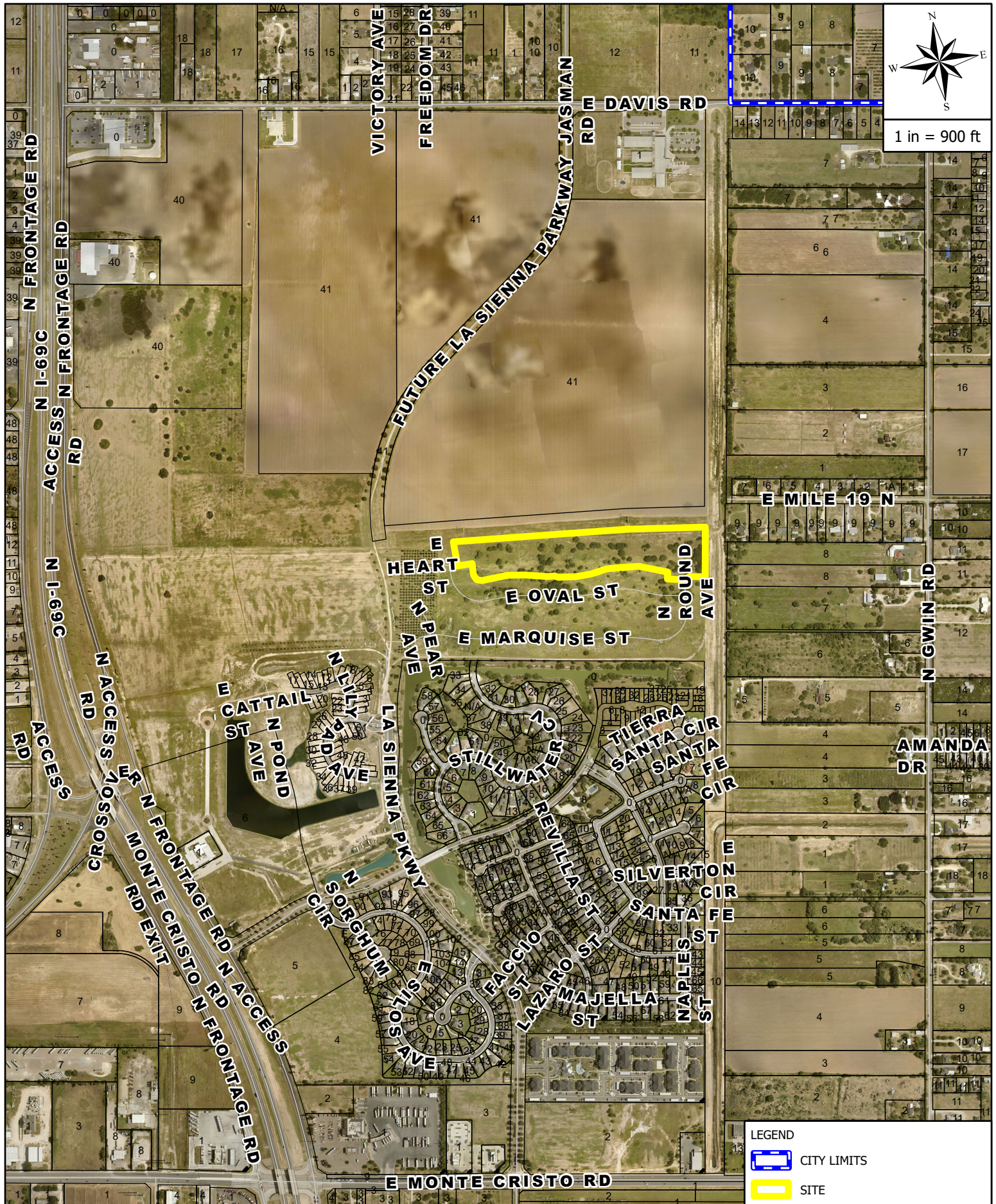
¹Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots in the RP District.

