



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 26, 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 Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being the South 0.260-Acre Tract of Land, More or Less, Out of the South 06981 Acres of the West One (1) Acre of Lot 6, Block "B", Original Townsite of Edinburg, Located at 223 W. Schunior Street, as Requested by Benjamin Yip-Pon.
- B. Consider the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District, Being Lots 7 & 8, Block 260, Original Townsite of Edinburg, Located at 703 W. Cano Street, as Requested by Benjamin Yip-Pon.
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.277 Acre Tract of Land Out of Blocks 37 and 38, Santa Cruz Ranch Subdivision, as Recorded in Volume Z and Page 161, Deed Records, Hidalgo County, Texas, Located at 5161 N. I-69 C, as Requested by RK Development & Construction LLC.





- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District, Being 22.63 Acres Out of Lots 5,6,7,8 and 9, Block 8, Santa Cruz Gardens Unit No.3 Subdivision, Located at 2812 E. Davis Road, as Requested by Rio Delta Engineering.

9. **SUBDIVISION VARIANCES**

- A. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements of for the Proposed Palma Ranch Subdivision Phase I, Being a 28.20 Acres Tract of Land Out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 North Alamo Road, as Requested by Cruz-Hogan Consultants, Inc.

10. **SUBDIVISION CONSENT**

- A. Consider the Final Plat Approval of Las Fuentes Heights at Rincon Subdivision, Being a 3.152 Acre Tract of Land Out of Lot 3 Block 1, A.J. McColl's Subdivision, as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Road, as Requested by SDI Engineering.

11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Unified Development Code Updates
- C. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 19th 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
FEBRUARY 12, 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

VICTOR DANIEC

ABSENT:

RENE OLIVAREZ – BOARD MEMBER

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

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

- A. All the items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.





- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chairperson closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.

5. **PUBLIC COMMENTS**

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

6. **ABSENCES**

- A. Consider excusing the absence of board member Victor Daniec from the January 22, 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 VICTOR DANIEC FROM THE JANUARY 22, 2026 REGULAR MEETING. BOARD MEMBER VICTOR DANIEC ABSTAINED FROM VOTING. MOTION CARRIED WITH A 4-0 VOTE.

7. **MINUTES**

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

A MOTION WAS MADE VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE MINUTES FROM THE JANUARY 22, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.





BOARD MEMBER JORGE GONZALEZ ARRIVED AT 5:34 P.M.

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.

JUAN GONZALEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

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

- 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.

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

- 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.

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





- D. Consider the Rezoning Request from 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.

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

- E. 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.

ROBERTO CUELLAR, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

MARCELINO CUELLAR, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

STEVEN RAMIREZ, A NEIGHBOR RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

VALERIA RAMIREZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

GERARDO ALEMAN, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

OTILIA RIVERA, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 5-1 VOTE. BOARD MEMBER JORGE GONZALEZ OPPOSED. – ITEM DENIED





- 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.

KARLA SANDOVAL, A REPRESENTATIVE FOR NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST OF THE REZONING REQUEST.

LUPITA TREJO, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

SAN JUANA GOVINA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

MARTIN VILLANUEVA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

BELIN MARTINEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE REZONING REQUEST.

MARIO SERNA, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO DENY THE REZONING REQUEST. CHAIRMAN JORGE SOTELO, BOARD MEMBERS JORGE GONZALEZ AND VICTOR DANIEC, OPPOSED THE MOTION. MOTION CARRIED WITH A 3-3 VOTE. – ITEM DENIED





- 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.

ISABEL POSADAS, JR., A REPRESENTATIVE FOR THE CITY OF EDINBURG ENGINEERING DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

JARED CLARK, A REPRESENTATIVE FOR THE APPLICANTS, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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

ROEL GARZA, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” GONZALEZ TO TABLE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM TABLED

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.

MARLON GARZA, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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





A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROVED THE VARIANCE REQUEST. BOARD MEMBER JORGE GONZALEZ OPPOSED THE MOTION. MOTION CARRIED WITH A 5-1 VOTE. – ITEM APPROVED

- 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.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO APPROVE THE VARIANCE REQUEST. BOARD MEMBER JORGE GONZALEZ OPPOSED THE MOTION. MOTION CARRIED WITH A 5-1 VOTE. – ITEM APPROVED

10. **DIRECTOR’S REPORT**

- A. City Council Actions
- B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE CITY COUNCIL REGULAR MEETING ON FEBRUARY 3, 2026. REZONING REQUESTS AT 500 W. INGLE ROAD, 2021 E. MONTE CRISTO ROAD, 1008 MONTE CRISTO HEIGHTS ROAD, 1021 SUNDANCE DRIVE, AND 4220 N. SEMINARY ROAD WERE APPROVED. VARIANCES REQUESTS AT 4498 LA SIENNA PARKWAY AND 2700 W. WISCONSIN ROAD, AND 104 CONSTITUTION DRIVE WERE APPROVED. A VARIANCE REQUEST AT 1000 W. ALBERTA WAS APPROVED WITH CONDITIONS. A VOLUNTARY ANNEXATION PETITION REQUEST AT 1099 E. FM 2812 WAS APPROVED.





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.

A MOTION WAS MADE BY WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO ADJOURN THE FEBRUARY 12, 2026, REGULAR MEETING AT 7:39 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 26, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being the South 0.260-Acre Tract of Land, More or Less, Out of the South 06981 Acres of the West One (1) Acre of Lot 6, Block “B”, Original Townsite of Edinburg, Located at 223 W. Schunior Street, as Requested by Benjamin Yip, Pon.

DESCRIPTION / SCOPE:

This property is located at the northeast corner of W. Schunior Street and N. 9th Avenue. The property is currently zoned Commercial, Neighborhood (CN) District. This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use. 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. The property has a total frontage of 66 feet along W. Schunior Street and a lot depth of 171 feet along N. 9th Avenue, for a total area of 11,286 square feet. Currently a single family residential building sits vacant at the property. The applicant is wanting to utilize the property for commercial uses.

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

Staff mailed a notice of the public hearing to 35 neighboring property owners on Friday, February 13, 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 25, 2026.

On February 18, 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 Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) 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 – 02/26/2026
CITY COUNCIL – 03/17/2026
DATE PREPARED – 02/18/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: Sobia Nasir

AGENT: Benjamin Yip, Pon.

LEGAL: Being the South 0.260-Acre Tract of Land, More or Less, Out of the South 06981 Acres of the West One (1) Acre of Lot 6, Block “B”, Original Townsite of Edinburg

LOCATION: Located at 223 W. Schunior Street

LOT/TRACT SIZE: 11,286 square feet

CURRENT USE: Vacant Single Family Residential Building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, Neighborhood (CN) District

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

LAND USE PLAN: Neighborhood Commercial Uses

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

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
BENJAMIN YIP, PON.**

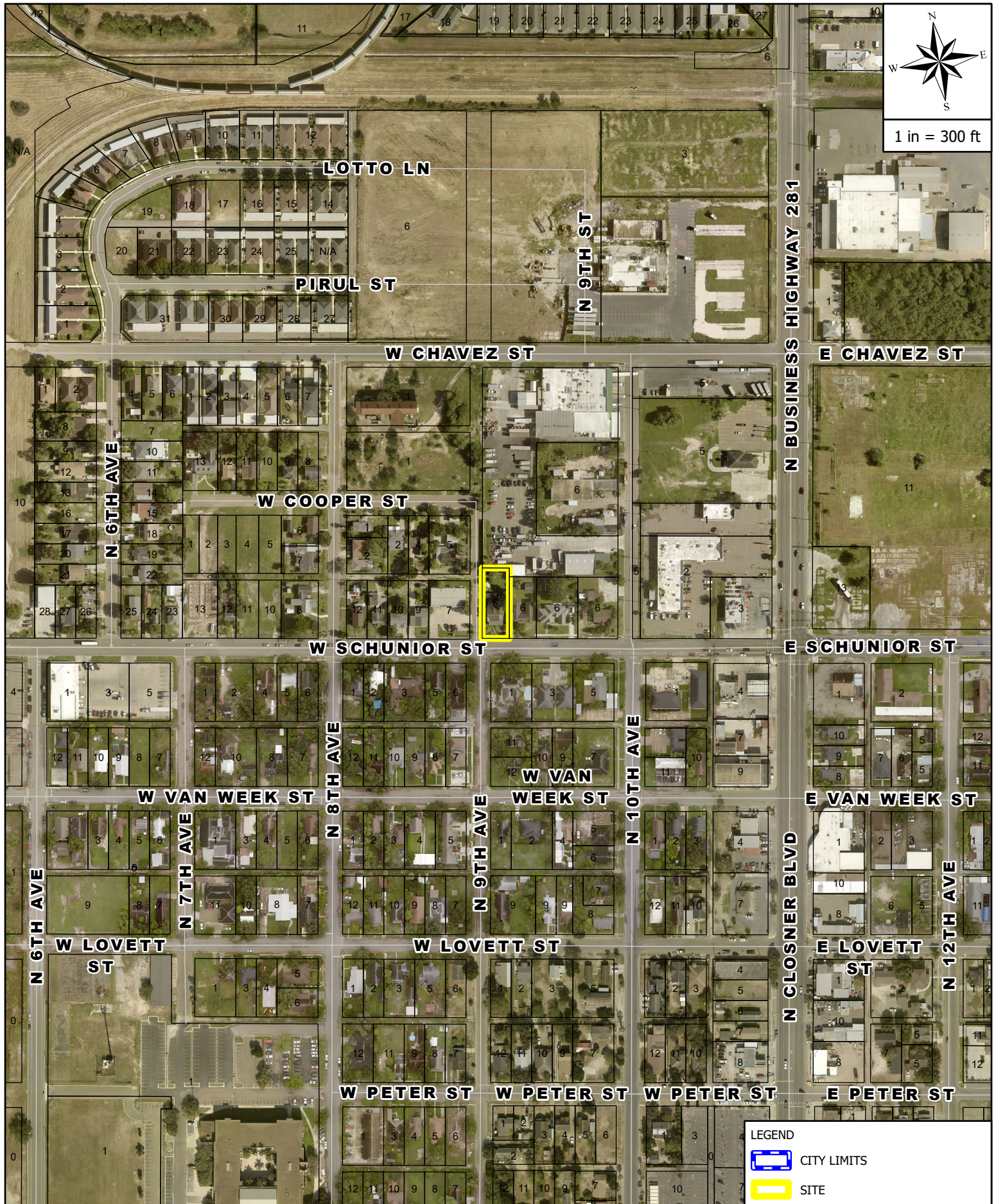
EVALUATION

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 and commercial uses.
3. This property is located along W. Schunior Road which is classified as a 4 lane 80 foot collector street.
4. The proposed zoning is not consistent with the Future Land Use Plan.

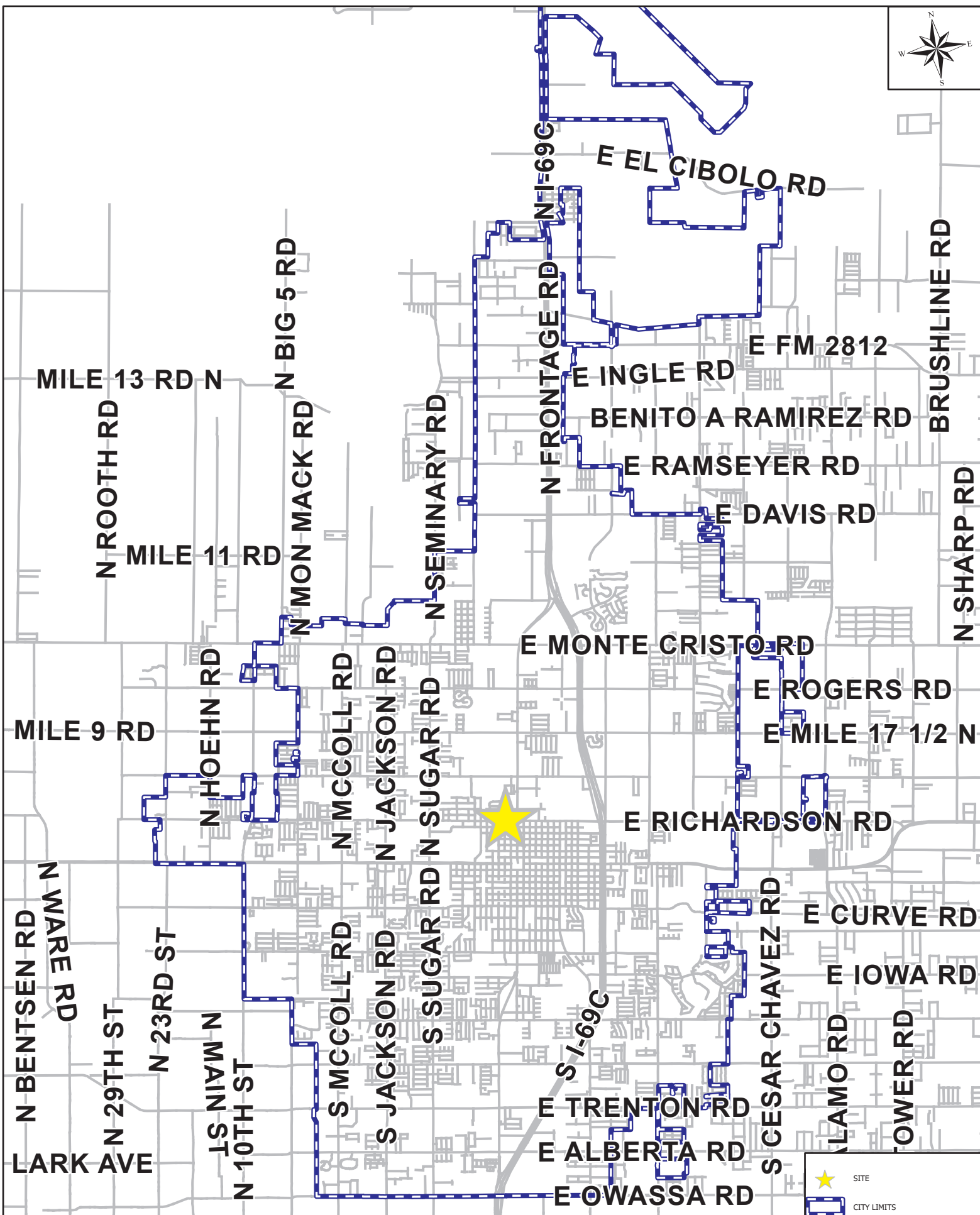
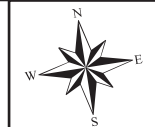
Staff recommends denial of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. If approved, 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.

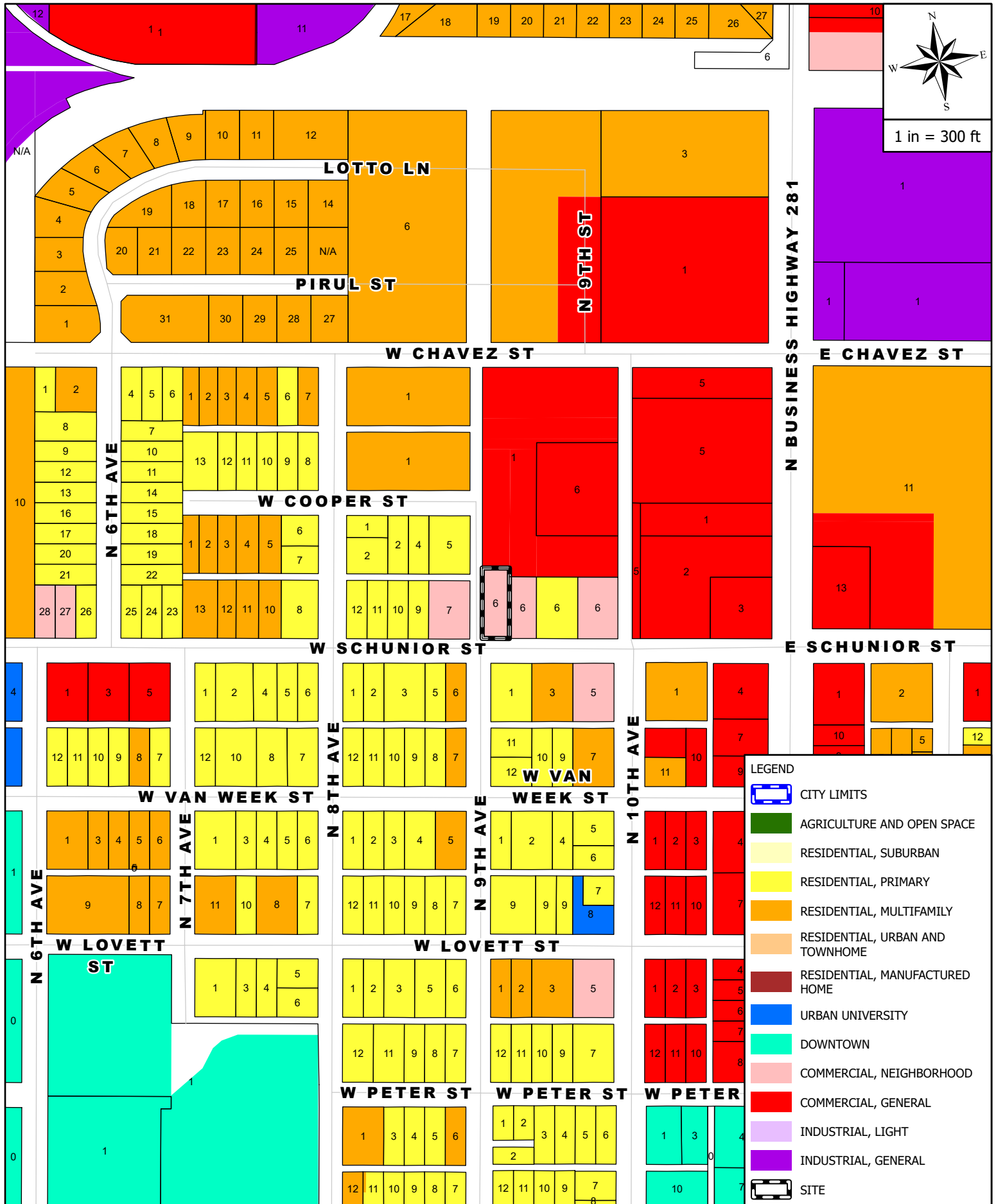
Staff mailed a notice of the public hearing to 35 neighboring property owners on Friday, February 13, 2026, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 25, 2026.



