



EDINBURG PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

JULY 23, 2026
5:30 PM

1. CALL 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 feel to be appropriate.

5. PUBLIC COMMENTS

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

6. ABSENCES

- A.** Consider excusing the absence of Chairman Jorge Sotelo from the July 9, 2026, regular meeting.
- B.** Consider excusing the absence of Board Member Ruby Casas from the July 9, 2026, regular meeting.
- C.** Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the July 9, 2026, regular meeting.

7. MINUTES

- A.** Consider the approval of the Minutes for the July 9, 2026, regular meeting.

8. PUBLIC HEARINGS

- A.** Hold Public Hearing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia.
- B.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being A 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, located at 3400 N. Closner Boulevard, as Requested by SAMES.
- C.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez.
- D.** Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc.
- E.** Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying.
- F.** Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez.

9. SUBDIVISION VARIANCE

- A.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the proposed Jackson Estates Phase II Subdivision, being Lot 1, Dr. Carl R. Love Subdivision, an addition to the City of Edinburg, Hidalgo County,

Texas, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.

- B.** Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the proposed The Townhomes at Ebony Subdivision, being a 0.68 acre tract of land, out of lot 1, lot 2 and the East 39 feet of lot 3, Block 8, Enfield Estates Subdivision, located at 198 W. Southland Ave., as Requested by Eliseo Garza.

10. SUBDIVISION CONSENT

- A.** Consider the Preliminary Plat approval of Closner Point Subdivision, being a 16.336 acre tract of land out of Lots 11 and 12, and out of Lot 13, all of block C amended map of Edinburg and being all of lots 1 through 9 of Ash Park Addition, according to the plat thereof recording in volume 10, page 22 Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas Located at 299 E. Schunior St., as Requested by Melden & Hunt, Inc.
- B.** Consider the Final Plat approval of Valencia Trails Phase I Subdivision, being a 4.7947 acres tract of land, more or less, out of 19.112 acres tract, being comprised of 2.110 Acres out of Lot 1, Section 238 and 17.002 acres out of Lot 8, Section 238, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 1798 Cari Nicole Ave., as Requested by Benavides Engineering

11. DIRECTOR'S REPORT

12. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on 16th of July 5:00 p.m.

By: /s/ Rita Lee Guerrero

Rita Lee Guerrero, Assistant Director
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

**JULY 9, 2026
5:30 PM**

PRESENT:

ELIAS LONGORIA, JR. – VICE-CHAIRMAN

BOARD MEMBERS:

ELISEO GARZA, JR.

VICTOR DANIEC

GREGORY A. VASQUEZ

ABSENT:

JORGE SOTELO – CHAIRMAN

BOARD MEMBERS:

RUBY CASAS

RODOLFO “RUDY” RAMIREZ

1. CALL TO ORDER, ESTABLISH QUORUM

A. Prayer.

B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. MEETING PROCEDURES

5. PUBLIC COMMENTS

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 Vice-Chairman Elias Longoria, Jr., from the June 11, 2026, regular meeting.

**A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY
BOARD MEMBER ELISEO GARZA, JR., TO APPROVE EXCUSING THE ABSENCE OF**

VICE-CHAIRMAN ELIAS LONGORIA, JR., FROM THE JUNE 11, 2026, REGULAR MEETING. MOTION CARRIED WITH A 3-0 VOTE. VICE-CHAIRMAN ELIAS LONGORIA, JR., ABSTAINED.

- B. Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the June 11, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO "RUDY" RAMIEZ FROM THE JUNE 11, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

- C. Consider excusing the absence of Board Member Victor Daniec from the June 11, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER VICTOR DANIEC FROM THE JUNE 11, 2026, REGULAR MEETING. MOTION CARRIED WITH A 3-0 VOTE. BOARD MEMBER VICTOR DANIEC ABSTAINED.