²The second height refers to agricultural structures.

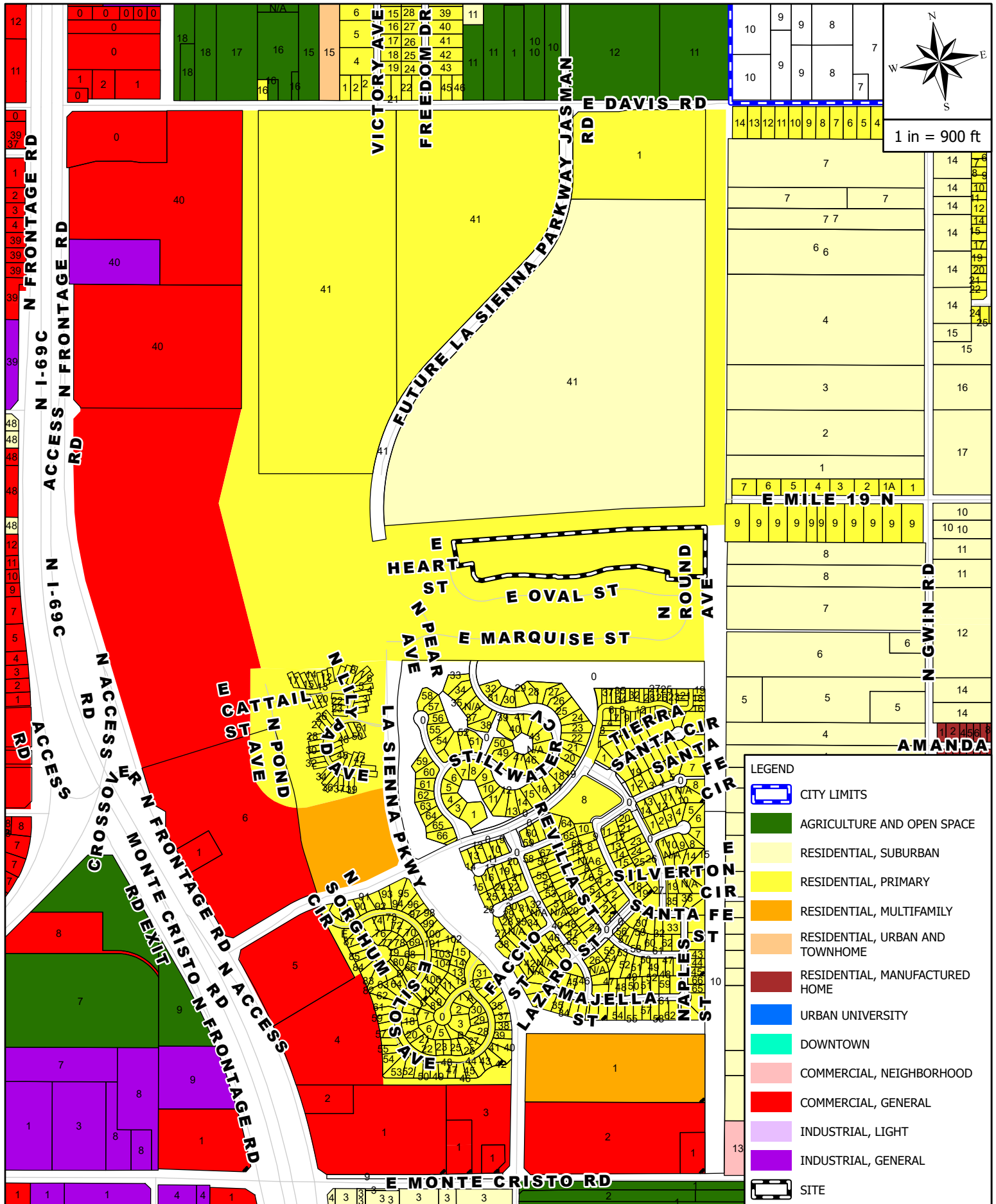
³If adjacent to an AO or RS district, lots on the perimeter of the subdivision shall meet the lot area, lot width, and setback requirements of the RP district.