AERIAL MAP

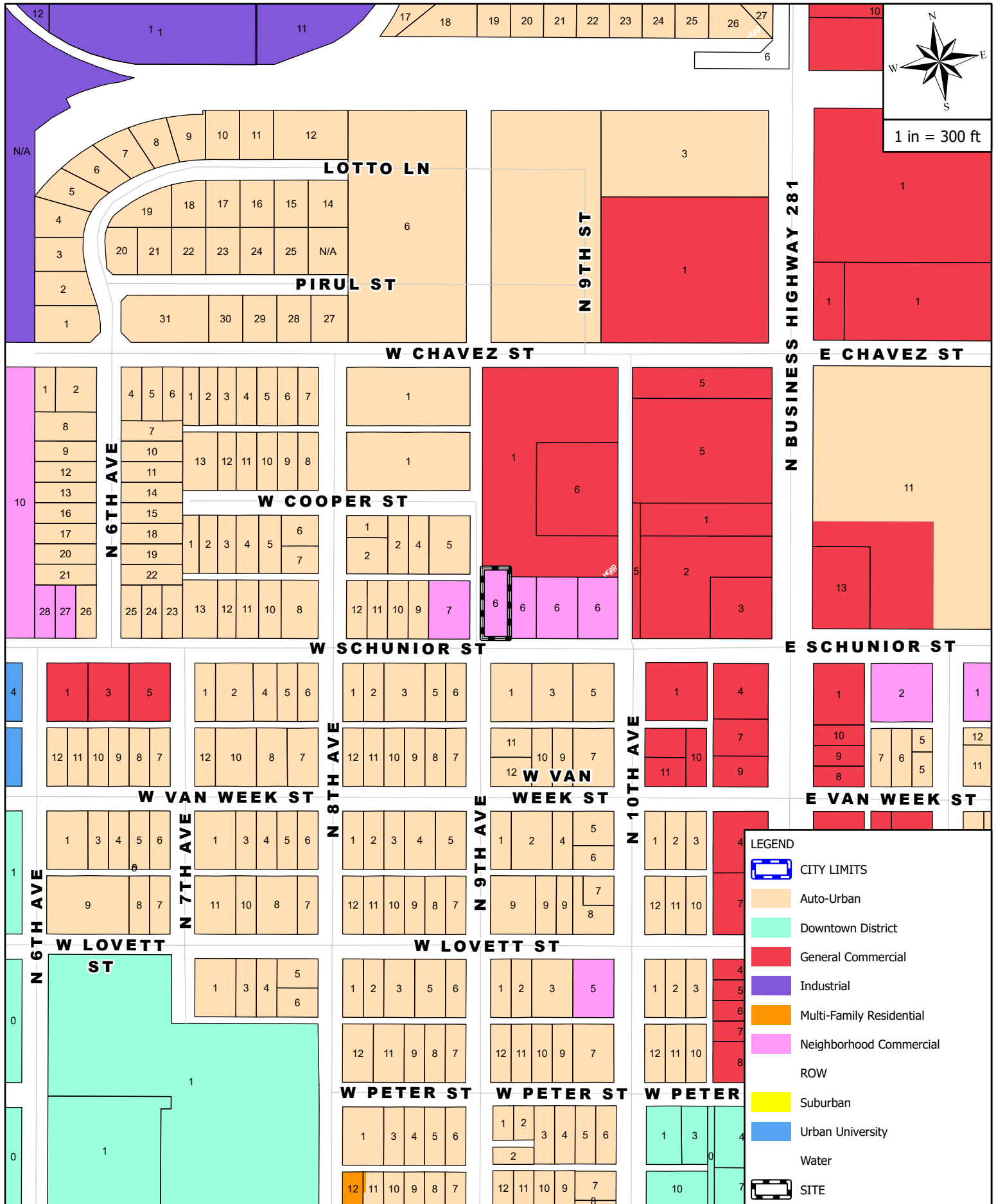
223 W SCHUNIOR ST





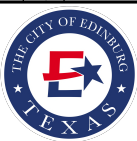
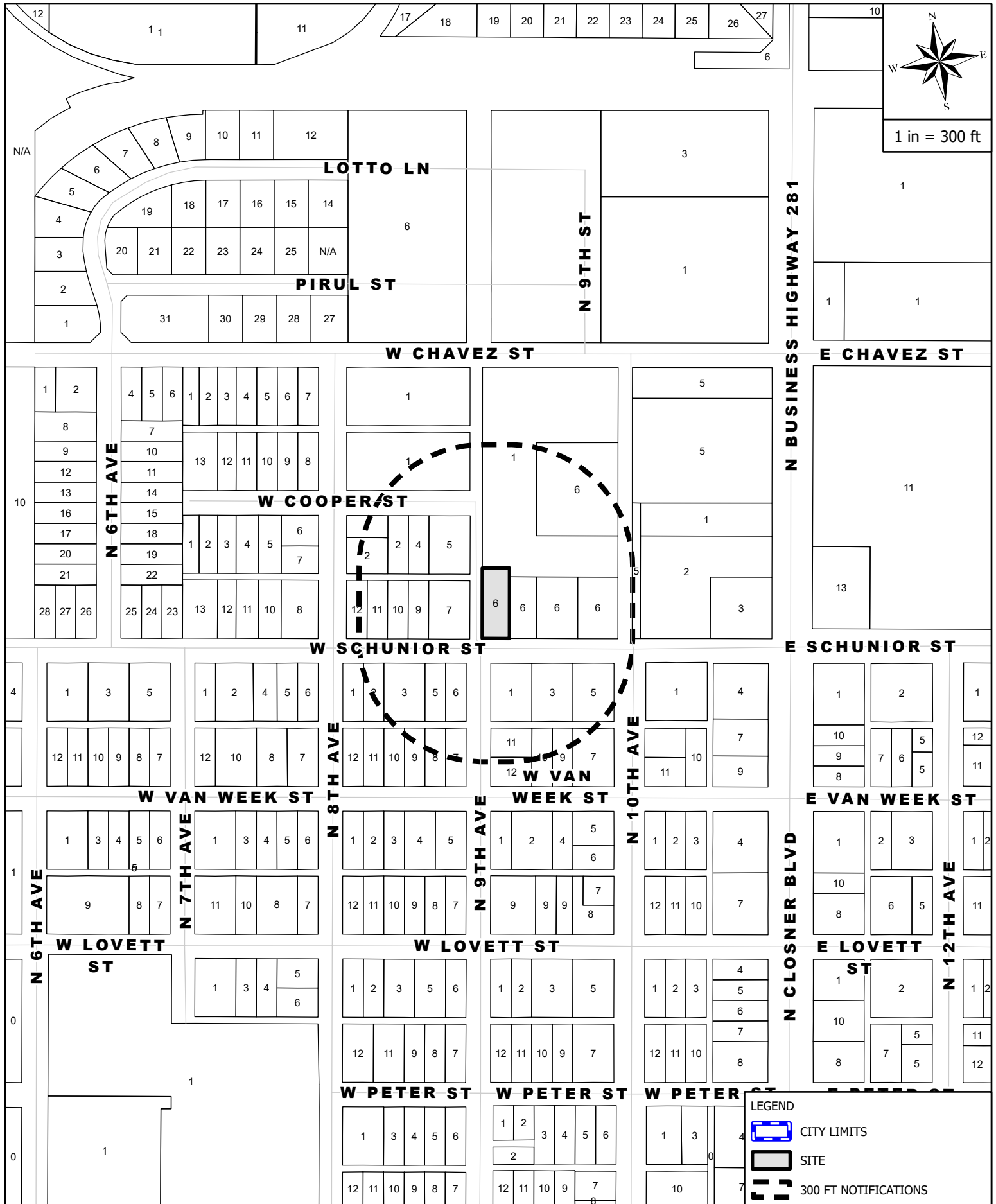
ZONING MAP

223 W SCHUNIOR ST



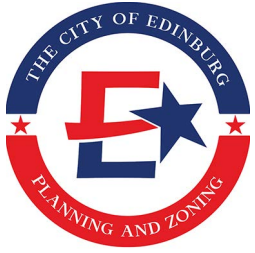
FUTURE LANDUSE MAP

223 W SCHUNIOR ST



MAILOUT AND SITE MAP

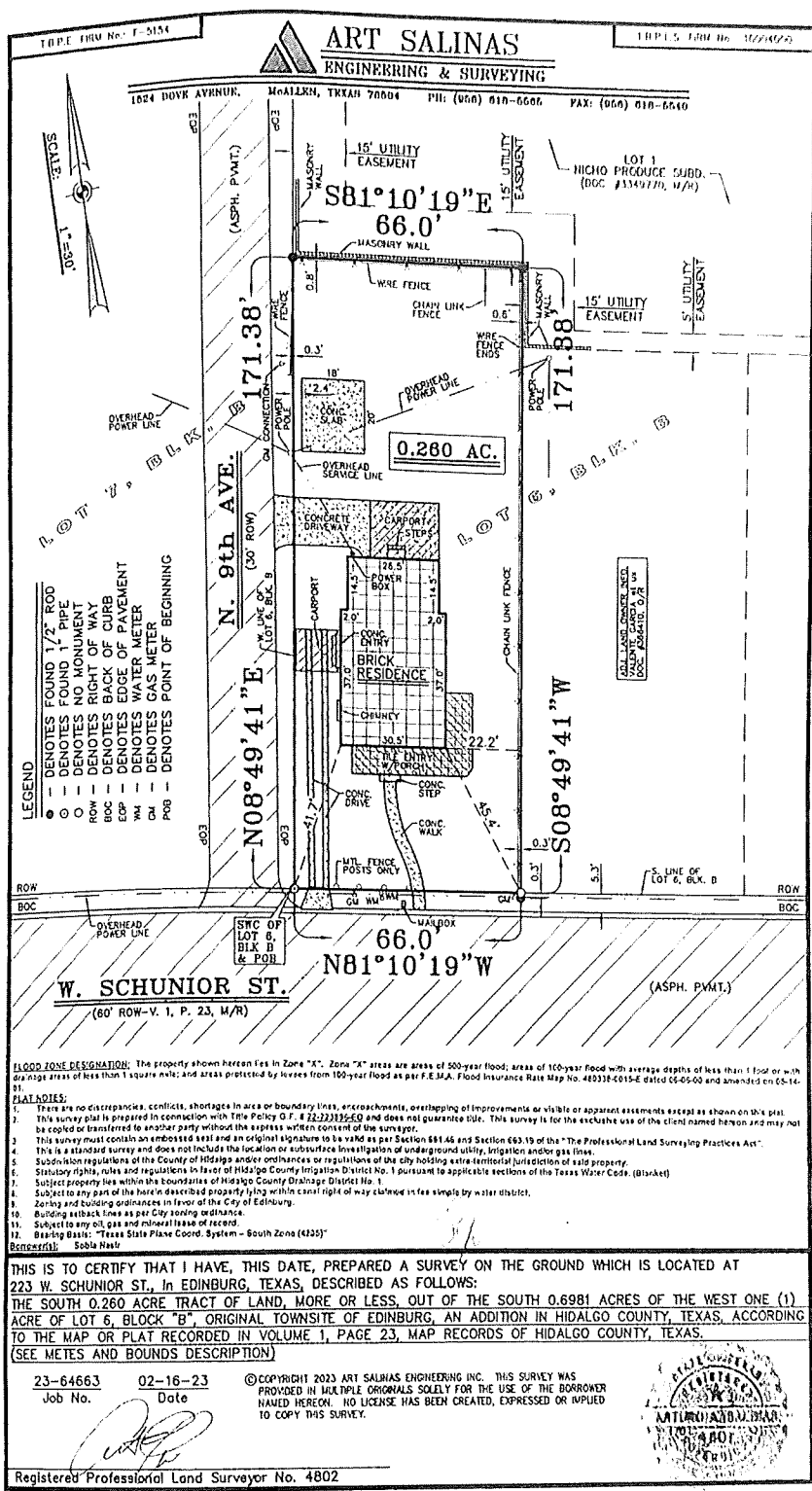
223 W SCHUNIOR ST

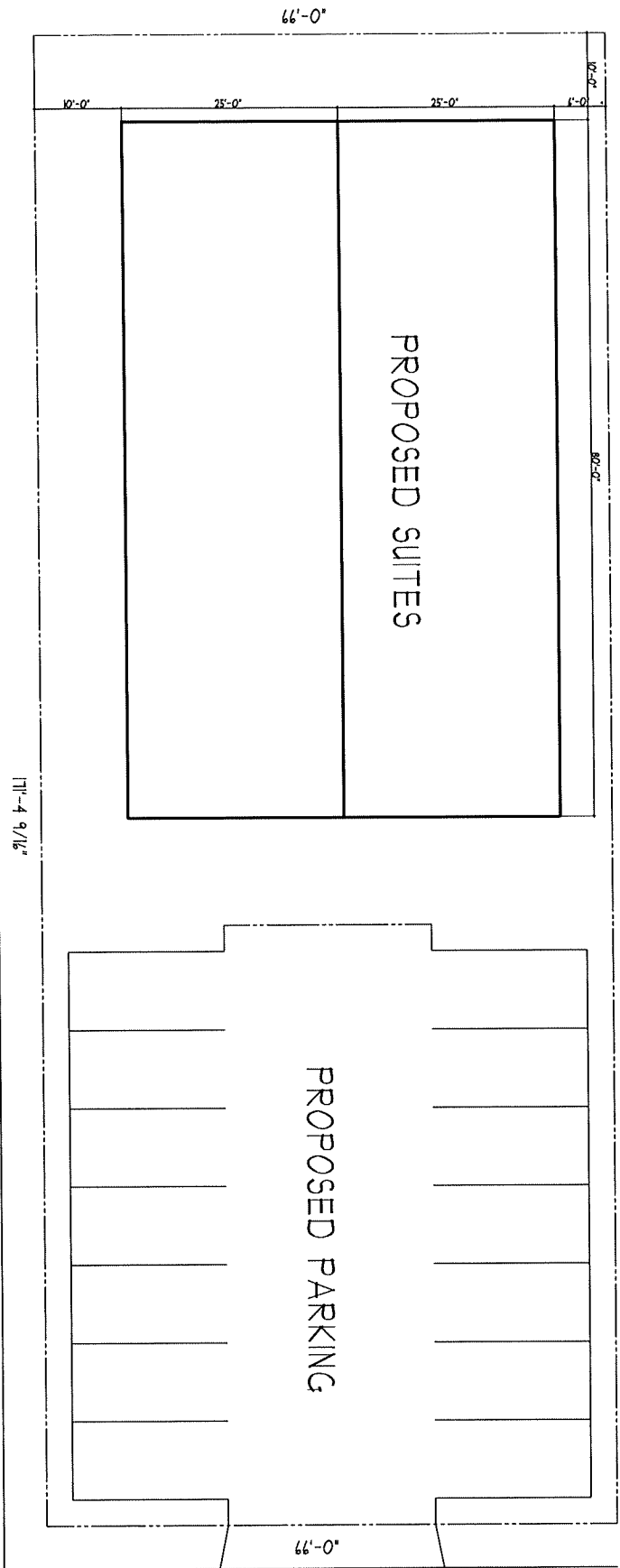


Rezoning Request Site Photo

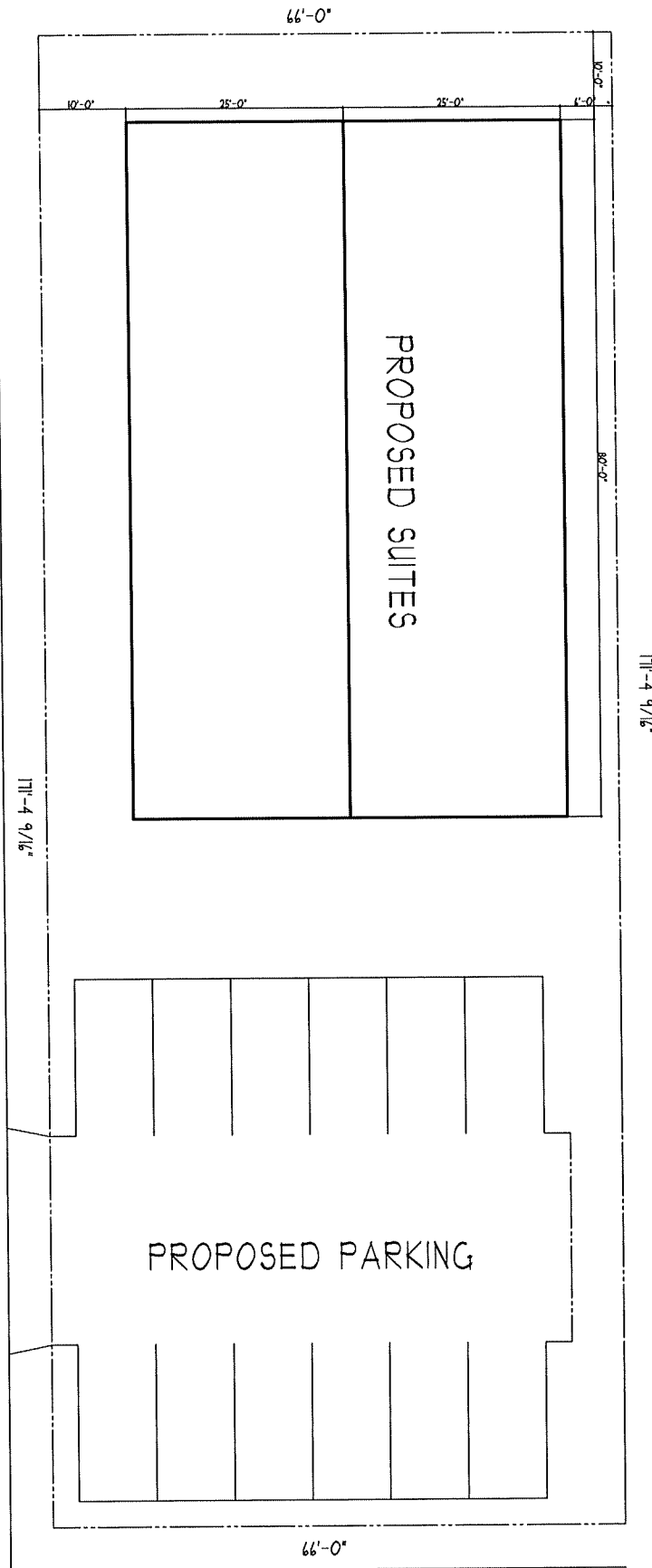
Bejamin Yip, Pon
223 W. Schunior







PELIMINARY SITE PLAN | N.T.S.

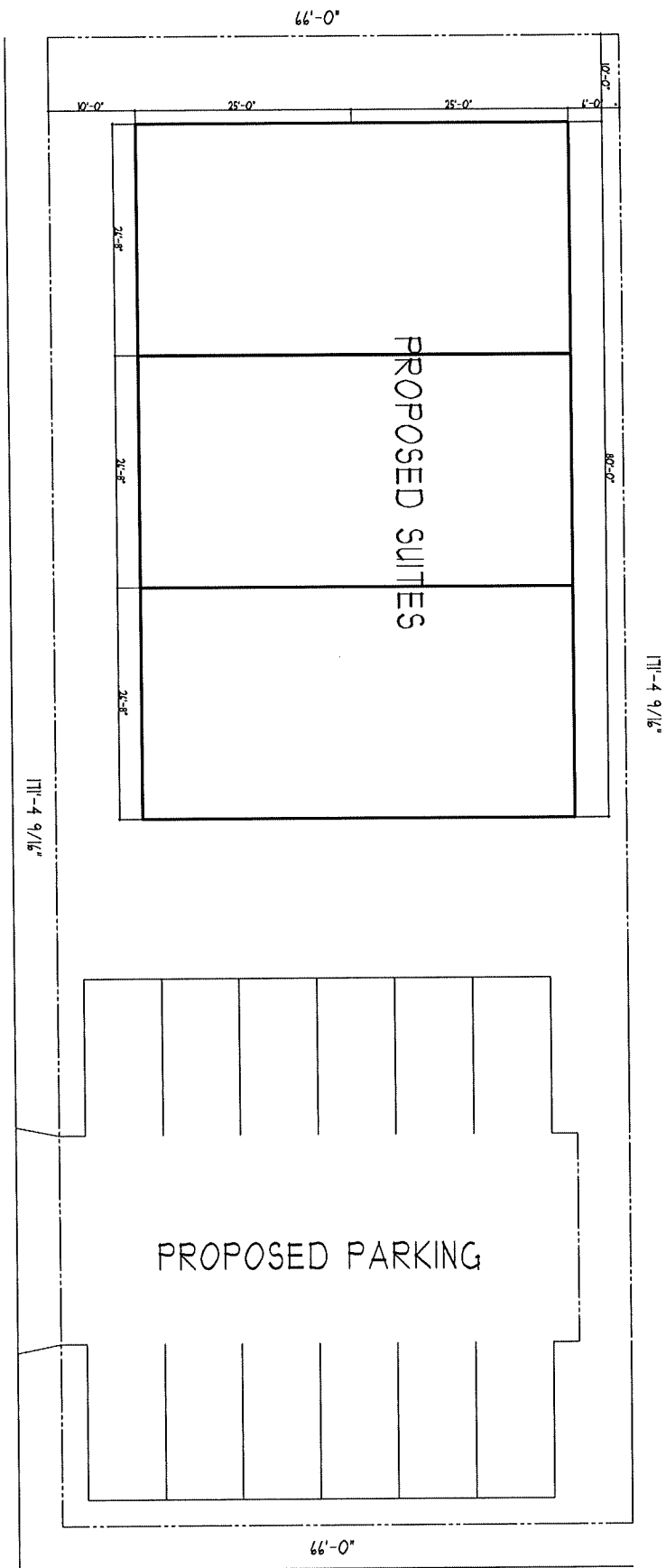


223 W SHUNIOR ST



N. 9TH AVE

PELIMINARY SITE PLAN 2 N.T.S.



223 W SHUNIOR ST

PELIMINARY SITE PLAN 3 N.T.S.



N. 9TH AVE





City of Edinburg
PLANNING & ZONING COMMISSION
February 26, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District, Being Lots 7&8, Block 260, Original Townsite of Edinburg, Located at 703 W. Cano Street, as Requested by Benjamin Yip, Pon.

DESCRIPTION / SCOPE:

This property is located at the northwest corner of W. Cano Street and S. 5th Avenue. The property is currently zoned Residential Multi-Family (RM) District. This district is a high intensity residential district intended to accommodate various multifamily 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. The property has a total frontage of 100 feet along W. Cano Street and a lot depth of 142 feet along S. 5th Avenue, for a total area of 14,200 square feet. Currently the property sits vacant. The applicant is wanting to utilize the property for commercial uses.

Adjacent zoning is Downtown (DT) District to the north and west, Commercial, General (CG) District to the east, and Residential, Primary (RP) District to the south. Surrounding land uses consists of commercial uses single-family residential uses. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 27 neighboring property owners on Friday, February 13, 2026, and received 1 comment in favor and none against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 25, 2026.

On February 18, 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 Multi-Family (RM) 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 – 02/26/2026
CITY COUNCIL – 03/17/2026
DATE PREPARED – 02/18/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District

APPLICANT: Sobia Nasir

AGENT: Benjamin Yip, Pon.

LEGAL: Being Lots 7&8, Block 260, Original Townsite of Edinburg

LOCATION: Located at 703 W. Cano Street

LOT/TRACT SIZE: 14,200 square feet

CURRENT USE: Vacant

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential Multi-Family (RM) District

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

LAND USE PLAN: General Commercial Uses

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

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District

**REZONING REQUEST
BENJAMIN YIP, PON.**

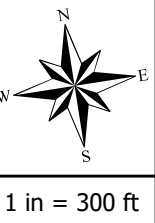
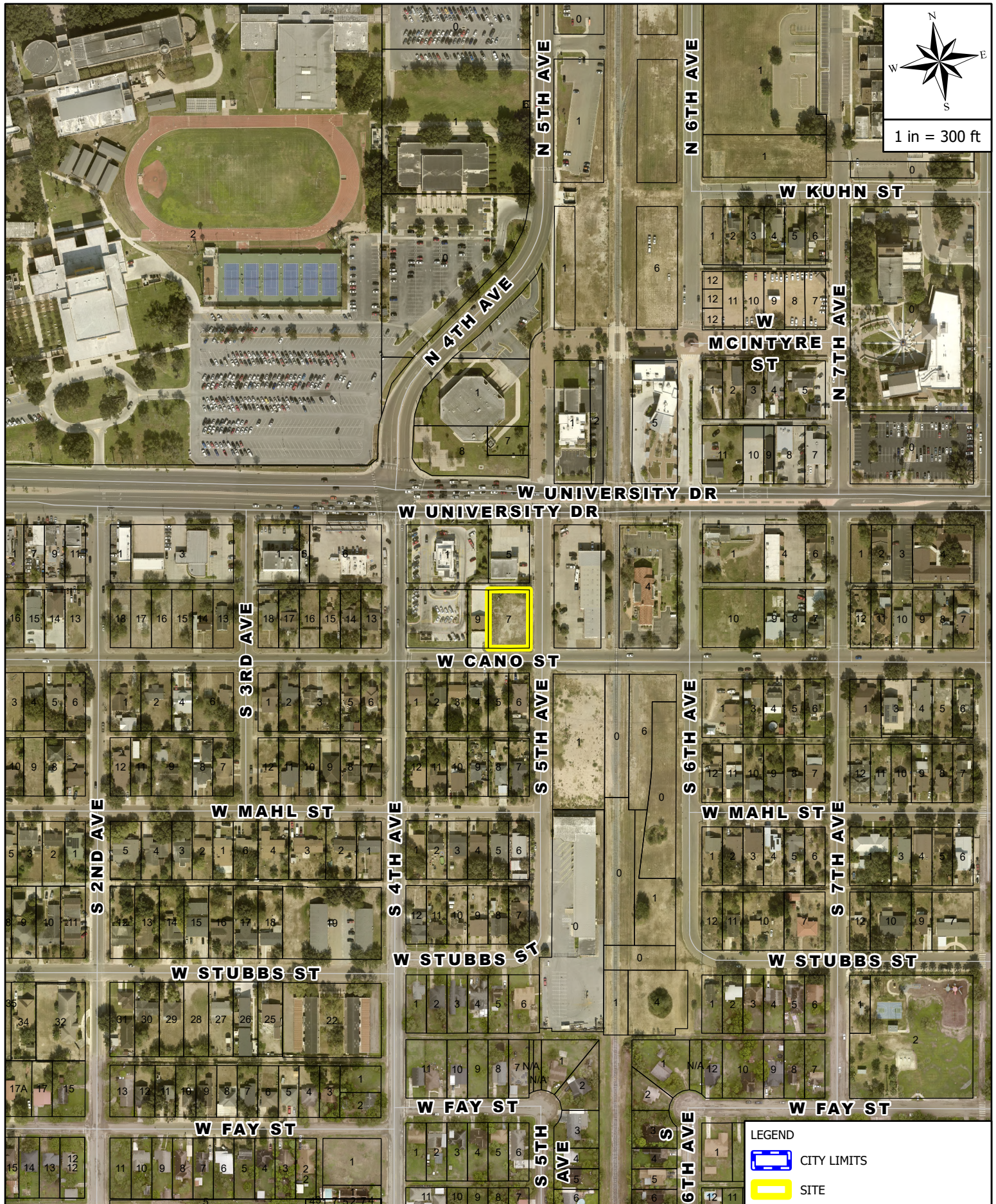
EVALUATION

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

1. The property is currently vacant.
2. Surrounding land uses consists of commercial uses single-family residential uses
3. This property is located approximately 300 feet south of W. University Drive which is classified as a 4 lane 120 principal arterial street with a median.
4. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential Multi-Family (RM) 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 27 neighboring property owners on Friday, February 13, 2026, and received 1 comment in favor and none against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on February 25, 2026.



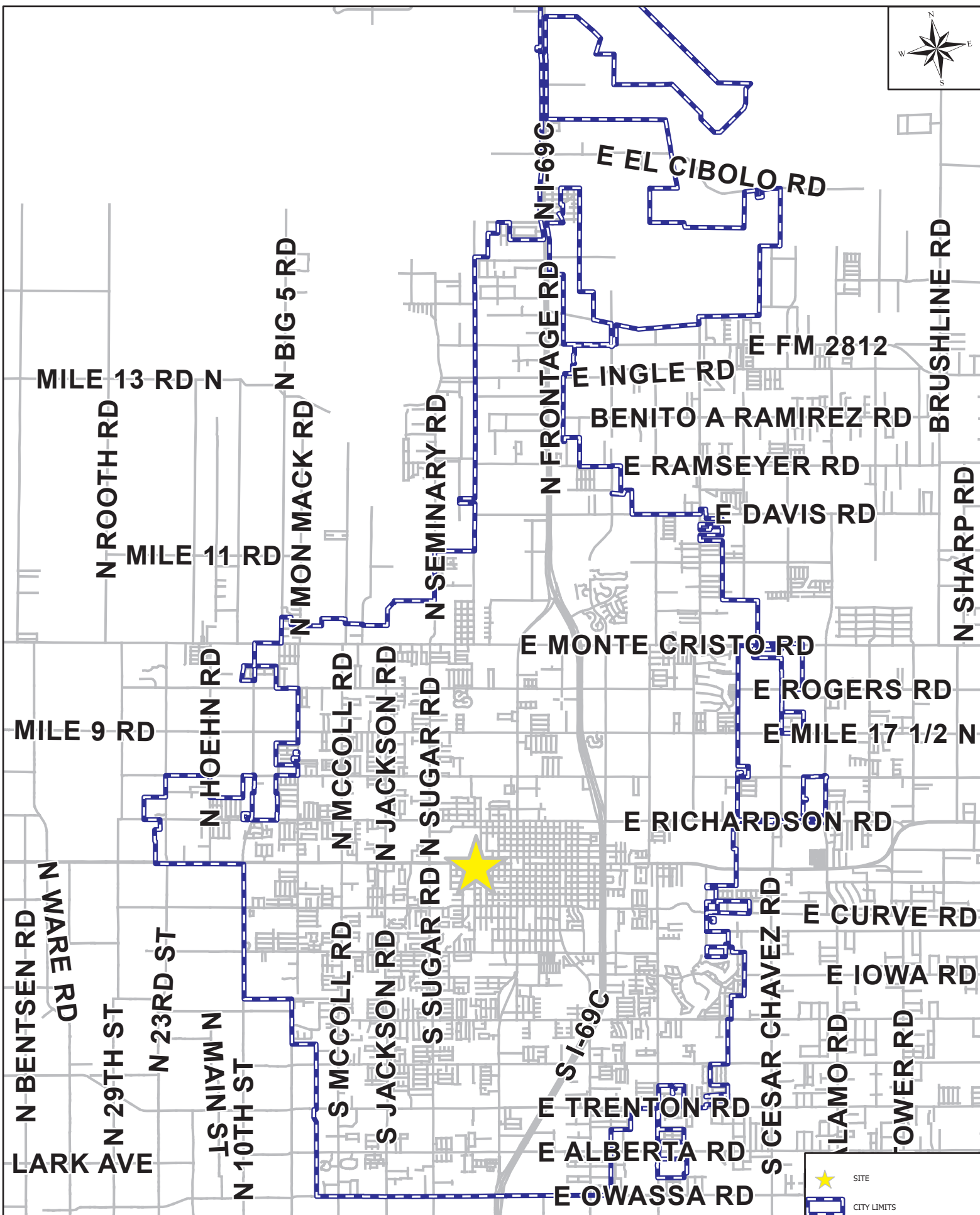
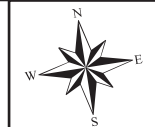
LEGEND

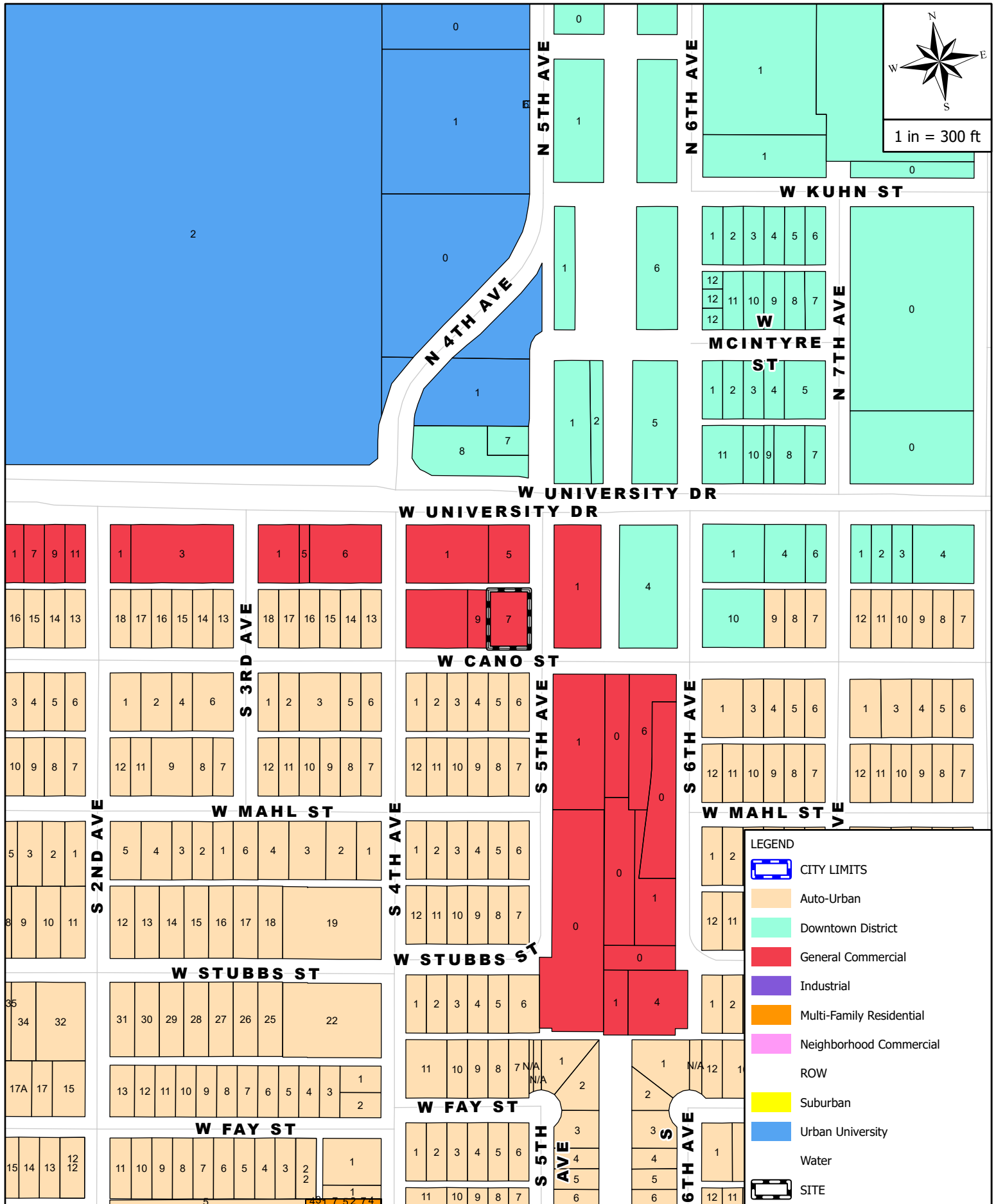
 CITY LIMITS

 SITE



AERIAL MAP
703 W CANO ST

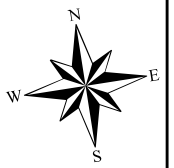




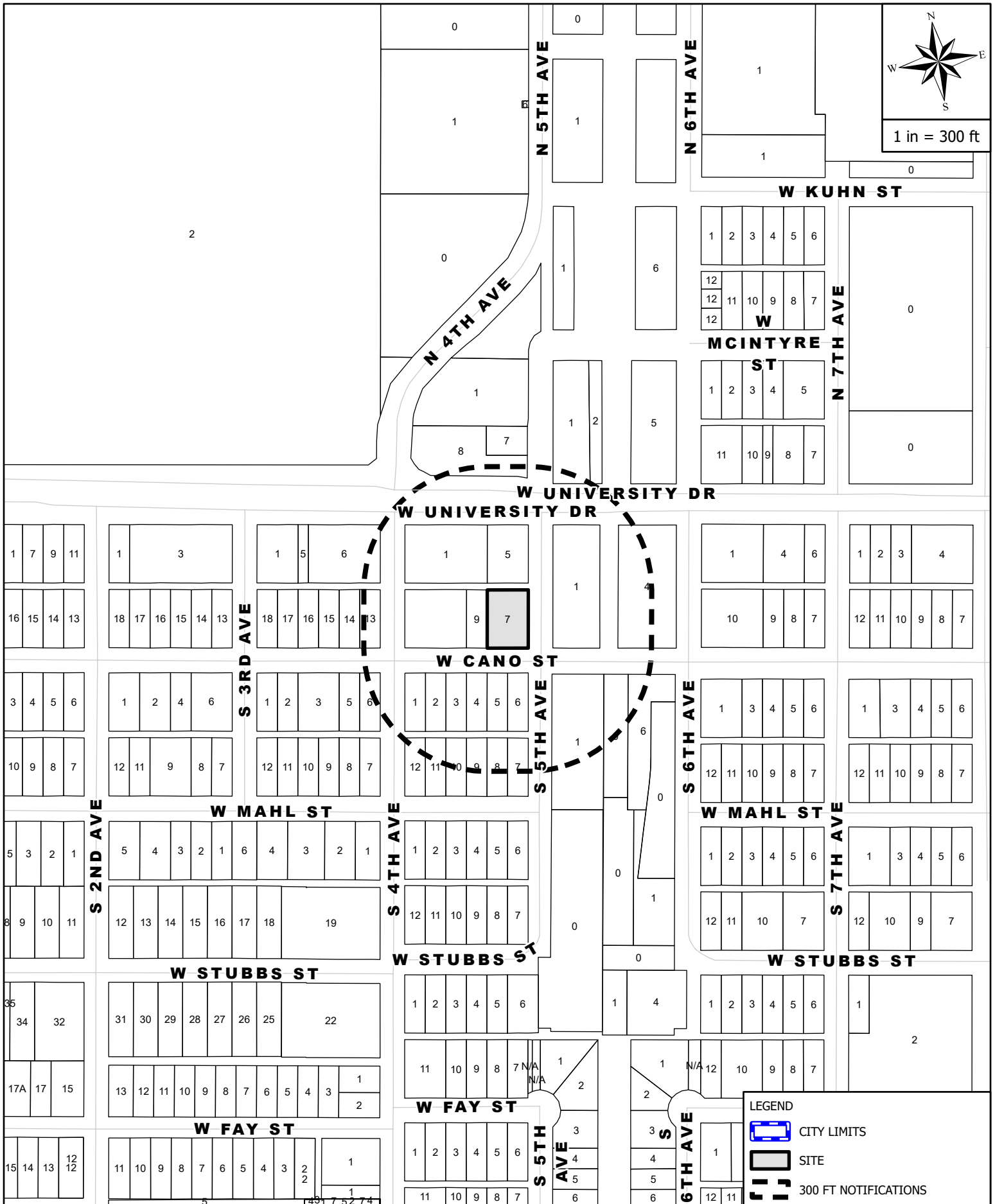
FUTURE LANDUSE MAP

703 W CANO ST



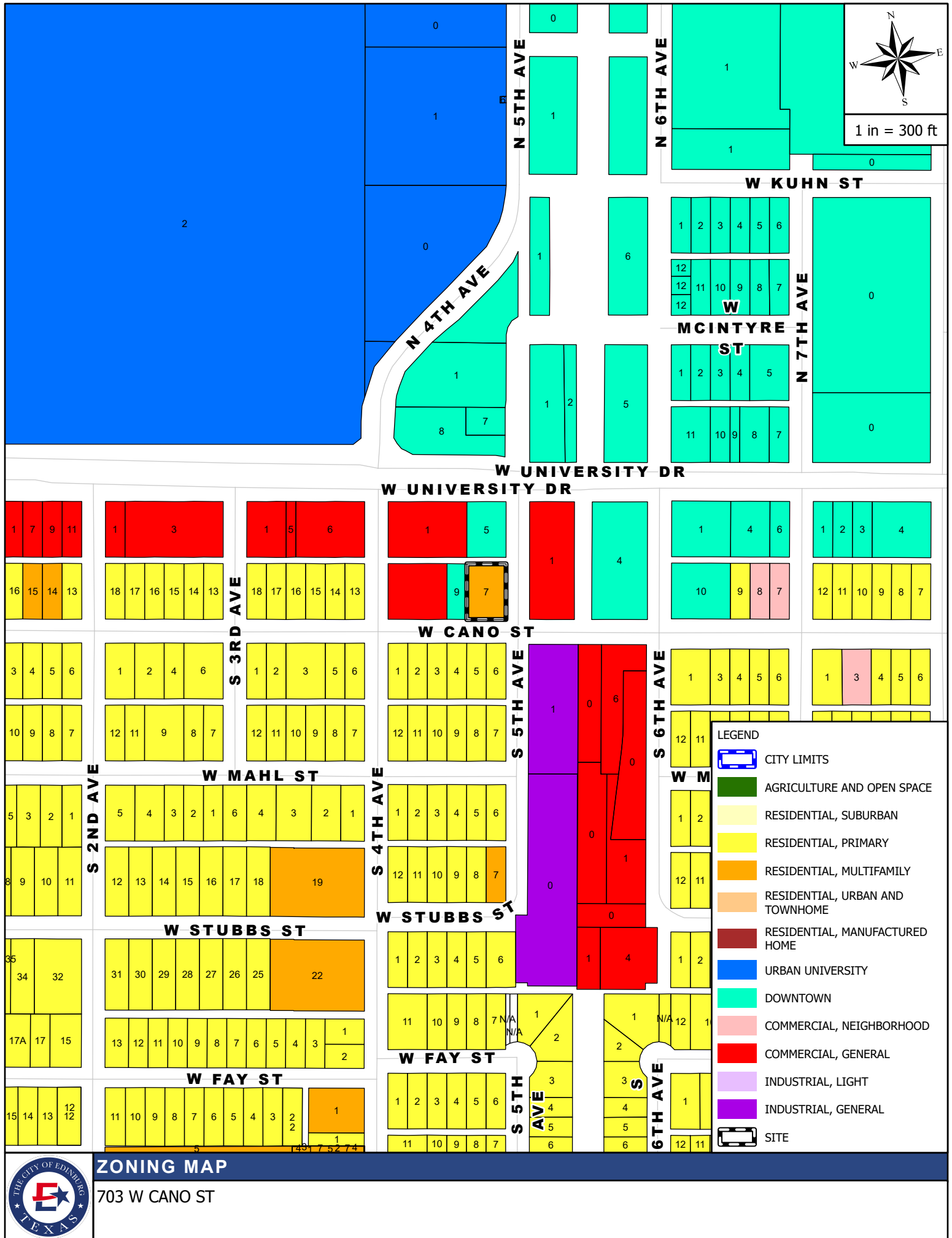


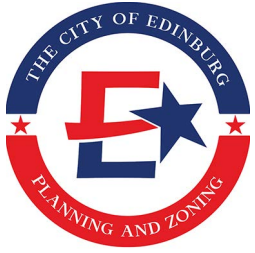
1 in = 300 ft



MAILOUT AND SITE MAP

703 W CANO ST





Rezoning Request Site Photo

Bejamin Yip, Pon
703 W. Cano



N
O
R
T
H



PEÑA ENGINEERING

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

SCALE: 1"=30'
CAD: EDINBURG07-78-260SM
JOB: #91040

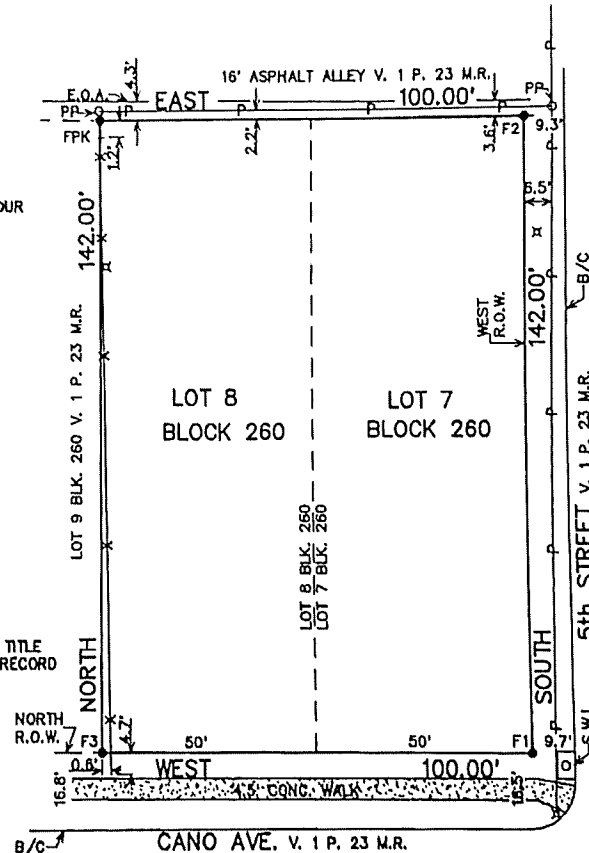
BASIS OF BEARING IS THE EAST LINE
OF LOT 7, BLK. 260, ORIGINAL TOWNSITE
OF EDINBURG, V. 1 P. 23 M.R. HIDALGO
COUNTY TEXAS.