⁴The first number is the house setback; the second is the setback for a front load garage.

⁵Side yard setbacks in the RM district may be reduced to 5 feet if approved by Fire Marshal.



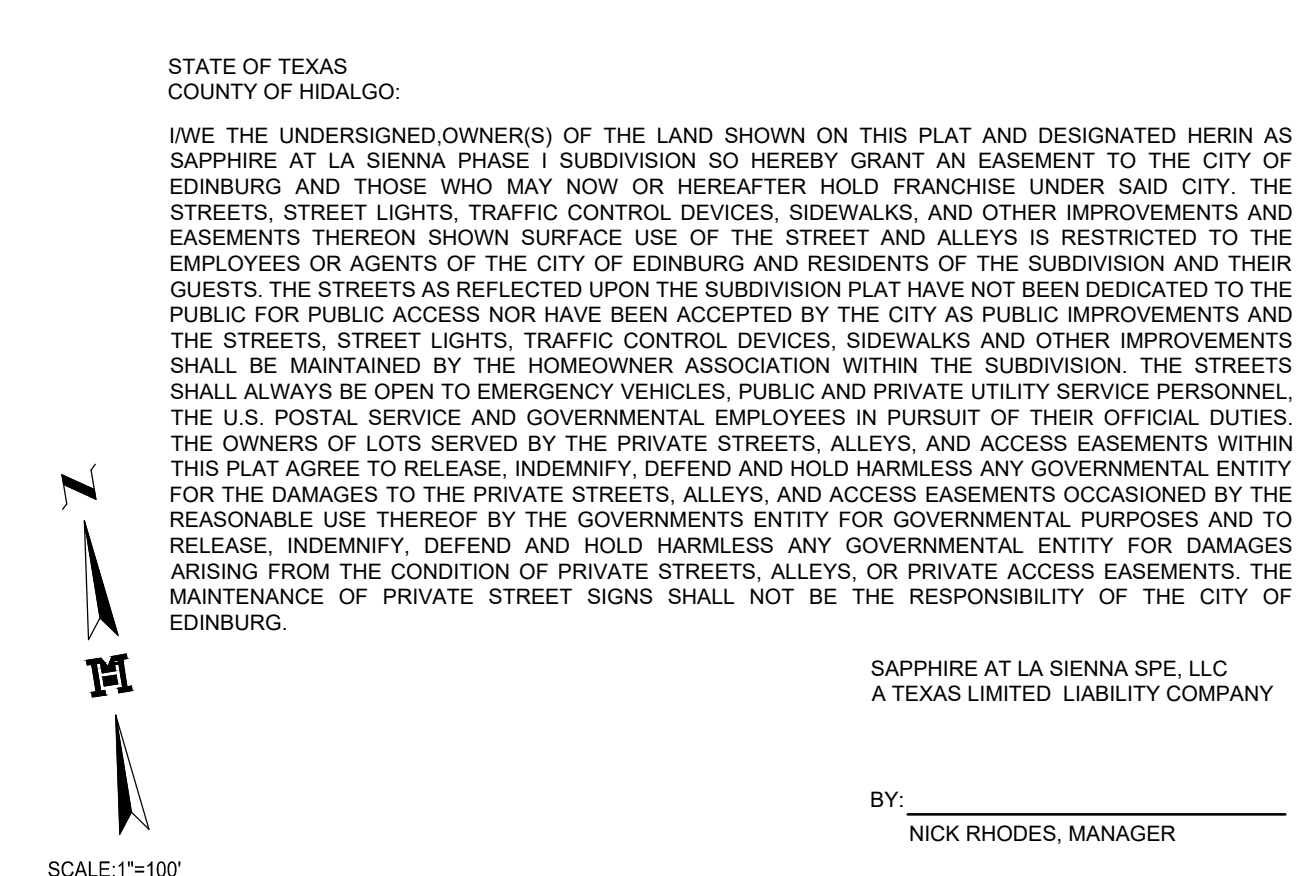
AERIAL MAP
4498 LA SIENNA PKWY



ZONING MAP

4498 LA SIENNA PKWY





NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

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

MARIO A. REYNA
143769

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20 _____

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

DATE SURVEYED: 11/05/2025
SURVEYING JOB No. 25205.08



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR



HAYDEN GONZALES, CM
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

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

BY: _____ DEPUTY

SHEET 1 OF 2

BEING A SUBDIVISION OF 12.364 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

This is a detailed plat map of the Santa Cruz Ranch. The map shows a grid of lots, with lot numbers 37 through 50 clearly visible. Lot 49 is highlighted with a hatched pattern and labeled 'SITE'. The map includes street names such as Santa Cruz Highway, Santa Cruz Highway 2811, and Santa Cruz Highway 2812. A north arrow is located in the top right corner. The map also shows various other features, including a large circular area in the center, possibly a well or a pond, and several smaller structures or buildings. The overall layout is a rectangular grid with some irregularities in the lot shapes and boundaries.

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

M
TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 489.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE DISTRICT CERTIFICATIONS ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

MAYOR CITY OF EDINBURG	DATE