LEGEND

- FPK - FOUND PK NAIL IN CONCRETE OVER POUR
- F1 - FOUND 1/2" DIAMETER IRON ROD
- F2 - FOUND 5/8" DIAMETER IRON ROD
- F3 - FOUND 1" DIAMETER IRON PIPE
- R.O.W. - RIGHT-OF-WAY
- B/C - BACK OF CONCRETE CURB & GUTTER
- E.O.A. - EDGE OF ASPHALT
- S.W.I. - STORM WATER INLET
- PP - POWER POLE
- CONC. - CONCRETE
- M.R. - MAP RECORDS
- * - 6' CHAINLINK FENCE
- P - POWER POLE LINE
- X - LIGHT POLE

NOTE:

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



BUYER'S NAME: SOBIA NASIR

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NO. 480338 0015 E
MAP REVISED: JUNE 08, 2000 (LOMR: MAY 14, 2001)

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

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown. © copyright 2026 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:

LEGAL DESCRIPTION: LOTS 7 & 8, BLOCK 260, ORIGINAL TOWNSITE OF EDINBURG, AN
ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS,

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

Pablo Peña III

01/08/2026
DATE

PABLO PERA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242





142.00'

108'-0"

44'-2 15/16"

PROPOSED SUITES

AREA=4,764.39351962288 FT2

LOT 8 BLK. 260

LOT 7 BLK. 260

PROPOSED PARKING

142.00'

SOUTH

5th STREET

100.00'

100.00'

4.5' CONC. WALK

WEST CANO AVE.

PROPOSED PRELIMINARY SITE PLAN N.T.S.



NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, February 26, 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 REZONING REQUEST FROM RESIDENTIAL MULTI-FAMILY (RM) DISTRICT TO COMMERCIAL, GENERAL (CG) DISTRICT, BEING LOTS 7&8, BLOCK 260, ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 703 W. CANO STREET, AS REQUESTED BY BENJAMIN YIP, PON

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 request is scheduled to be heard by the City Council on Tuesday, March 17, 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 25, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, February 25, 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

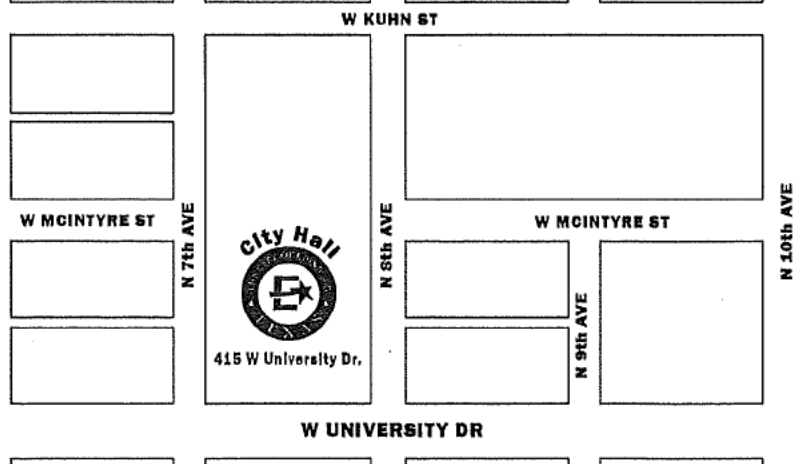
Comments: This area is perfect for more business-friendly developments.

Print Name: AHMAD GORABI & LEYLA FEIZE Phone No. 801 243 8486
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 26, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.277 Acre Tract of Land Out of Blocks 37 and 38, Santa Cruz Ranch Subdivision, As Recorded in Volume Z And Page 161, Deed Records, Hidalgo County, Texas, Located at 5161 N. I-69C, As Requested By RK Development & Construction LLC.

DESCRIPTION / SCOPE:

This property is located on the northwest intersection of N. Denkhaus Boulevard and Phillips Way. The portion of the property that is being considered for the zone change is currently Agriculture and Open Space (AO) District, which is intended to support agriculture and agriculture-supported uses as the primary use of land. The requested zoning designation is the Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. The applicant is requesting the zone change to establish a new residential subdivision at this location. The proposed subdivision consists of 33 half-acre lots.

Adjacent zoning is Residential, Suburban (RS) District to the north and east, Agriculture and Open Space (AO) District to the south, with property to the west outside of the city limits of Edinburg. Surrounding land consists of single-family residential uses, commercial uses, and vacant land. The future land use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, February 13, 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 25, 2026.

On February 18, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

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

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 02/26/2026
CITY COUNCIL – 03/17/2026
DATE PREPARED – 02/18/2026

STAFF REPORT
GENERAL INFORMATION

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

APPLICANT: RK Development & Construction LLC.

AGENT: Not Applicable.

LEGAL: a 16.277 acre tract of land out of Blocks 37 and 38, Santa Cruz Ranch Subdivision, as recorded in Volume Z and Page 161, Deed Records, Hidalgo County, Texas

LOCATION: 5161 N I-69C

LOT/TRACT SIZE: 16.277 acres

CURRENT USE: Vacant

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Residential, Suburban (RS) District
South – Agriculture and Open Space (AO) District
East – Residential, Suburban (RS) District
West – Outside of the City Limits of Edinburg

LAND USE PLAN: Auto-Urban Uses

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

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

**REZONING REQUEST
RK DEVELOPMENT & CONSTRUCTION LLC.**

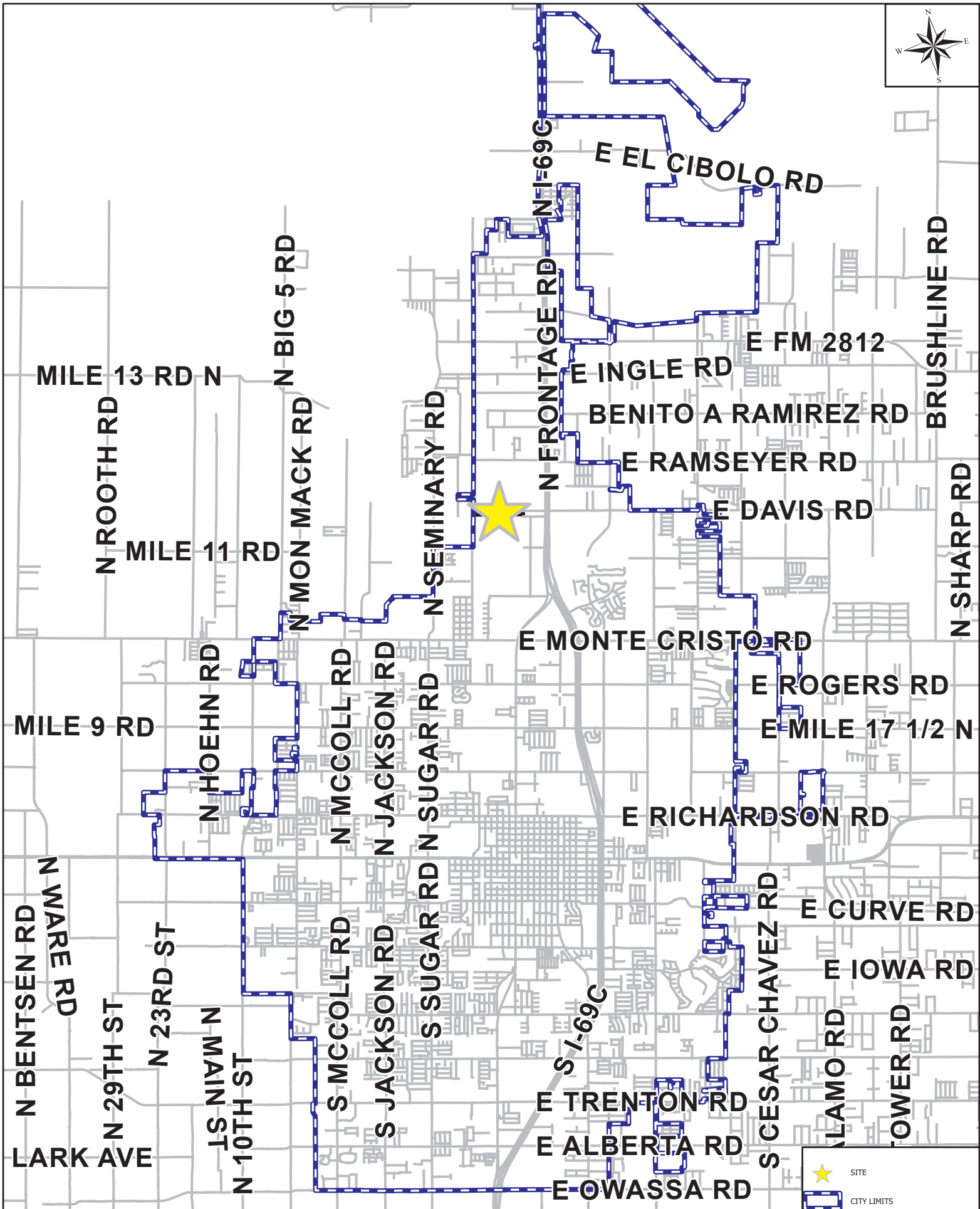
EVALUATION

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

1. The applicant is requesting the zone change to establish a new residential subdivision at this location.
2. The requested zoning designation is the Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses.
3. The proposed zoning is consistent with the Future Land Use Plan.

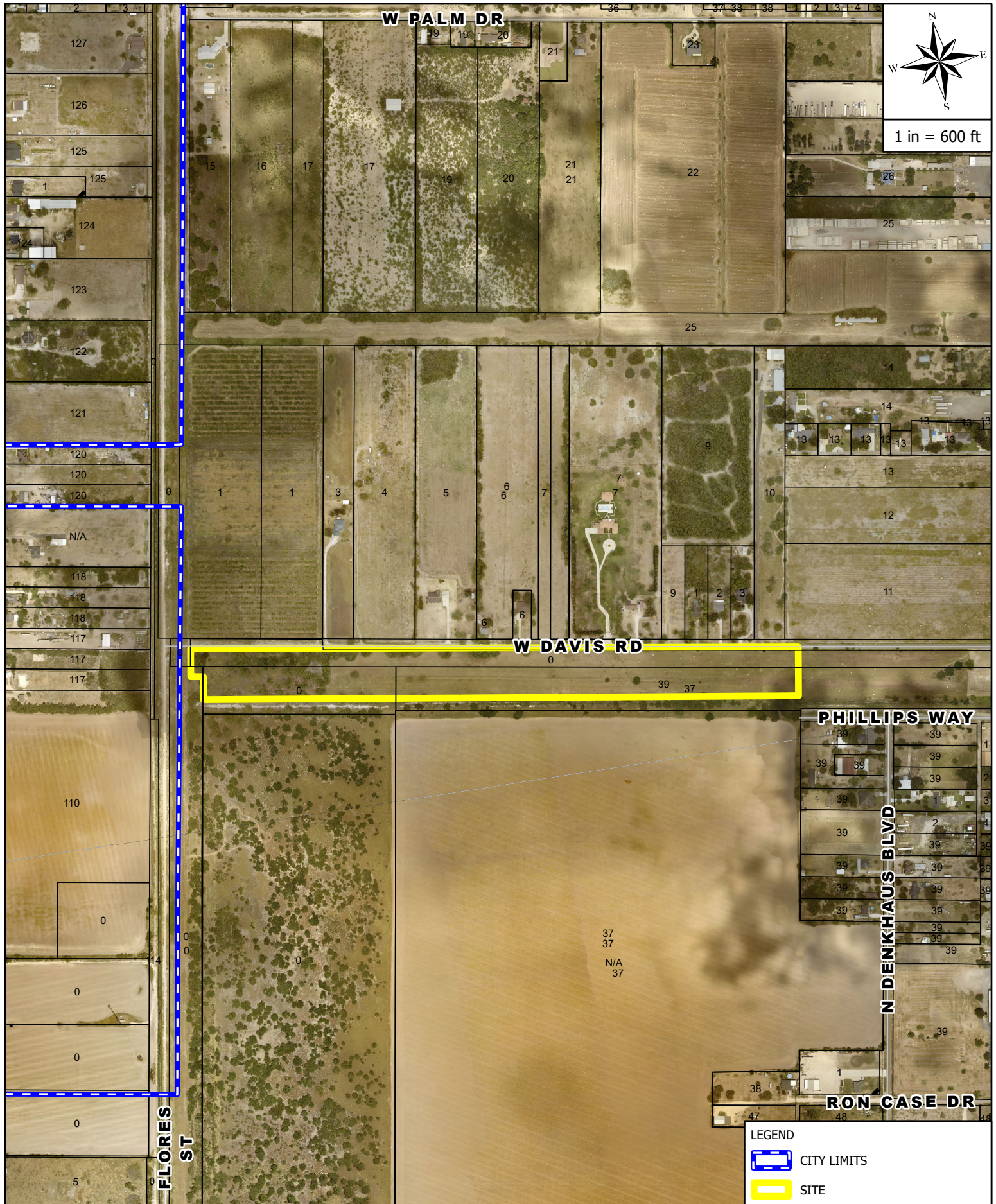
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on the surrounding land uses and the future land use. If approved, the applicant will need to comply with all requirements during the permitting process including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

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, February 13, 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 25, 2026.



EDINBURG NEW DEVELOPMENT MAP

5161 N I-69C

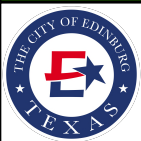
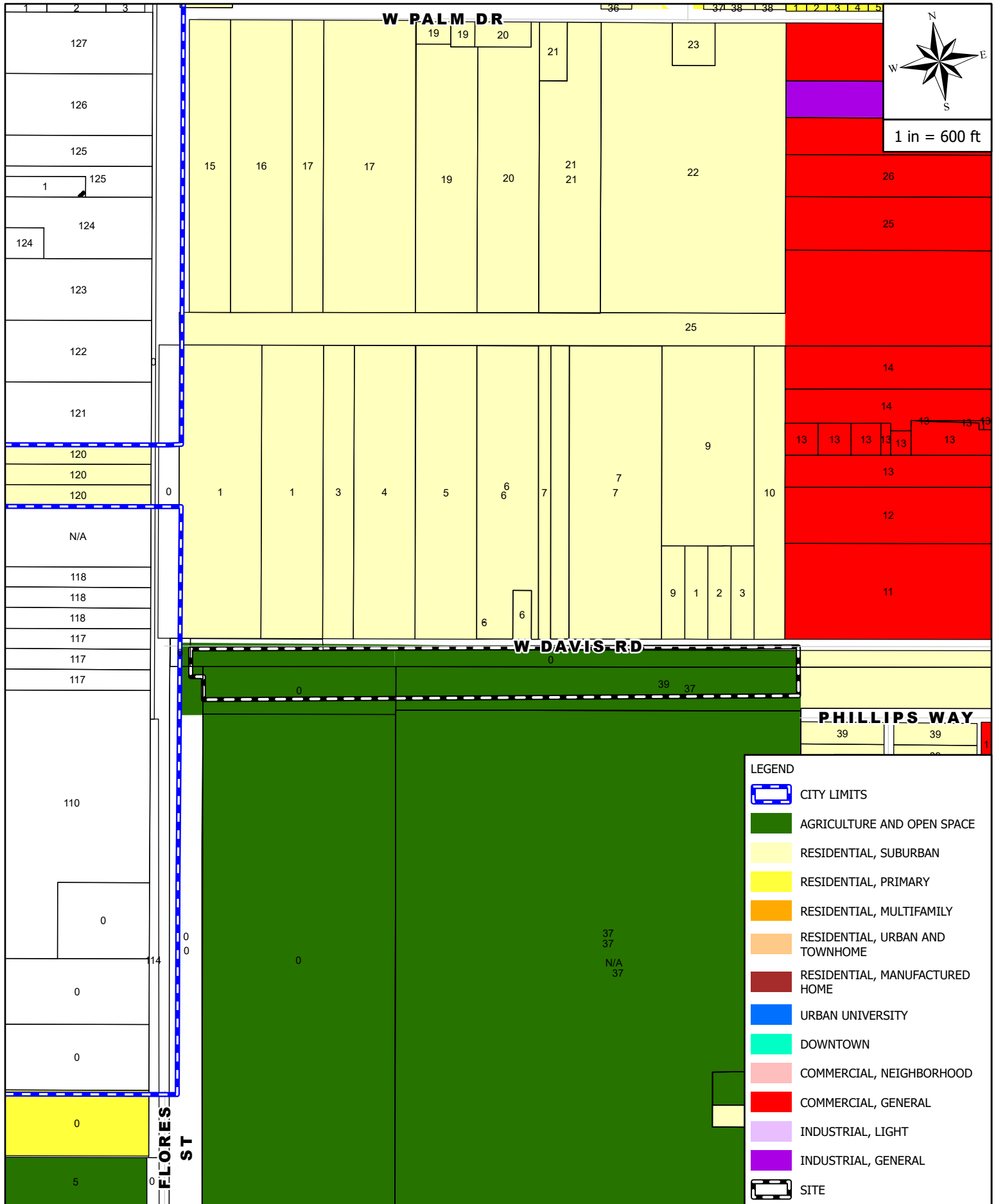


AERIAL MAP

5161 N I-69C

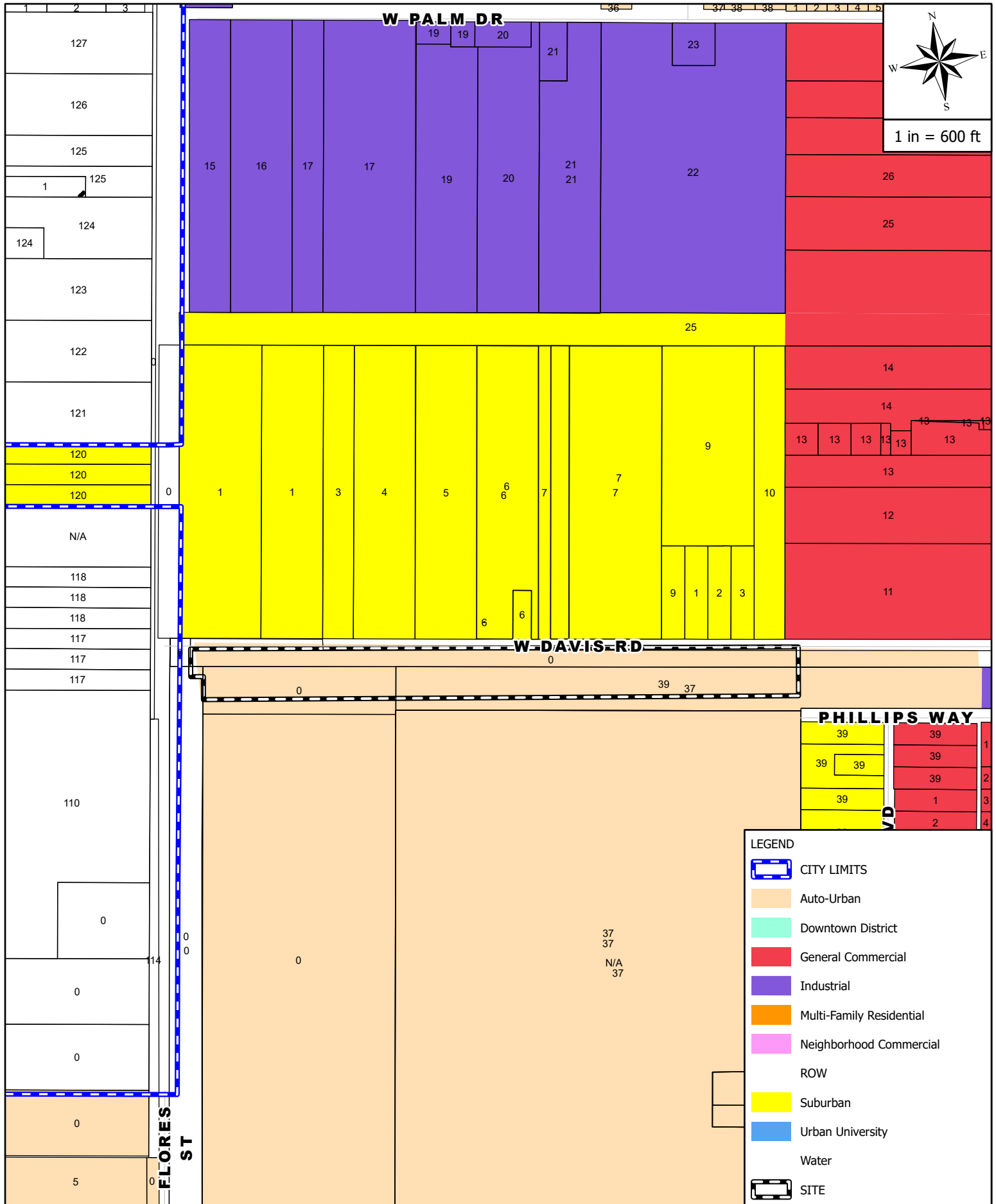
LEGEND

-  CITY LIMITS
-  SITE



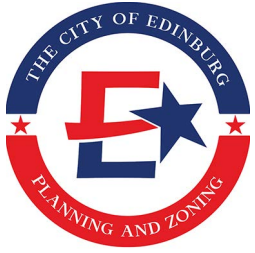
ZONING MAP

5161 N I-69C



FUTURE LANDUSE MAP

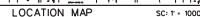
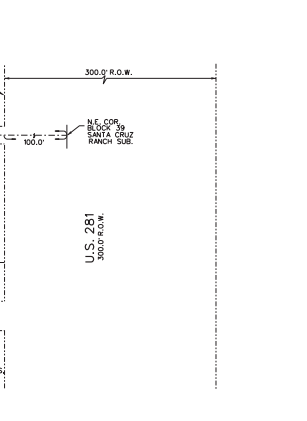
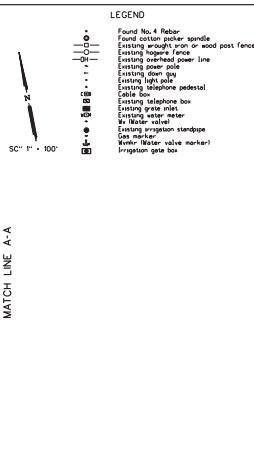
5161 N I-69C



Rezoning Request Site Photo

RK Development and Construction LLC.
5161 N. I-69C





- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

526 N. 5TH STREET
DONNA, TEXAS, 78537



City of Edinburg
PLANNING & ZONING COMMISSION
February 26, 2026

REZONING REQUEST

AGENDA ITEM:

Consider The Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District, Being 22.63 Acres Out of Lots 5,6,7,8 and 9, Block 8, Santa Cruz Gardens Unit No.3 Subdivision, Located at 2812 E. Davis Road, as Requested by Rio Delta Engineering.

DESCRIPTION / SCOPE:

This property is located on the southside of E. Davis Road approximately 1,200 feet west of N. Doolittle Road. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. 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. The property has a total frontage of 174 feet along E. Davis Road and a lot depth of 1,625.01 feet, for a total area of 22.63 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for single family residential uses.

Adjacent zoning is Residential, Primary (RP) District to the east, west and south with lots averging 6,500 square feet. Property to the north fall outside the City Limits of Edinburg. 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 78 neighboring property owners on Friday, February 13, 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 25, 2026.

On February 18, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure will need to be upgraded in this area to support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) 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 – 02/26/2026
CITY COUNCIL – 03/17/2026
DATE PREPARED – 02/18/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District

APPLICANT: Fortis Lands Company LLC

AGENT: Rio Delta Engineering

LEGAL: Being 22.63 Acres Out of Lots 5,6,7,8 and 9, Block 8, Santa Cruz Gardens Unit No.3 Subdivision

LOCATION: Located at 2812 E. Davis Road

LOT/TRACT SIZE: 22.63 Acres

CURRENT USE: Vacant

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

EXISTING ZONING: Residential, Primary (RP) District

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

LAND USE PLAN: Auto Urban Uses

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

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District

REZONING REQUEST RIO DELTA ENGINEERING

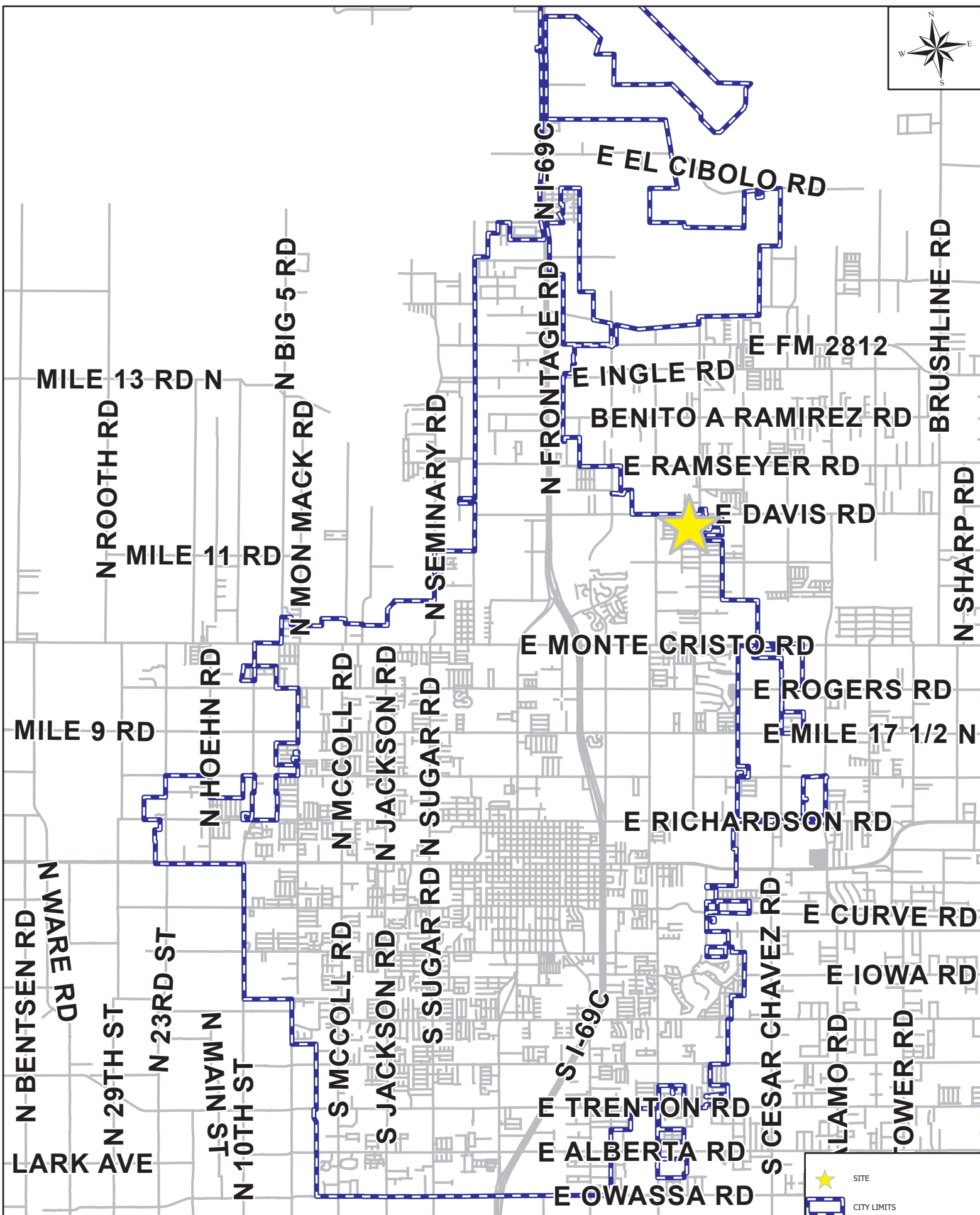
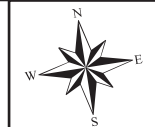
EVALUATION

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

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

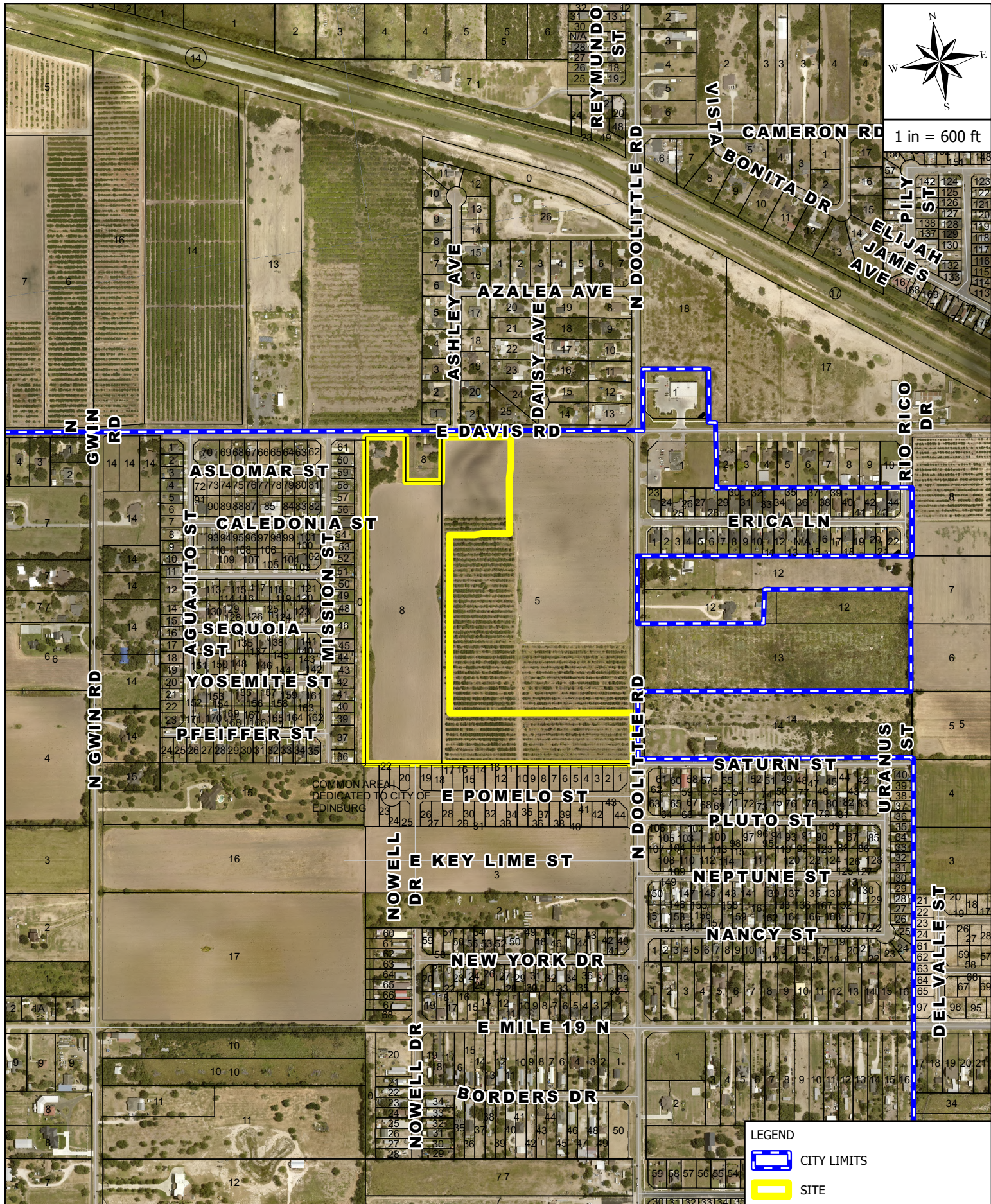
Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District, based on the surrounding land uses and the future land use. If approved, the applicant will need to comply with all requirements during the permitting process including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

Staff mailed a notice of the public hearing to 78 neighboring property owners on Friday, February 13, 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 25, 2026.



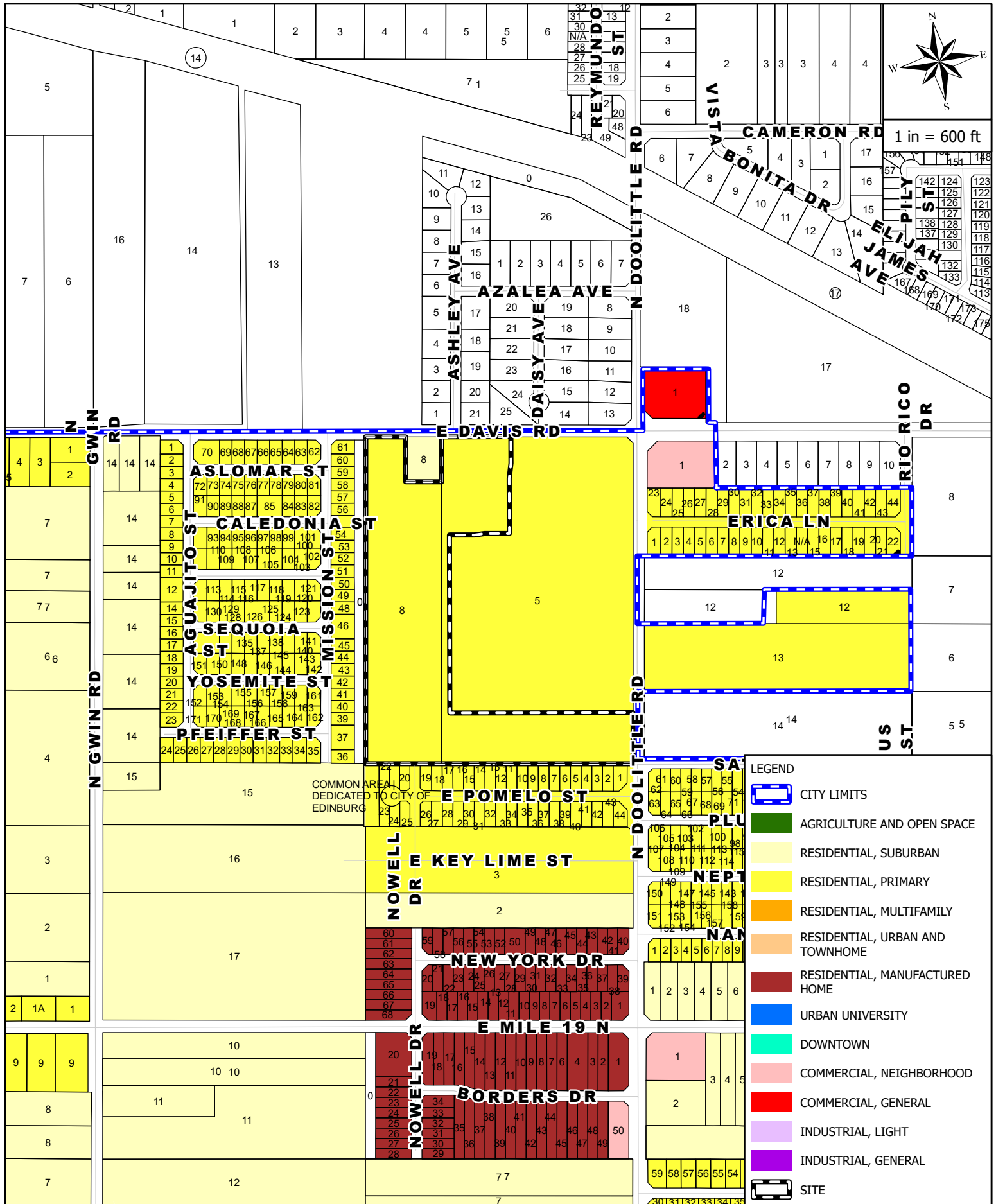
 SITE

 CITY LIMITS



LEGEND

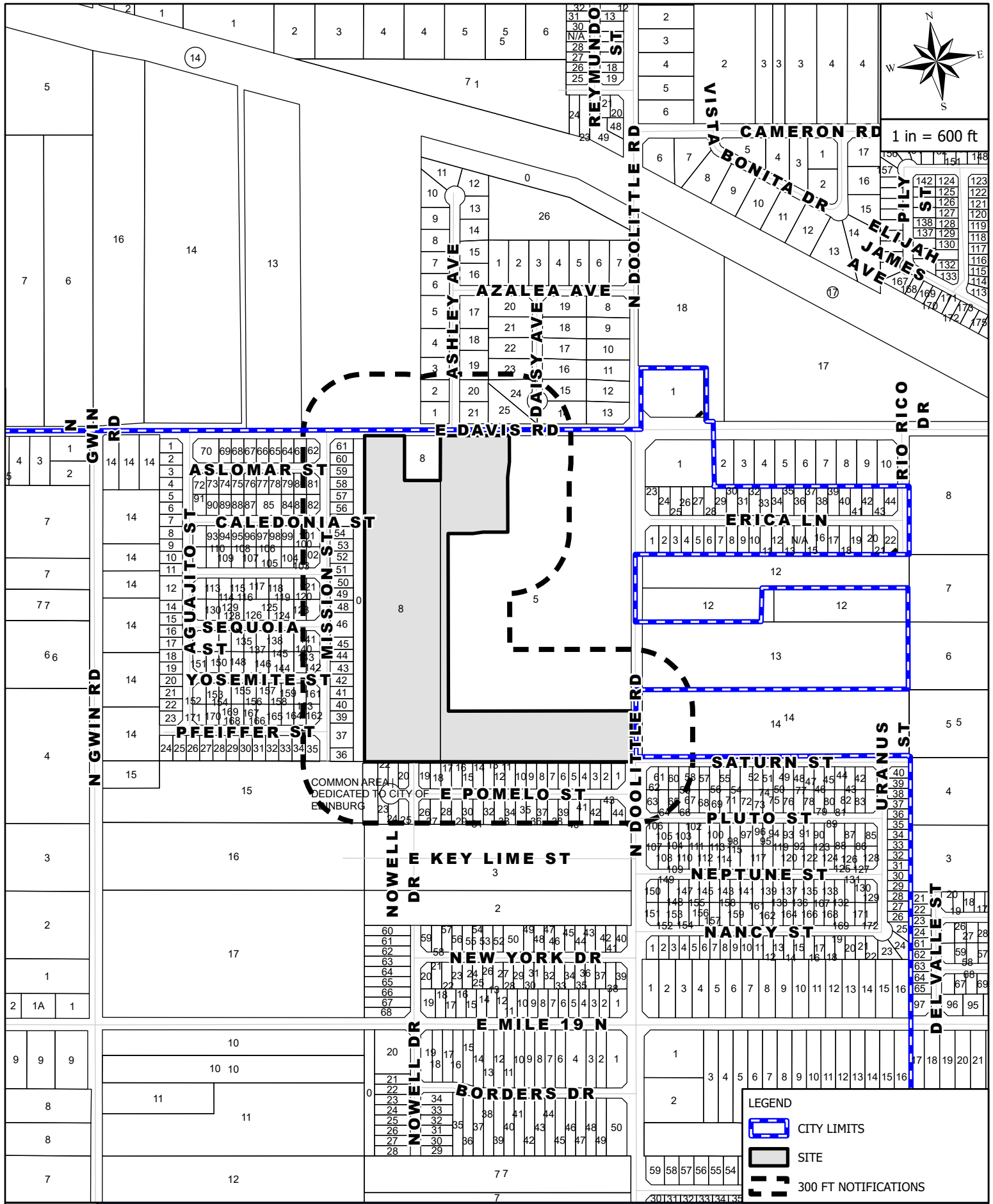
- CITY LIMITS
- SITE

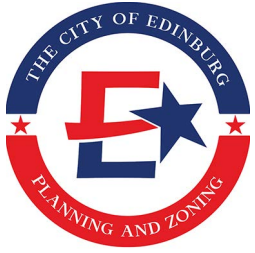


ZONING MAP

2812 E DAVIS RD







Rezoning Request Site Photo

Rio Delta Engineering
2812 E. Davis Road



EXHIBIT B
BOUNDARY SURVEY
TRACT 1 - 22.63 ACRES
OUT OF LOTS 5, 6, 7, 8, AND 9, BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3
VOLUME 9, PAGE 3,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

SCALE: 1" = 200'
BEARING BASIS
TX STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA
SYSTEMS NETWORK

VILLAMUEVA PROPERTIES
AND INVESTMENTS, LLC
19.36 ACRES

OUT OF LOTS 11 AND 12,
BLOCK 8, SANTA CRUZ
GARDENS UNIT NO. 2,
VOL 8, PAGE 28, M.R.H.C.
DOC# 3413320, O.R.H.C.
SEE
DETAIL "B"

NW CORNER
BLOCK 8, LOT 5
SANTA CRUZ GARDENS
UNIT NO.3
COTTON-PICKER-SPINDLE
SET

TWIN LAKE
VOL 25, PAGE 50A, M.R.H.C.