CITY SECRETARY	DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS SAPPHIRE AT LA SIENNA PHASE II SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON PLANNING AND ZONING COMMISSION

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



The seal is circular with a dashed outer border. Inside, the words "STATE OF TEXAS" are at the top and "LICENSED PROFESSIONAL ENGINEER" are at the bottom, separated by two stars on each side. In the center is a five-pointed star. Below the star, the name "MARIO A. REYNA" and the license number "117368" are printed.

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2 SHEETS

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6208.11	0.143	26	8056.60	0.185	51	6344.12	0.146
2	6656.37	0.153	27	6207.24	0.142	52	8658.89	0.199
3	8588.28	0.197	28	6202.80	0.142	53	10087.39	0.232
4	12207.18	0.280	29	8138.92	0.187	54	10181.06	0.234
5	14177.00	0.325	30	6604.01	0.152	55	10162.03	0.233
6	10019.36	0.251	31	8695.09	0.200	56	7345.95	0.169
7	10070.71	0.231	32	7186.76	0.165	57	2592.54	0.060
8	6526.04	0.150	33	7468.59	0.171	58	2563.98	0.059
9	6228.16	0.143	34	7419.95	0.170	71	1847.93	0.042
10	6176.63	0.142	35	9037.02	0.207	72	9056.84	0.209
11	6229.86	0.143	36	6591.34	0.151	142	110983.32	2.548
12	6387.99	0.147	37	8248.08	0.189	143	96535.10	2.216
13	6497.50	0.149	38	6477.37	0.149	144	61677.09	1.416
14	6454.08	0.148	39	6553.78	0.150	145	162819.35	3.738
15	8383.37	0.192	40	8724.53	0.200	146	116452.14	2.673
16	6685.48	0.153	41	10570.09	0.243	147	40027.83	0.919
17	6803.39	0.156	42	7580.53	0.174			
18	8974.33	0.206	43	7741.91	0.178			
19	7198.73	0.165	44	7877.41	0.181			
20	7357.27	0.169	45	7635.69	0.175			
21	7345.98	0.169	46	9334.09	0.214			
22	9405.51	0.216	47	6667.05	0.153			
23	7030.10	0.161	48	8153.86	0.187			
24	8723.28	0.200	49	6272.50	0.144			
25	8327.01	0.191	50	6327.64	0.145			