VISTA BONITA NO. 3
VOL 29, PAGE 133A, M.R.H.C.

P.O.B.
NORTHEAST CORNER OF OUR
TRACT
N:16654214.0725
E:1108261.4740

P.O.C.
NE CORNER
BLOCK 8, LOT 5
SANTA CRUZ GARDENS
UNIT NO.3
COTTON-PICKER-SPINDLE
FOUND
N:16654120.3000
E:1108879.6130

AMI W.KELLEN,
TRUSTEE OF THE KELEN
FAMILY TRUST
DOOLITTLE DG LOT 1
3120095, M.R.H.C.

50.00' EXIST.
R.O.W.
VOL.40,PG1
M.R.H.C.
DOC.#3120095
M.R.H.C.

DAVIS ROAD
VILLAS DE SANTA CRUZ
VOL 40, PAGE 1, M.R.H.C.

VILLAS DE SANTA CRUZ
UT NO. 2
DOC# 3016916, M.R.H.C.

SALOME M. BARRIENTOS,
BLANCA ESTELLA BARRIENTOS
5.00 ACRES, OUT OF LOT 12,
BLOCK 8, SANTA CRUZ GARDENS
UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
DOC# 386212, O.R.H.C.

MARIVEL CORREA,
5.00 ACRES, OUT OF LOT 12,
BLOCK 8, SANTA CRUZ
GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.

REBEKAH JANELLE VALDEZ,
10.09 ACRES, OUT OF LOT 13,
BLOCK 8, SANTA CRUZ GARDENS UNIT
NO. 3,
VOL 9, PAGE 3, M.R.H.C.
3184217 O.R.H.C.

NAPOLEON VILLARREAL & SOYLA,
10.09 ACRES, OUT OF LOT 14,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL 9, PAGE 3, M.R.H.C.
VOL 2018, PAGE 717 O.R.H.C.

CITY OF EDINBURG
55.00' DRAIN
DITCH R.O.W.
DEDICATED BY VOL
55, PG 155
M.R.H.C.

TRACT 1
22.63 ACRES

0.35 ACRES IN DAVIS RD. R.O.W.
0.19 IN DOOLITTLE ROAD R.O.W.
22.09 ACRES NET

CITY OF EDINBURG
55.00' DRAIN
DITCH R.O.W.
DEDICATED BY VOL
55, PG 155
M.R.H.C.

TRACT 1

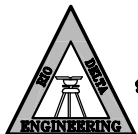
RG ENTERPRISES LLC
18.79 A.C
DOC.#3462120
O.R.H.C.

SURVEYOR'S NOTES:

1) 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.

2) THE PROPERTY SHOWN IS IN ZONE X AND ZONE AE,
AREAS OF MINIMAL FLOODING, AS DETERMINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED
ON FIRM MAP NO. 480334 0325D, DATED JUNE 6, 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 2025, 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".



RIO DELTA ENGINEERING

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

DATE: JAN 2025

PROJECT: SUB 21 052

PAGE: 1 OF 1

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE



TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

b. RIGHT OF WAY EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION DATED NOV 5, 1957, RECORDED
IN VOL 903, PG 281, DEED RECORDS HIDALGO COUNTY, TEXAS. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT
PLOTTABLE)

c. RIGHT OF WAY EASEMENT GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION DATED OCT 25, 1957,
RECORDED IN VOL 903, PG 284, DEED RECORDS HIDALGO COUNTY TEXAS. (AFFECTS SUBJECT PROPERTY, BLANKET IN
NATURE NOT PLOTTABLE)

d. RIGHT OF WAY EASEMENT GRANTED TO NORTH ALAMO WATER SUPPLY CORPORATION DATED APRIL 22, 1988 RECORDED IN
VOL 2594, PG 421 (AFFECTS SUBJECT PROPERTY, PLOTTED)

e. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOL 9, PG 3, MAP
RECORDS HIDALGO COUNTY, TEXAS, AND DEDICATION DATED JAN 31, 1947, FILLED FOR RECORD ON FEBRUARY 25, 1947 IN
THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOL 602, PG 460, DEED RECORDS HIDALGO COUNTY,
TEXAS. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE)

f. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF SANTA CRUZ WATER DISTRICT No. 15. (AFFECTS SUBJECT
PROPERTY, BLANKET IN NATURE NOT PLOTTABLE)

g. EASEMENTS OR CLAIMS OF EASEMENTS WHICH ARE NOT PART OF THE PUBLIC RECORD. (AFFECTS SUBJECT
PROPERTY, BLANKET IN NATURE NOT PLOTTABLE)

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT
FOR TITLE INSURANCE WITH GF No. 106778, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED
DECEMBER 12, 2024.



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 2/26/2026

— SUBDIVISION VARIANCE —

PALMA RANCH SUBDIVISION PHASE I

1. **Agenda Item:** Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301 Dedication of Improvements for Palma Ranch Subdivision Phase I, being a 28.20 acres tract of land out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 N. Alamo Road, As Requested By Paul Christopher Arthur
2. **Description/Scope:** The property is located on the west side of N. Alamo Road and approximately 342 feet north of E. Richardson Road. The property was annexed into the City of Edinburg on August 20, 2024. The proposed development is currently going through the subdivision process and the proposed development consists of 36 single-family residential lots. The property is zoned Residential, Urban and Townhome (RU) District. Paul Christopher Arthur, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Section 5.301

This requested variance is to Article 5, Section 5.301 as it applies to Dedication of Improvements. The developer is requesting to not widen or escrow the road due to Alamo Road being a TxDOT road. The applicant states the widening of Alamo Road will have an economic hardship on the project, as it will not be feasible. The City of Edinburg has N. Alamo Road classified as an Existing Principal Arterial, for a total right-of-way requirement of One Hundred Twenty (120) feet. Based on the current state of N. Alamo Road the developer is required to dedicate and widen twenty (20) feet.

Staff's Recommendation: Staff recommends denial of the variance request. Article 5 Section 5.301 Dedication of Improvements states that proposed developments shall appropriately dedicate streets, alleys, and other right-of-way for the purpose they are intended to serve. 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

UNIFIED DEVELOPMENT CODE

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

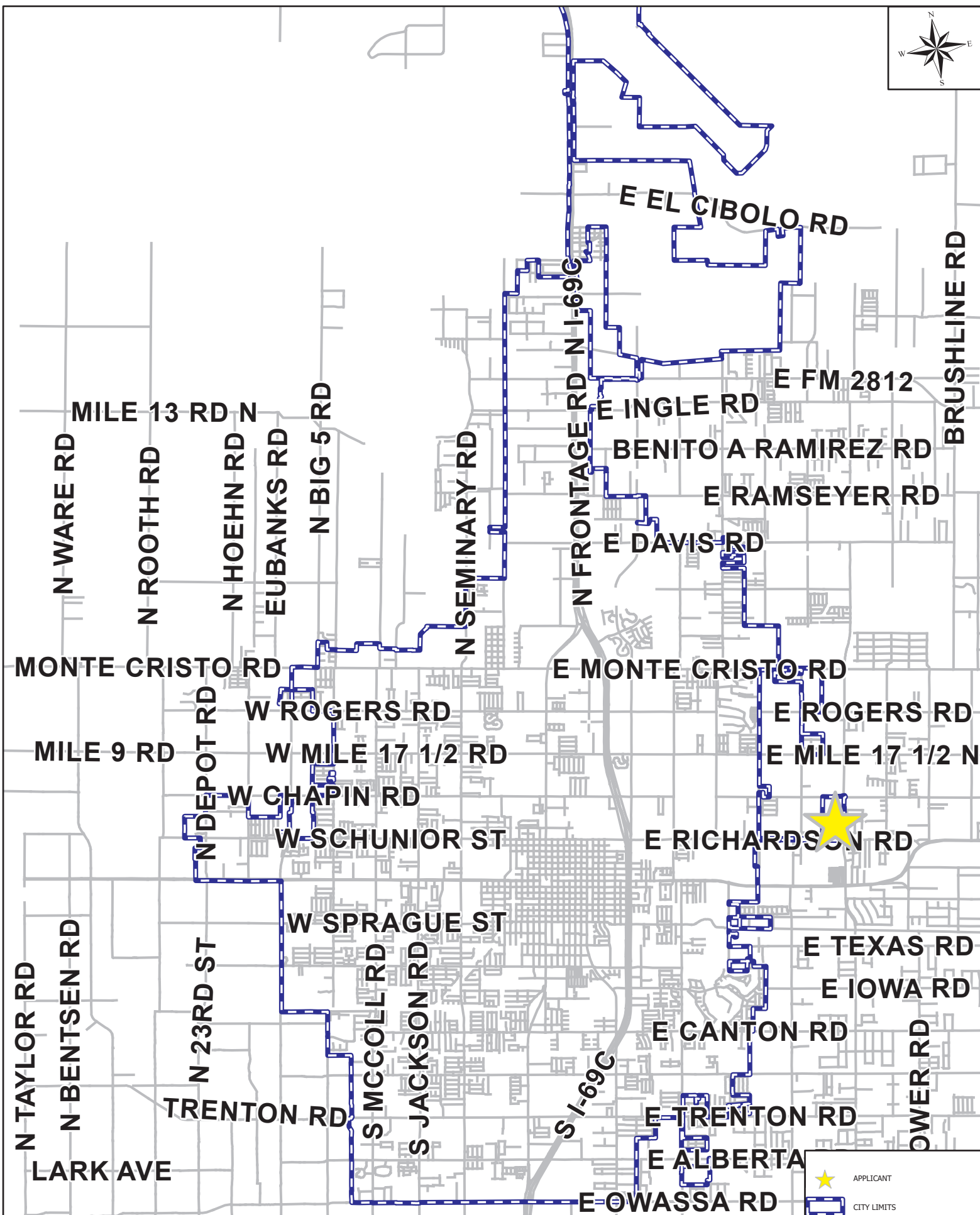
ARTICLE 5 - SUBDIVISION STANDARDS

Division 5.300, Public Improvements Dedication and Acceptance

Sec. 5.301, Dedication of Improvements

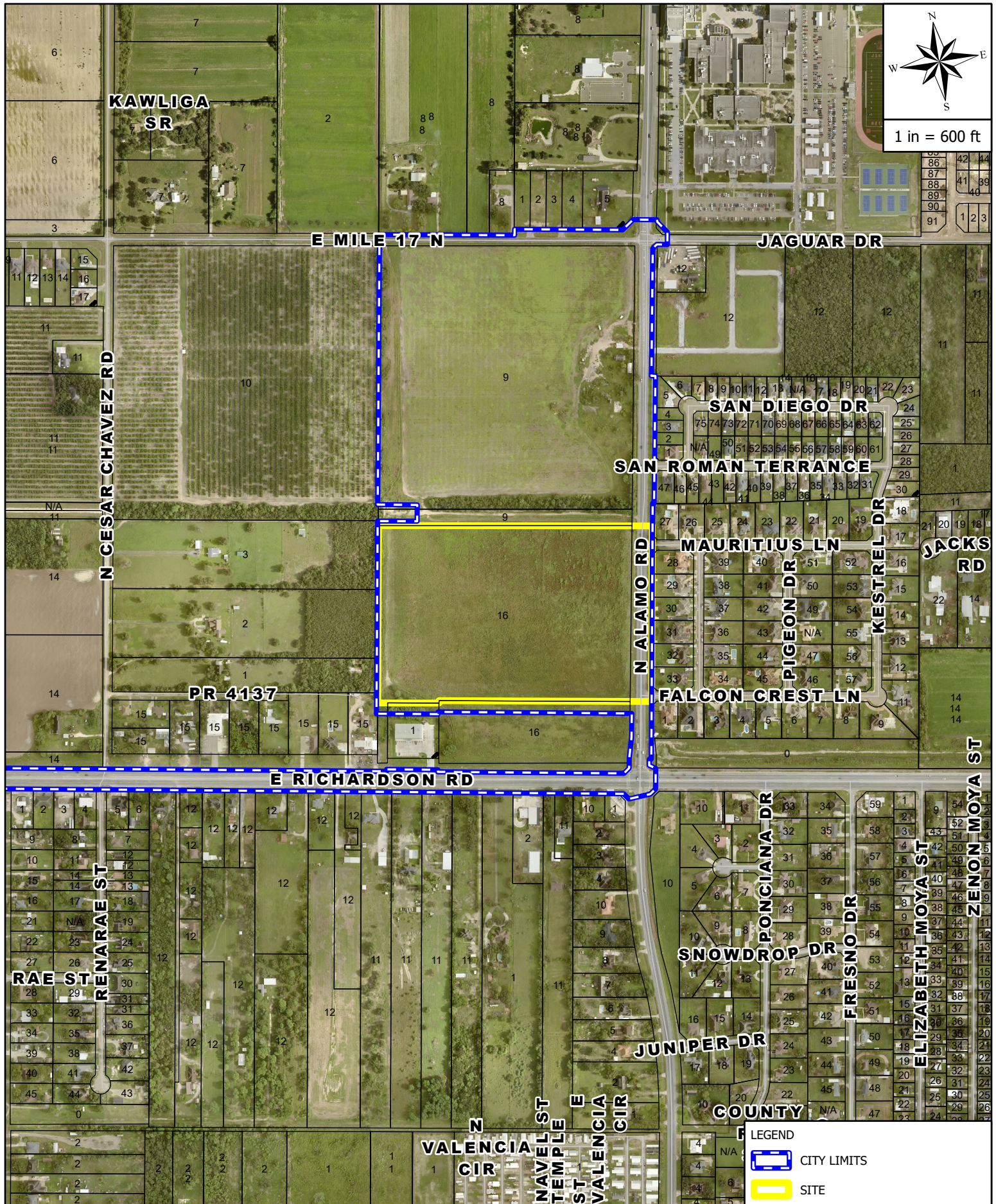
A. Streets and Rights-of-Way.

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

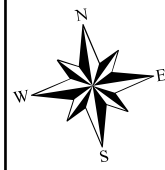


APPLICANT

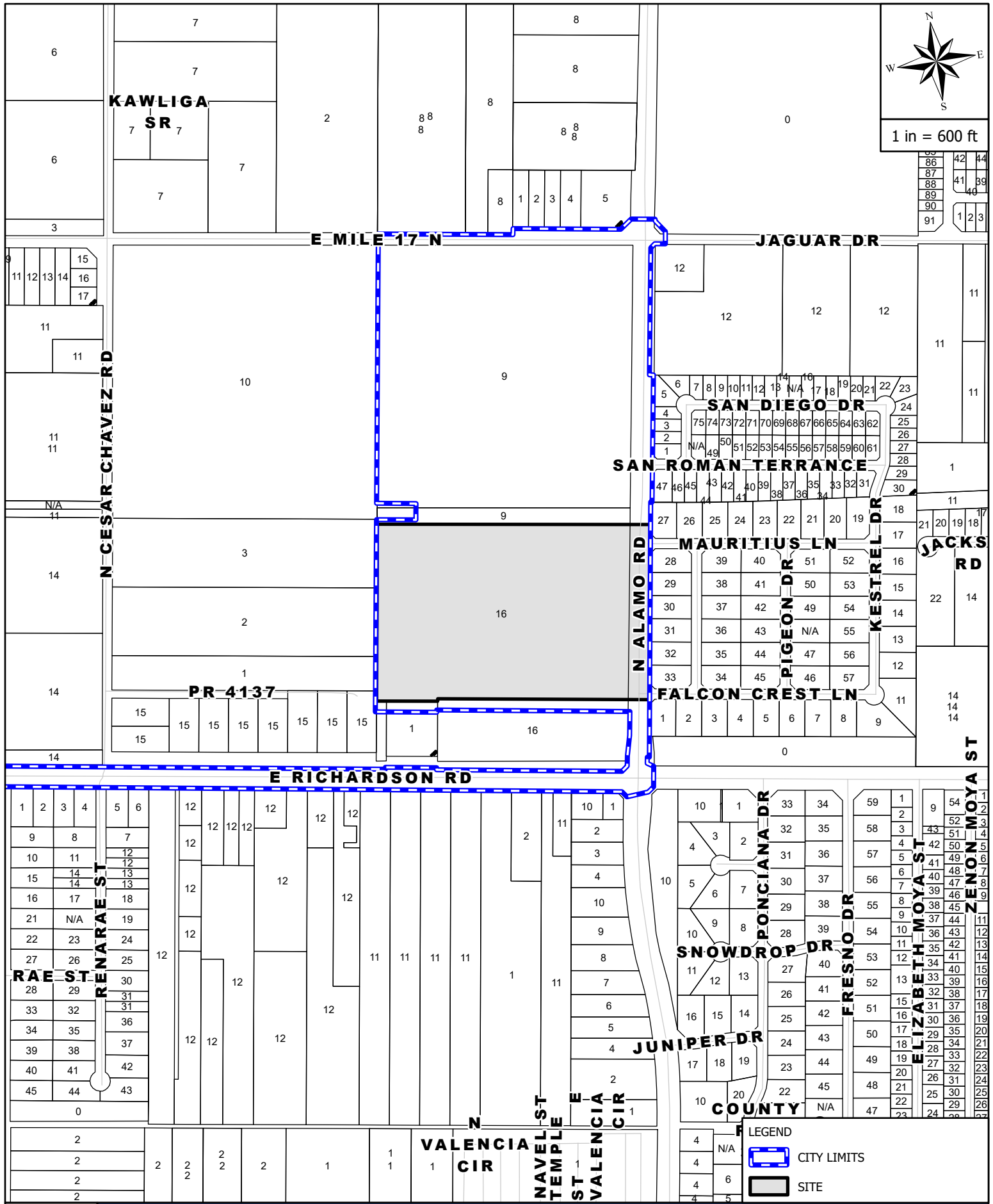
CITY LIMITS



AERIAL MAP
1101 N ALAMO RD



1 in = 600 ft



LEGEND

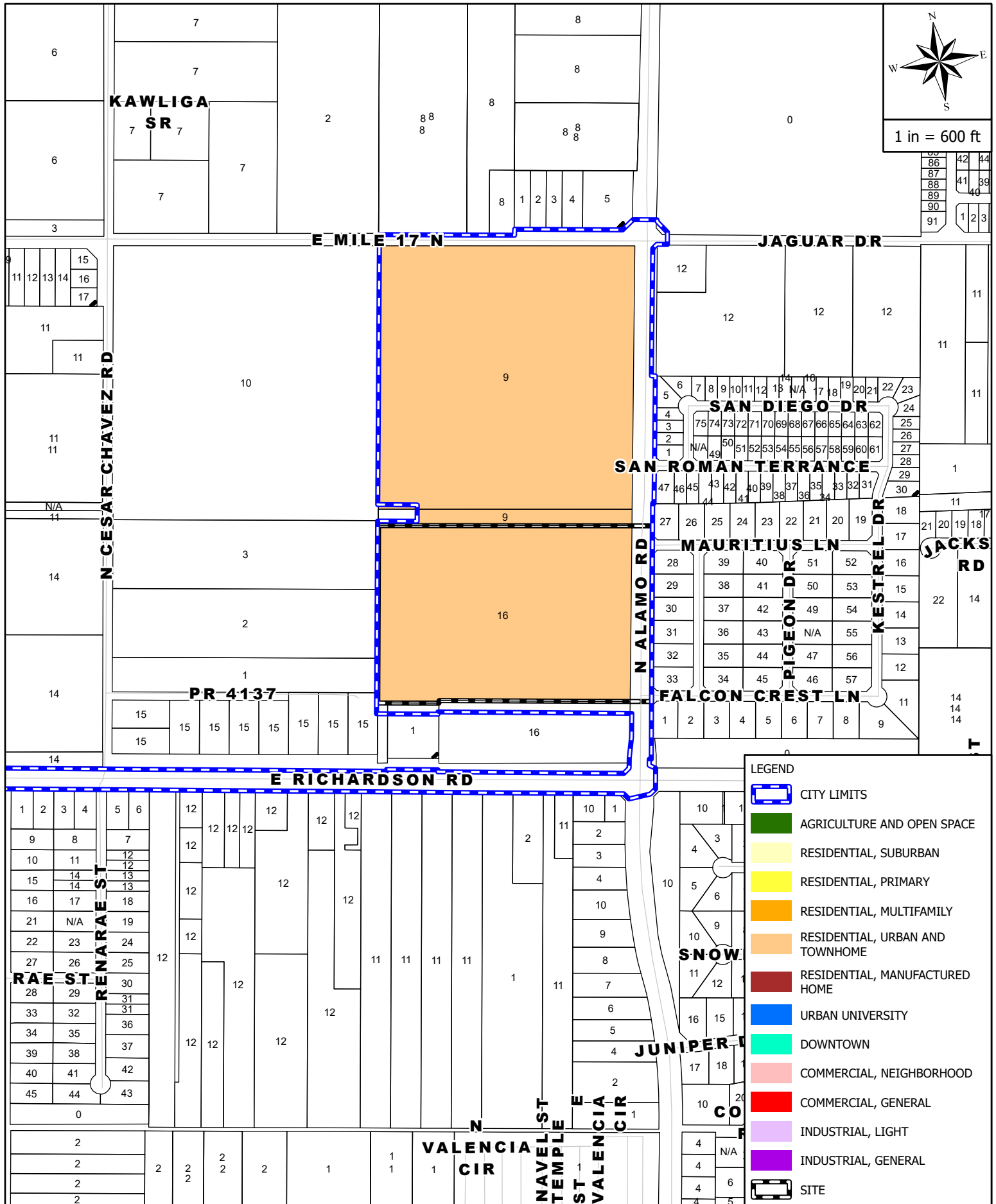
CITY LIMITS

SITE



MAILOUT AND SITE MAP

1101 N ALAMO RD



ZONING MAP

1101 N ALAMO RD

STATE OF TEXAS
COUNTY OF HIDALGO

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

W.W. ESCONDIDO LP,
PAUL C. ARTHUR, MANAGER
201 W. HILLSIDE ROAD SUITE 7
LAREDO, TEXAS 78041

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PAUL C. ARTHUR, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS, _____ DAY OF _____, 20____,

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

PLANNING & ZONING
COMMISSION CERTIFICATION

"I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS PALMA RANCH 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 _____ DATE _____

PLANNING & ZONING COMMISSION

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 49.21(10). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

IRRIGATION DISTRICT:

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

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

PRESIDENT _____

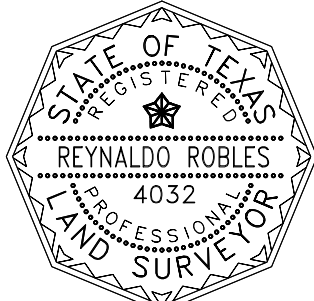
SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

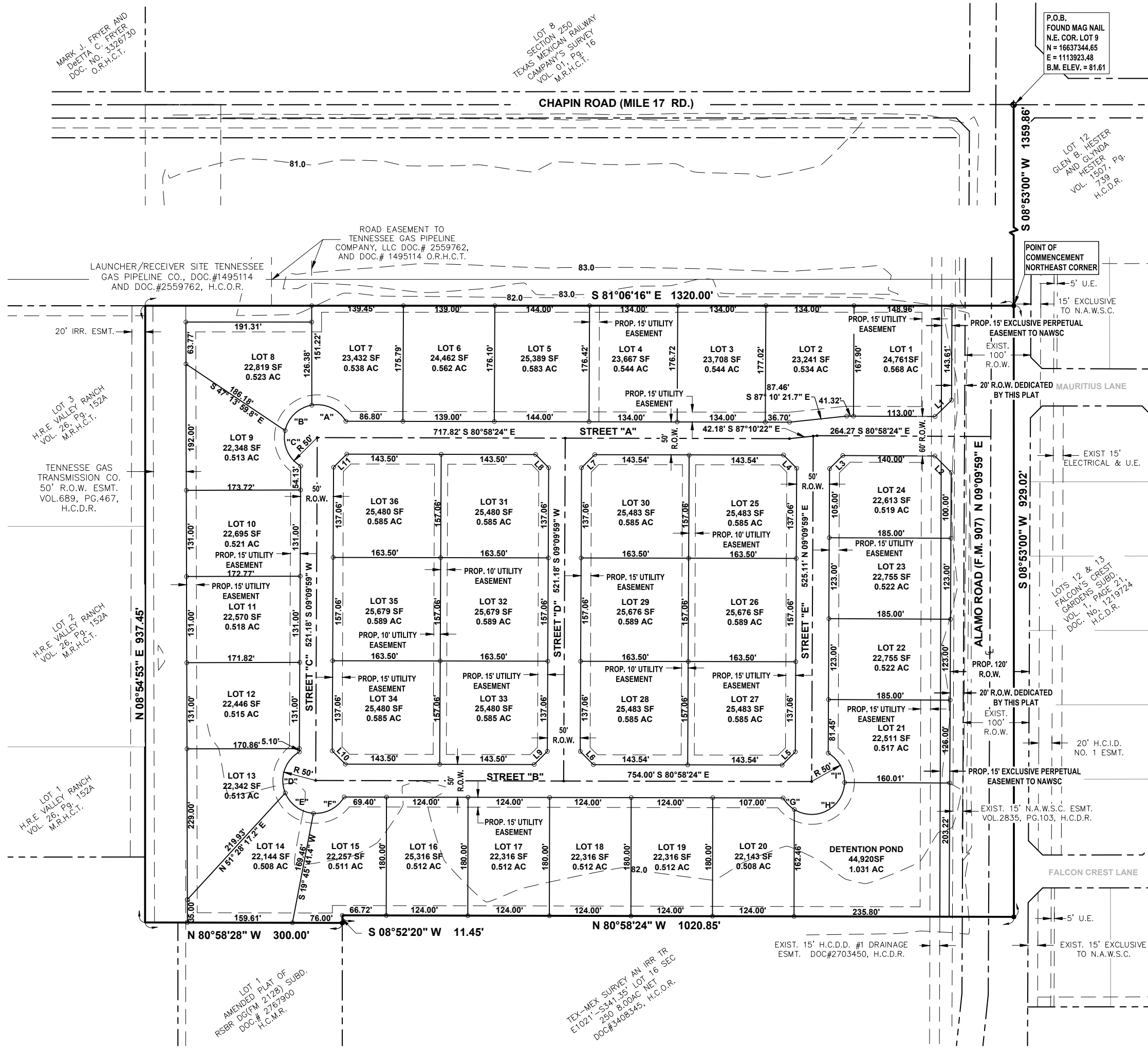
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: PAUL C. ARTHUR	5319 S. McCOLL ROAD	EDINBURG, TX. 78539	(956) 552-1586	
ENGINEER: ROLANDO CRUZ, PE	805 E. VIOLET AVE., STE. 1	MCALLEN, TX. 78504	(956) 682-5022	
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 968-2011



PALMA RANCH SUBDIVISION

BEING 28.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOTS 9 AND 16, SECTION 250, TEXAS-MEXICAN RAILWAY'S COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF FIRM COMMUNITY PANEL NUMBER 480334 0325 D, REVISED TO REFLECT LOWR DATED JUNE 06, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT OR WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:

FRONT.....	20.00 FEET
REAR.....	20.00 FEET
SIDE.....	6.00 FEET
CORNER SIDE.....	10.00 FEET
GARAGE.....	18.00 FEET

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND WHICH EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE THE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME DEVELOPMENT PERMIT APPLICATION.

4. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. ELEV.= 81.61 N.G.V.D. 29 DESCRIPTION: LOCATED AT THE FOUND MAG NAIL AT THE INTERSECTION OF CHAPIN ROAD (MILE 17 ROAD) AND ALAMO ROAD.

5. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF: 146,241 CUBIC- FEET OR 3.36 ACRE- FEET OF STORM WATER RUNOFF.

6. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND ANY OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

7. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS AS REQUIRED ALONG ALAMO ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS DIRECTED BY THE CITY ENGINEER.

8. WATER CCN BELONGING TO N.A.W.S.C. POTABLE WATER TO BE SUPPLIED BY N.A.W.S.C. AND ALL WATER FEES SHALL BE PAID TO N.A.W.S.C. BY DEVELOPER.

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/ OR ROADSIDE DITCH AT 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES. APPENDIX 3.1.4.

10. ALL LOT CORNERS MARKED WITH SET 1/2" IRON ROD WITH A PLASTIC CAP.

11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. NO ENTRY/ACCESS TO ALAMO ROAD FROM LOTS 1 AND 21-24.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THE SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING OSSF ON ALL LOTS.

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL FOR DOMESTIC SEWERAGE ONLY.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADSORPTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THE SUBDIVISION.

17. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENTS ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN AND BUILDING PERMIT PROCESS.

LEGEND & ABBREVIATIONS

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "R&A"
- ▲ FOUND COTTON PICKER SPINDLE
- PROPOSED PROPERTY CORNERS

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

H.C.D.R. - HIDALGO COUNTY DEED RECORDS

R.O.W. - RIGHT-OF-WAY

N.E. COR. - NORTHEAST CORNER

S.Q. FT. - SQUARE FEET

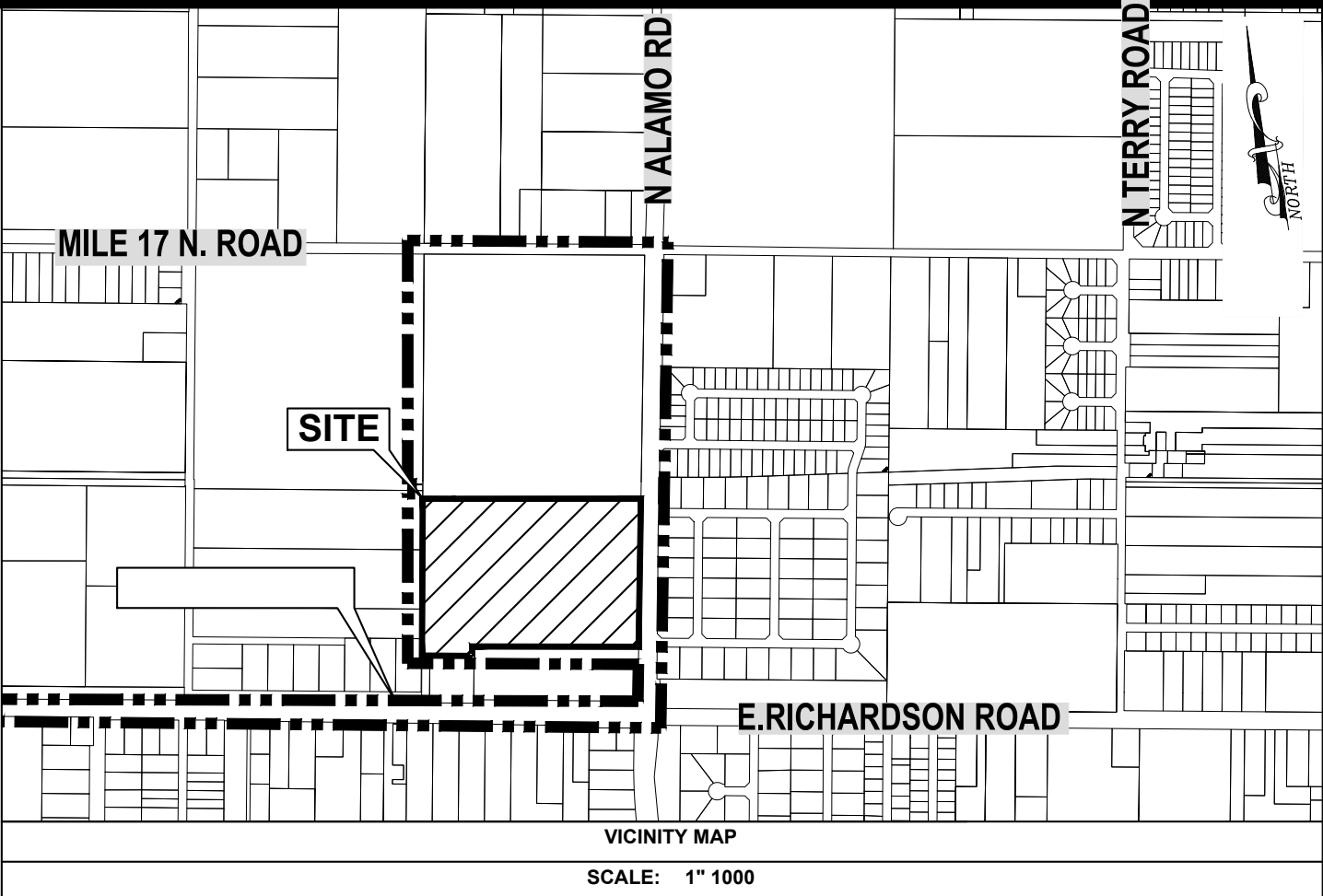
U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT

D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT

- ROAD CENTER LINE

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	69°38'30.84"	50.00'	34.76'	60.77'	57.10'
"B"	68°06'27.36"	50.00'	33.79'	59.44'	56.00'
"C"	72°06'26.28"	50.00'	36.40'	62.93'	58.85'
"D"	82°35'51.72"	50.00'	43.92'	72.08'	66.00'
"E"	63°46'21.72"	50.00'	31.11'	55.65'	52.82'
"F"	63°46'21.72"	50.00'	31.11'	55.65'	52.82'
"G"	28°15'33.84"	50.00'	12.59'	24.66'	24.41'
"H"	120°09'43.56"	50.00'	86.89'	104.86'	86.67'
"I"	61°26'2.76"	50.00'	29.71'	53.61'	51.08'

LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N54°10'2.9"E	35.35'
L2	N35°49'57.1"W	35.35'
L3	N54°10'2.9"E	28.28'
L4	N35°54'16.9"W	28.28'
L5	S54°05'43.1"W	28.28'
L6	N35°54'16.4"W	28.28'
L7	N53°57'30.0"E	28.28'
L8	S35°54'15.9"E	28.28'
L9	S54°01'23.2"W	28.28'
L10	S35°46'20.6"E	28.28'
L11	N54°05'40.9"E	28.28'



VICINITY MAP

SCALE: 1"=1000

METES & BOUNDS

BEING 28.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOTS 9 AND 16, SECTION 250, TEXAS-MEXICAN RAILWAY'S COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, AND SAID 28.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9;

THENCE, SOUTH 8°53'00" WEST, WITH THE EAST LINE OF SAID LOT 9 IN THE RIGHT OF WAY OF ALAMO ROAD F.W. 907, AT A DISTANCE OF 1320.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 9 AND THE NORTHEAST CORNER OF SAID LOT 16, AND CONTINUING WITH THE EAST LINE OF SAID LOT 16 FOR A TOTAL DISTANCE OF 1359.86 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

COMMENCING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°53'00" WEST, 929.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 80°58'24" WEST, 1020.85 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, SOUTH 8°52'20" WEST, 11.45 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 80°58'28" WEST, 300.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°54'53" EAST, 937.45 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°06'16" EAST, 1320.00 FEET TO THE POINT OF COMMENCEMENT AND THE NORTHEAST OF SAID TRACT CONTAINING 28.20 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE, HEREFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIEN, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____ 20____.

W.W. ESCONDIDO LP,
PAUL C. ARTHUR, MANAGER
201 W. HILLSIDE ROAD SUITE 7
LAREDO, TEXAS 78041



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

PALMA RANCH SUBDIVISION

DATE OF PREPARATION: JUNE 09, 2025



CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen Harlingen Weslaco
TBE FIRM REGISTRATION NO: F-4860



STAFF REPORT: LAS FUENTES HEIGHTS AT RINCON SUBDIVISION

Date Prepared: February 17, 2025
Planning and Zoning Meeting: February 26, 2026
Final Plat Approval

Subject: Consider the Final Plat approval of Las Fuentes Heights at Rincon Subdivision, being a 3.152 acre tract of land out of Lot 3, Block 1, A.J. McColl Subdivision, located at 2400 W. Canton Road, As Requested By SDI Engineering.

Location: The property is located on the south side of Canton Road, east of Allen Drive, and within the City of Edinburg, city limits.

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

Setbacks: Setbacks stated on Final Subdivision Plat are as follows: Front 20 ft., Side 0 ft., Side Corner 10 ft, and Rear 20 ft.

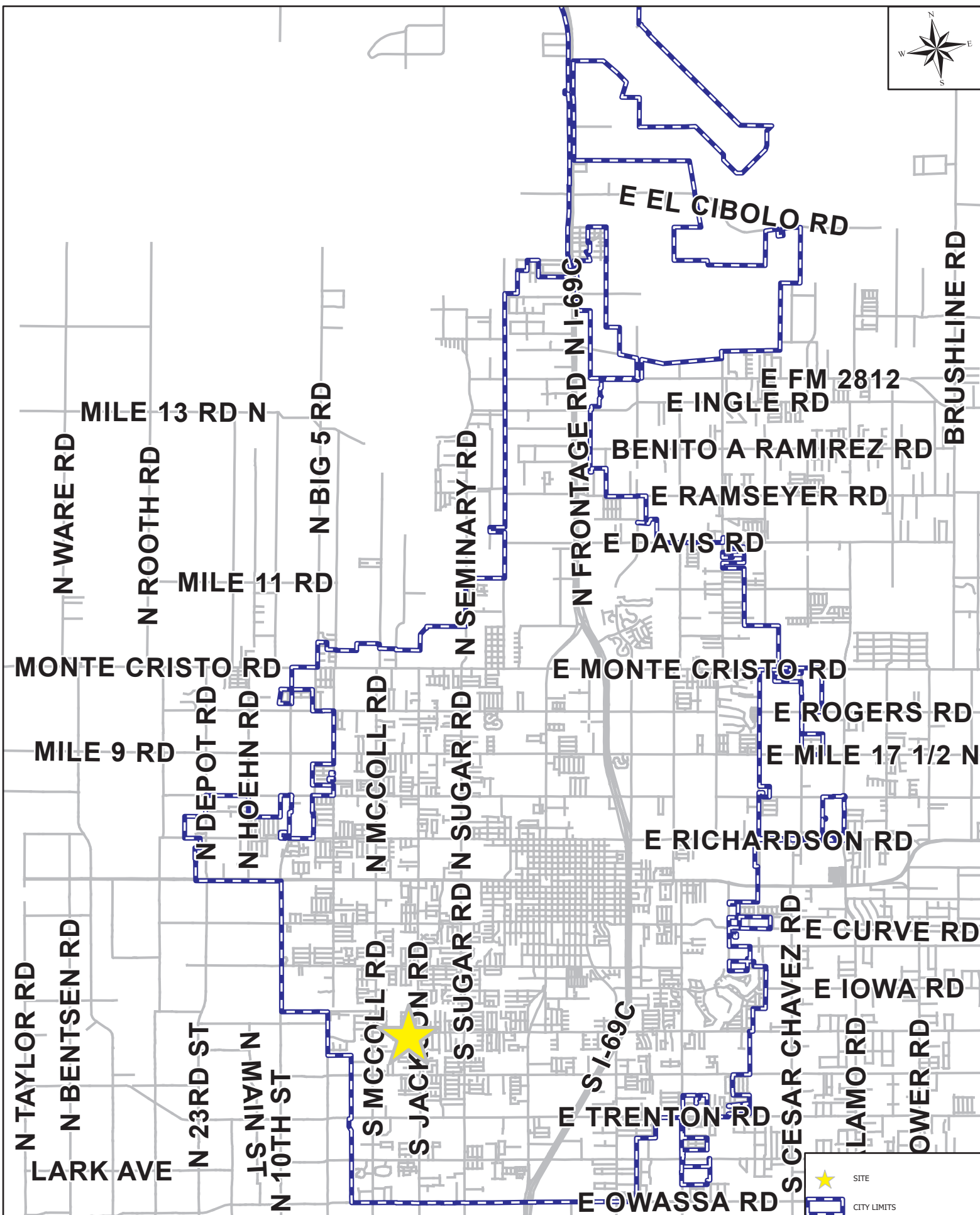
Analysis: The Final Plat development consists of 26 Single-Family Residential lots averaging approximately 2,400 square feet.