Line Table		
Line #	Direction	Length
"L1"	N81° 00' 00"W	110.63'
"L2"	S75° 17' 52"W	56.19'
"L3"	N79° 00' 00"W	113.32'
"L4"	N11° 00' 00"E	52.08'
"L5"	N85° 30' 01"W	167.18'
"L6"	N88° 00' 00"W	71.58'
"L7"	S81° 00' 00"W	119.41'
"L8"	S89° 00' 00"W	110.19'
"L9"	N83° 00' 00"W	131.29'
"L10"	N59° 32' 17"W	22.15'
"L11"	N85° 00' 00"W	55.37'
"L12"	N77° 30' 00"W	166.70'
"L13"	N82° 00' 00"W	126.83'
"L14"	S87° 00' 00"W	189.29'
"L15"	N71° 00' 00"W	40.50'
"L16"	N24° 30' 00"W	40.51'
"L17"	N03° 00' 00"E	84.30'
"L18"	N01° 30' 00"W	179.34'

SUBDIVISION MAP OF
SAPPHIRE AT LA SIENNA
PHASE III SUBDIVISION

BEING A SUBDIVISION OF 12.364 ACRES SITUATED IN THE CITY
OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 50,
51 AND 52, SANTA CRUZ RANCH SUBDIVISION
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME Z, PAGE 161, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A tract of land containing 12.364 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lots 51 and 52, Santa Cruz Ranch Subdivision, according to the plat thereof recorded in Volume Z, Page 161, Hidalgo County Map Records, which said 12.364 acres are out of a certain tract conveyed to SKC Development, LTD., a Texas Limited Partnership, by virtue of a Warranty Deed recorded under Document Number 1205101, Hidalgo County Map Records, said 12.364 acres also being more particularly described as follows;

COMMENCING at a No. 4 rebar set [Northing: 16650730.605, Easting: 1104044.631] at the Northeast corner of Amended La Sienna Development, The Coves Phase I, Section 1 Subdivision, according to the plat thereof recorded in Instrument Number 2105392, Hidalgo County Map Records, from which a No. 4 rebar found bears S 08° 49' 05" W a distance of 362.40 feet;

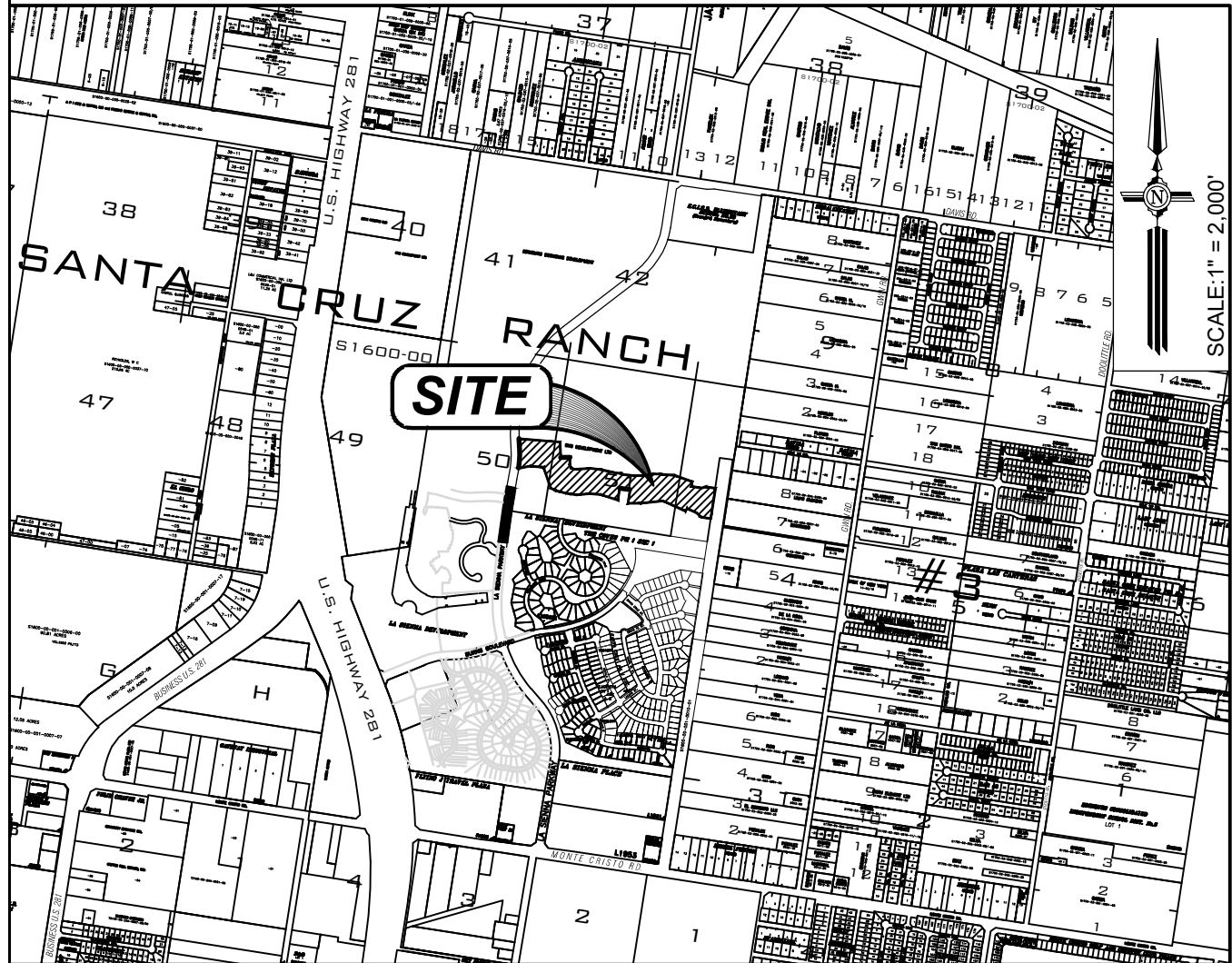
THENCE, N 08° 52' 35" E along the West line of a certain tract conveyed to Hidalgo County Drainage District No. 1 as per La Sienna Development, according to the plat thereof recorded in Volume 53, Page 124, Hidalgo County Map Records, a distance of 619.59 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 81° 00' 00" W a distance of 110.63 feet to a No. 4 rebar set, for an inside corner of this tract;
2. THENCE, S 75° 17' 52" W a distance of 56.19 feet to a No. 4 rebar set, for an outside corner of this tract;
3. THENCE, N 79° 00' 00" E a distance of 113.32 feet to a No. 4 rebar set, for an outside corner of this tract;
4. THENCE, N 11° 00' 00" E a distance of 52.08 feet to a No. 4 rebar set, for an inside corner of this tract;
5. THENCE, N 70° 00' 00" W at a distance of 153.20 feet pass the West line of said Lot 52 and the East line of said Lot 51, continuing a total distance of 215.14 feet to a No. 4 rebar set, for an inside corner of this tract;
6. THENCE, N 85° 30' 01" W a distance of 167.18 feet to a No. 4 rebar set, for an angle point of this tract;
7. THENCE, N 88° 00' 00" W a distance of 71.58 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, S 81° 00' 00" W a distance of 119.41 feet to a No. 4 rebar set, for an outside corner of this tract;
9. THENCE, S 89° 00' 00" W a distance of 110.19 feet to a No. 4 rebar set, for an outside corner of this tract;
10. THENCE, N 83° 00' 00" W a distance of 131.29 feet to a No. 4 rebar set, for an outside corner of this tract;
11. THENCE, N 59° 32' 17" W a distance of 22.15 feet to a No. 4 rebar set, for an inside corner of this tract;
12. THENCE, N 85° 00' 00" W a distance of 55.37 feet to a No. 4 rebar set, for an outside corner of this tract;
13. THENCE, N 77° 30' 00" W a distance of 166.70 feet to a No. 4 rebar set, for an angle point of this tract;
14. THENCE, N 82° 00' 00" W a distance of 126.83 feet to a No. 4 rebar set, for an inside corner of this tract;
15. THENCE, S 87° 00' 00" W a distance of 189.29 feet to a No. 4 rebar set, for the Southwest corner of this tract;
16. THENCE, N 71° 00' 00" W a distance of 40.50 feet to a No. 4 rebar set, for an outside corner of this tract;
17. THENCE, N 24° 30' 00" W a distance of 40.51 feet to a No. 4 rebar set, for an outside corner of this tract;
18. THENCE, N 03° 00' 00" E a distance of 84.30 feet to a No. 4 rebar set, for an inside corner of this tract;
19. THENCE, in a Southwesterly direction, along a curve to the left, with a central angle of 02° 30' 51", a radius of 2,475.00 feet, an arc length of 108.61 feet, a tangent of 54.31 feet and a chord that bears S 88° 53' 04" W a distance of 108.60 feet to a No. 4 rebar set, for an outside corner of this tract;
20. THENCE, N 01° 30' 00" W a distance of 179.34 feet to a No. 4 rebar set, for the Northwest corner of this tract;
21. THENCE, S 85° 23° 50" E a distance of 1,277.83 feet to a No. 4 rebar set, for an outside corner of this tract;