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

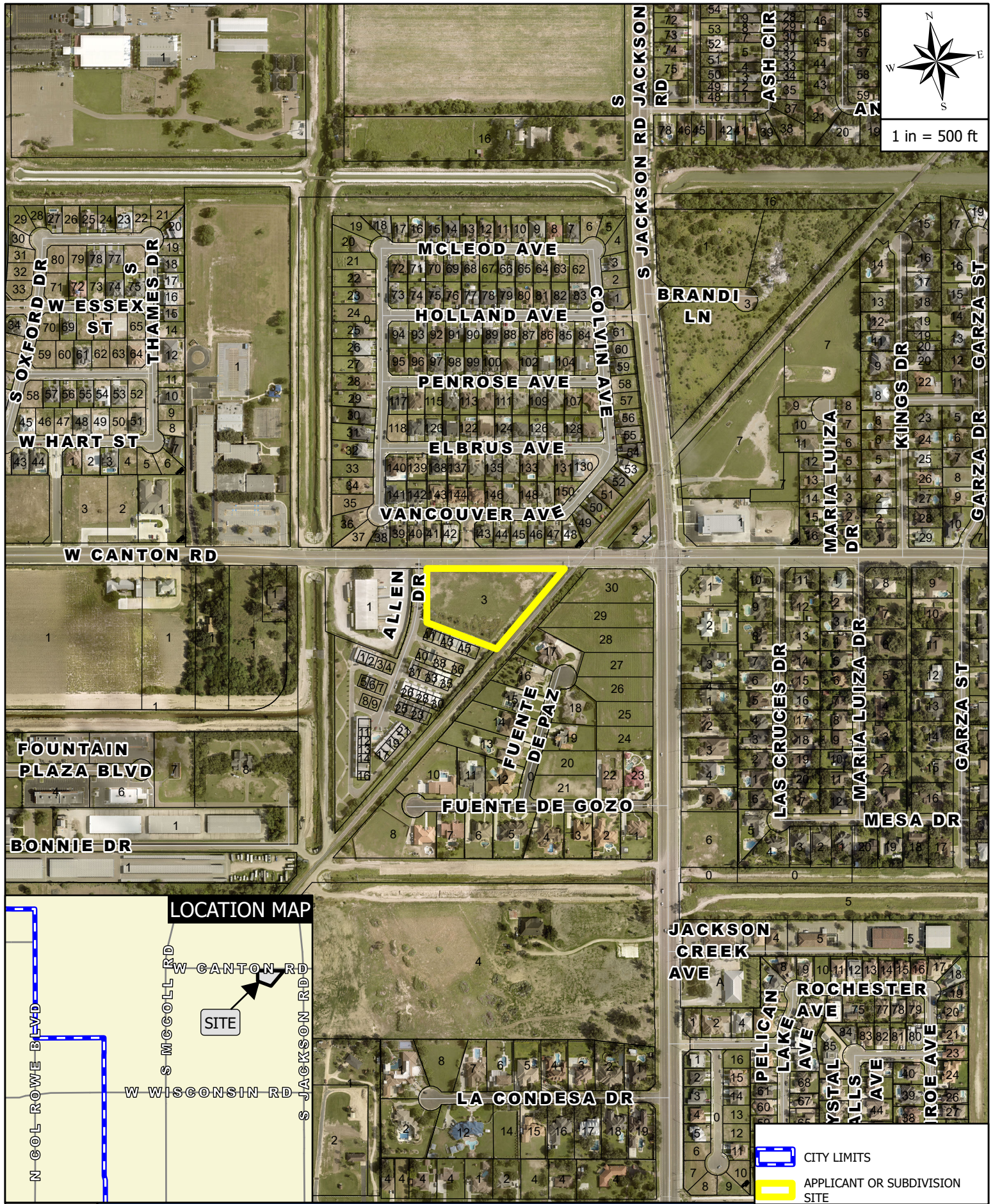
Recommendations:

City of Edinburg Planning & Zoning Department:

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



★ SITE
CITY LIMITS



1 in = 500 ft

LOCATION MAP

SITE

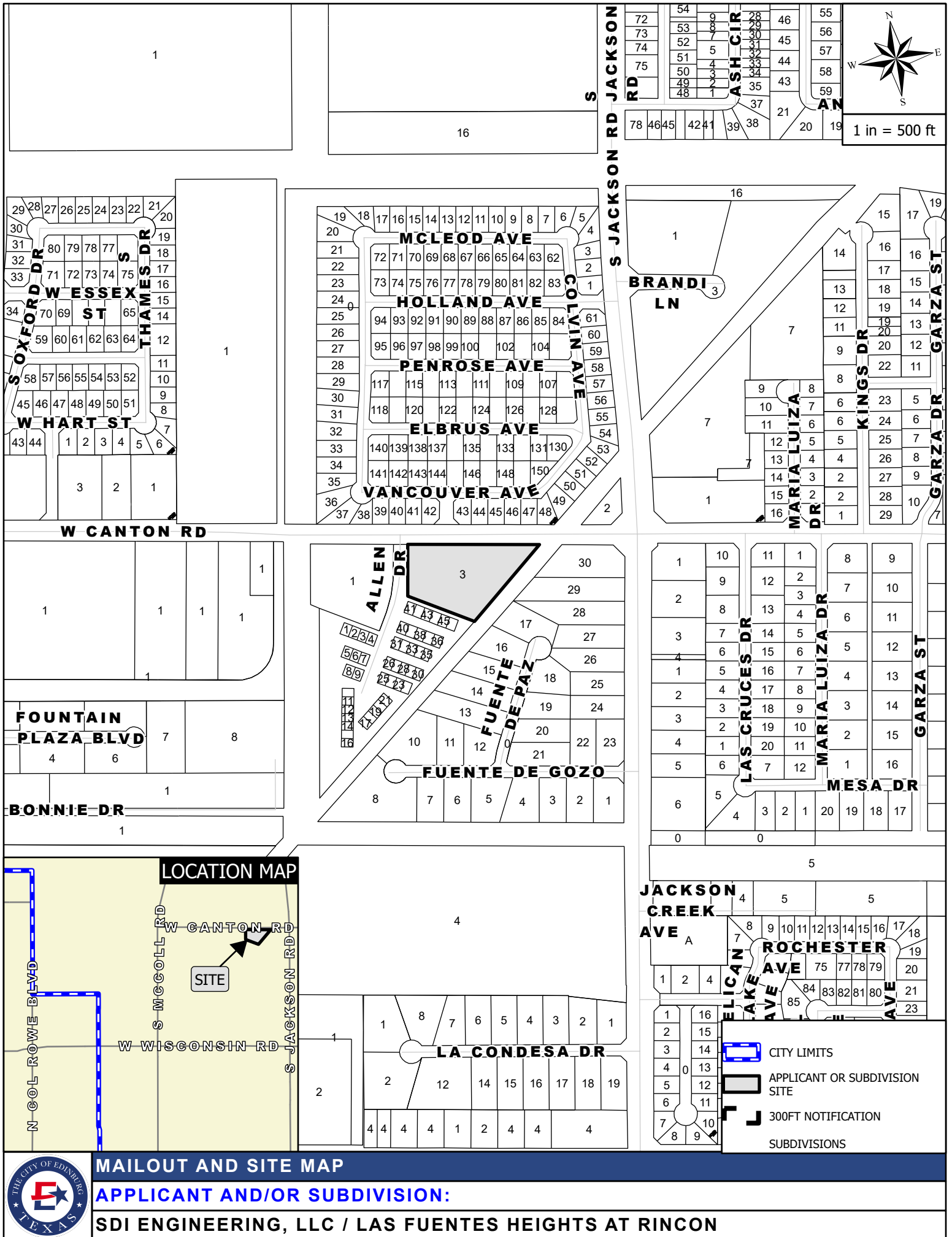
AERIAL MAP

AERIAL

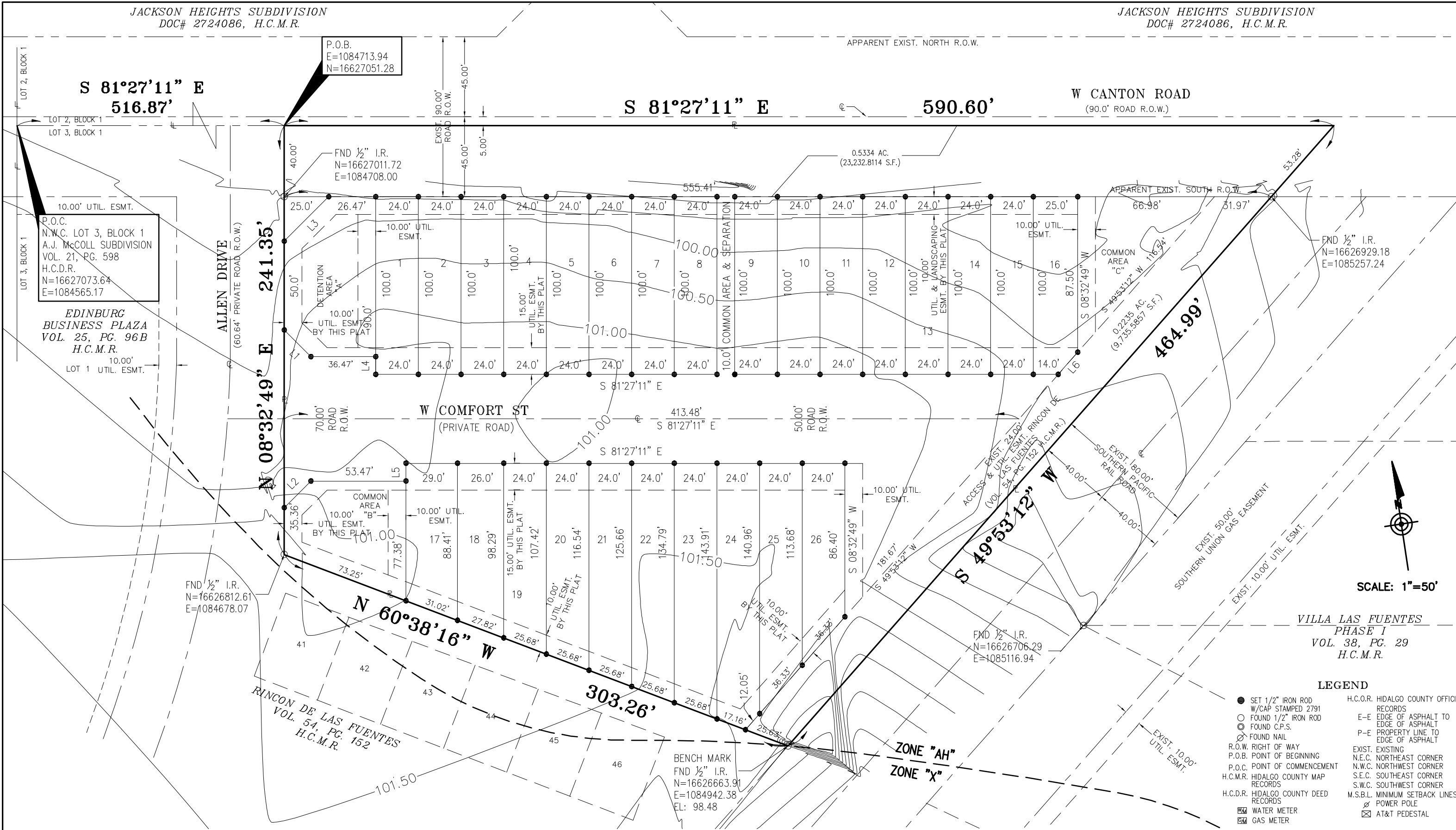
APPLICANT AND/OR SUBDIVISION:

SDI ENGINEERING, LLC / LAS FUENTES HEIGHTS AT RINCON









STATE OF TEXAS
COUNTY OF HIDALGO

I, BF DEVELOPMENT LLC, ULISES GUERRERO AND WIFE ROCIO KARINA GUTIERREZ DE HOYOS, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS FUENTES HEIGHTS AT RINCON SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISED UNDER SAID CITY, THE EASEMENTS SHOWN AND THE USE OF PRIVATE STREETS AND EASEMENTS SHOWN. THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

BF DEVELOPMENT LLC
ULISES GUERRERO
3508 SAN EFRAIN
MISSION, TEXAS 78572

BF DEVELOPMENT LLC
WIFE ROCIO KARINA GUTIERREZ DE HOYOS
3508 SAN EFRAIN
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES ON _____

APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS FUENTES HEIGHTS AT RINCON 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____.

PLANNING & ZONING COMMISSION CHAIRPERSON

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

CITY OF EDINBURG, MAYOR

DATE _____

CITY SECRETARY

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY OR EASEMENTS.

PRESIDENT

ATTEST:

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

ISRAEL POSADAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89435

DATE _____



SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER
2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH. (956) 287-3697 FAX
INFO@SDI-ENGINEERING.COM
TBP REG. NO. F-13016



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

ON _____ AM/PM
INSTRUMENT NUMBER _____ PAGE _____
RECORDED IN VOL. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL SUBDIVISION PLAT NOTES

1. PROPOSED SETBACKS AS PER RESIDENTIAL, URBAN AND TOWNHOME PRIMARY:
FRONT: 20.00 OR GREATER FOR EASEMENT
SIDE: 0.00 OR GREATER FOR EASEMENT
REAR: 20.00 OR GREATER FOR EASEMENT
SIDE CORNER: 10.00 ONLY FOR LOT 17 OR GREATER FOR EASEMENT

2. FLOOD ZONE STATEMENT: ZONE "AH", WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARDS ARE DETERMINED. (ELEV. 99.00), AS PER COMMUNITY-PANEL NUMBER: 480338 0030 E MAP REVISED JUNE 6, 2000 REVISED TO REFLECT LOMR DATED MAY 14, 2001. CLMOR-F CASE NUMBER 23-06-2401A.

3. BENCH MARK DESCRIPTION: HALF INCH IRON ROD FOUND AT THE APPARENT SOUTHEAST CORNER OF LAS FUENTES HEIGHTS AT RINCON SUBDIVISION, WITH AN ELEVATION OF 98.48.
E=1084942.38 N=16626663.91

4. A FIVE FOOT (5.0') SIDEWALK IS REQUIRED ON ALL INTERNAL STREET AT THE BUILDING PERMIT STAGE.

5. A FIVE FOOT (5.0') FOOT SIDEWALK IS REQUIRED ALONG CANTON ROAD & ALLEN ROAD DURING BUILDING CONSTRUCTION WITH ADA RAMPS.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 13,739.12 CUBIC-FEET OR 0.315 ACRE-FEET OF STORM WATER RUNOFF FOR THIS SUBDIVISION.

7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.

8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.

9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) 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.

10. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION WHICHEVER IS GREATER. BASE FLOOD ELEVATION AT 99.00

11. A 50% (\$300.00) OF PARKLAND FEE WILL BE DUE AT BUILDING PERMIT STAGE FOR RESIDENTIAL LOTS ONLY.

12. 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.

13. NO ACCESS IS ALLOWED ONTO CANTON ROAD FOR LOTS 1-16, ENTRANCE SHALL BE OFF INTERNAL STREET (PRIVATE ROAD).

14. NO MORE THAN ONE SINGLE FAMILY TOWNHOUSE DWELLING SHALL BE LOCATED ON EACH LOT.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

16. ALL LOTS SHALL BE FOR TOWNHOUSE RESIDENTIAL USE ONLY.

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

18. WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BE DEVELOPMENT, LLC, SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

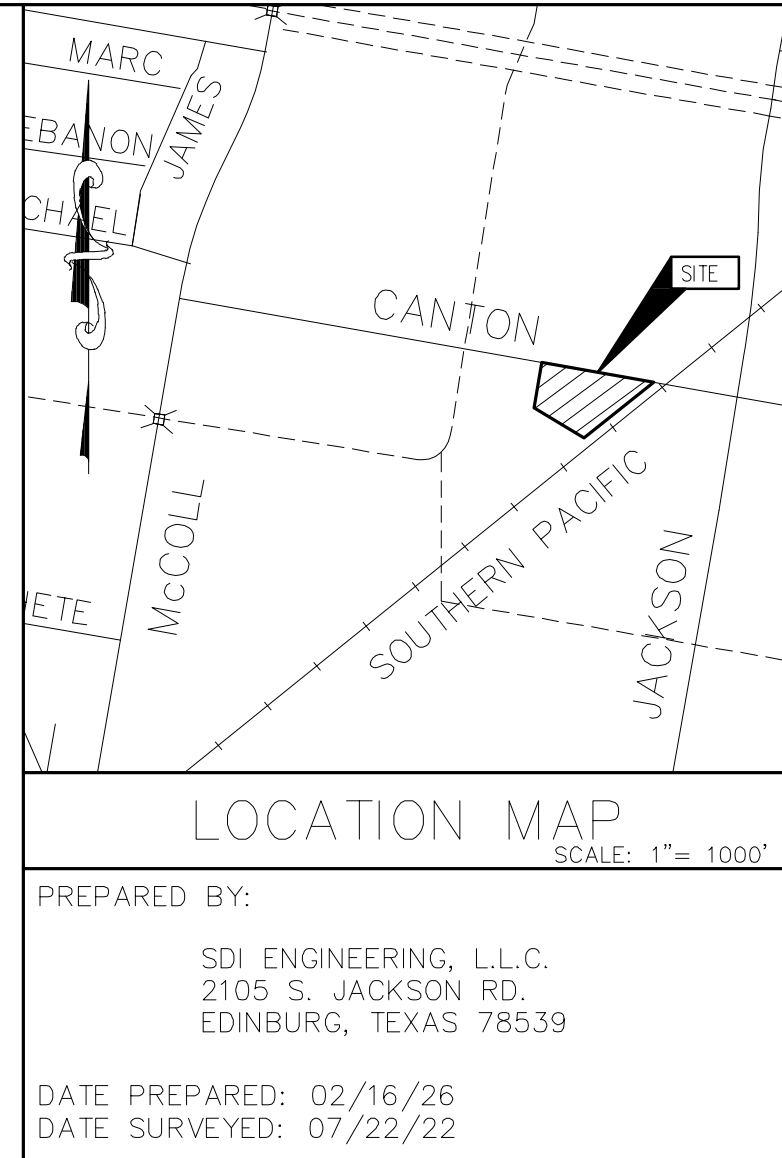
19. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT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

20. DRAINAGE DETENTION LOT "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LAS FUENTES HEIGHTS AT RINCON SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

21. DETENTION AREA "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR LAS FUENTES HEIGHTS AT RINCON SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAIN BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

22. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

23. 10.0' MINIMUM BUILDING SEPARATION IS REQUIRED BETWEEN LOTS 8 & 9. NO FENCES ARE ALLOWED TO BLOCK ANY ACCESS TO THE REAR.



**PLAT OF
LAS FUENTES HEIGHTS AT
RINCON SUBDIVISION
A 3.152 ACRE TRACT OF LAND
OUT OF LOT 3, BLOCK 1, A.J. &
MCCOLL SUBDIVISION
AS PER MAP OR PLAT RECORDED
IN VOLUME 21, PAGE 598
H.C.D.R.
CITY OF EDINBURG**

METES AND BOUNDS DESCRIPTION
3.152-ACRE

A 3.152-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 3, BLOCK 1, A.J. & MCCOLL SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 298, DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF EDINBURG ON THE SOUTH SIDE OF CANTON ROAD APPROXIMATELY 354 FEET WEST OF JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE (N:16627073.64, E:1084565.17) WITHIN THE APPARENT EXISTING 90-FOOT RIGHT-OF-WAY OF SAID CANTON ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE, SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, WITHIN THE SAID CANTON ROAD EXISTING 90-FOOT RIGHT-OF-WAY AND THE APPARENT NORTH LOT LINE OF SAID LOT 3, A DISTANCE OF 516.87 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 3.152-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 3.152-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, PARALLEL AND 5.00 FEET SOUTH OF THE APPARENT EXISTING 90-FOOT RIGHT-OF-WAY CENTERLINE OF SAID CANTON ROAD, AND THE SAID LOT 3 NORTH LOT LINE AND OF SAID 3.152 ACRE TRACT, A DISTANCE OF 590.60 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 3.152-ACRE TRACT;

THENCE, SOUTH 49 DEGREES 53 MINUTES 12 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 53.28 FEET PAST A NO. 4 REBAR FOUND (N: 16626929.28, E: 1085257.24) ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CANTON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.99 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 60 DEGREES 38 MINUTES 16 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 303.26 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 32 MINUTES 49 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID 3.152 ACRE TRACT, A DISTANCE OF 201.35 FEET PAST A NO. 4 REBAR FOUND ON THE SAID CANTON ROAD EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 241.35 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 3.152 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.152 ACRES OF LAND, OF WHICH 0.5334 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.2235 OF AN ACRE LIES IN EXISTING 24-FOOT ACCESS AND UTILITY EASEMENT (RINCON DE LAS FUENTES, VOLUME 54, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR A NET OF 2.3951 ACRES, MORE OR LESS.

LINE DATA				LOT AREAS		
				LOT	SQ. FT.	AC.
				"A"	4,207.49	0.097
				"B"	3,610.17	0.083
				"C"	3,367.52	0.077
				1-8 & 10-15	2,400.00	0.551
				9	2,400.00	0.551
				16	2,431.23	0.055
				17	2,403.97	0.055
				18	2,427.11	0.055
LINE	BEARING	DISTANCE	19	2,468.51	0.057	
L1	N 36°27'11" W	21.21'	20	2,687.49	0.062	
L2	N 53°32'49" E	21.21'	21	2,906.46	0.067	
L3	N 53°32'49" E	35.36'	22	3,125.44	0.072	
L4	N 08°32'49" E	10.00'	23	3,344.42	0.077	
L5	N 08°32'49" E	10.00'	24	3,515.34	0.081	
L6	S 49°53'12" W	16.65'	25	3,055.75	0.070	
			26	2,401.02	0.055	

Attendance 2026

[illegible]