22. THENCE, S 82° 42' 06" E at a distance of 140.64 feet pass the East line of said Lot 51 and the West line of said Lot 52, continuing a total distance of 565.97 feet to a No. 4 rebar set on the West line of a certain tract conveyed to Hidalgo County Drainage District No. 1, for the Northeast corner of this tract;
23. THENCE, S 08° 52' 35" W along the West line of said tract conveyed to Hidalgo County Drainage District No. 1, a distance of 361.54 feet to the POINT OF BEGINNING and containing 12.364 acres of land, more or less.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
A. FRONT YARD SETBACK LINE SHALL BE 20 FEET OR EASEMENT WHICHEVER IS GREATER.
B. REAR YARD SETBACK LINE SHALL BE (10) FEET OR EASEMENT WHICHEVER IS GREATER.
C. GARAGE SETBACK LINE SHALL BE (10) FEET OR EASEMENT WHICHEVER IS GREATER.
D. SIDE YARD SETBACK LINE SHALL BE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
E. STREET SIDE YARD SETBACK LINE SHALL BE (10) FEET OR EASEMENT WHICHEVER IS GREATER.
2. THIS ENTIRE DEVELOPMENT IS ZONED RESIDENTIAL PRIMARY (RP)
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F CASE NUMBER 09-06-0565A, DATED SEPTEMBER 17, 2009 FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480339 0020 E, FOR CITY OF EDINBURG, HIDALGO COUNTY, TEXAS DATED JUNE 6, 2000, WHICH COVERS THE SUBJECT PROPERTY, THIS TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (SHADED), DESCRIBED 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.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB.
5. A 5 FOOT SIDEWALK WILL BE REQUIRED ALONG THE FRONT OF THE PROPERTIES AT THE TIME OF BUILDING PERMIT.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
8. BENCHMARK NOTES:
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
10. ALL MONUMENTS, PARKING, LANDSCAPING AREAS, OUT PARCEL A COMMON AREA, COMMON ACCESS, SIGNAGE, LIGHTING, LINEAR PARKWAY, DRAINAGE EASEMENTS AND OTHER NON-PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR FUTURE LOT OWNERS WITHIN THE SUBDIVISION.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTIFAMILY CONSTRUCTION.)
12. DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 110,422 C.F (2,535 AC-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. DEVELOPER /OWNER/ H.O.A. WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF ALL PAVED TEMPORARY TURN AROUND SHOWN ON PLAT.
15. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED NY THE CITY AS PUBLIC IMPROVEMENTS, AND STREETS STREET LIGHTS, TAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS SAPPHIRE AT LA SIENNA PHASE I SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNERS OF THE LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

LOCATION MAP



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

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

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



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

Attendance 2026

[illegible]