7. MINUTES

- A. Consider the approval of the Minutes for the June 11, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE MINUTES FROM THE JUNE 11, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

8. PUBLIC HEARINGS

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lot 1, Unrecorded Map of Promise Land Subdivision No. 2, Located at 2213 E. Trenton Road, as Requested by Javier Hernandez.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH 4-0 VOTE. – ITEM APPROVED

- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

- C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lots 47, 48, and 49, Block 4, Town of Lull, Located at 3709 Tagle Street, as Requested by Blanca Garcia and Roberto Garcia.

BLANCA GARCIA, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REQUEST.

ROBERTO GARCIA, THE APPLICANT, WAS PRESENT, EXPLAINED THE REASONING

FOR THE REQUEST, AND ADDRESSED THE BOARDS QUESTIONS.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO DENY THE REZONING REQUEST BASED OFF STAFF'S RECOMMENDATION. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER VICTOR DANIEC OPPOSED THE MOTION. – ITEM DENIED

- D.** Consider the Sign Variance Request to the City of Edinburg Unified Development Code as Follows:
1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to Allow an Electronic Message Area Exceeding 50% of the Total Sign Area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Area and Height for a Pole Sign 3.) Article 4, Section 4.305(B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being Lot 20, Sheaval Subdivision, Located at 503 Conquest Boulevard, as Requested by AJ Ferrara.

ITEM 8D WAS PULLED FROM THE AGENDA, AT THE APPLICANT'S REQUEST, BY THE PLANNING & ZONING COMMISSION.

- E.** 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.

JARED CLARK, A REPRESENTATIVE FOR EDINBURG SEVENTH-DAY ADVENTIST CHURCH, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SIGN VARIANCE REQUEST.

BOGDAN PLATON, SENIOR PASTOR AT EDINBURG SEVENTH-DAY ADVENTIST CHURCH, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SIGN VARIANCE REQUEST.

RITA GUERRERO, ASSISTANT DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO TABLE THE SIGN VARIANCE REQUEST. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER VICTOR DANIEC OPPOSED THE MOTION. – ITEM TABLED

- F.** Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages For Late Hours, Being Lot 2, Carmike Cinemas Subdivision, Located at 1204 E Canton Road, as Requested by Space Monkey Barrcade, LLC.

EVERS BARRERA, OWNER OF SPACE MONKEY BARRCADE, LLC, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SPECIAL USE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE SPECIAL USE REQUEST FOR LATE HOURS. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

- G.** Consider the Proposed Changes to the City of Edinburg Unified Development Code.

TOMAS REYNA, ASSISTANT CITY MANAGER, WAS PRESENT AND EXPLAINED THE REASONING FOR THE PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

9. SUBDIVISION VARIANCE

- A. Consider Variance Request to the City's Unified Development Code, 1.) Article 4, Section 4.204 Bufferyards, Table 4.204-1 Bufferyard Classifications, for the Proposed Villages on Closner Subdivision, Being a 76.687 Acres Tract of Land Out of Lots 1 & 2, Section 241, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 500 E. Russell Road, as Requested by Tribute Engineering.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED

- B. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, Townhouse Lot Area for the Proposed The Townhomes at Ebony Subdivision, being a 0.68 Acre Tract of Land, Out of Lot 1, Lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Avenue, as Requested by Eliseo Garza.

ITEM 9B WAS PULLED FROM THE AGENDA, AT THE APPLICANTS REQUEST, BY THE PLANNING & ZONING COMMISSION.

10. SUBDIVISION CONSENT

- A. Consider the Preliminary Plat Approval of Alberta Park Subdivision, being the East One Half (E ½) of the West One Half (W ½) of Lots Two (2), Four (4), Six (6), and Eight (8) Fife's Resubdivision of Lots in Block 51, Alamo Land and Sugar Company's of Land Porcion 72, Los Torritos, Santa Ana and El Gato Grant's, Hidalgo County, Texas, Located at 3399 E. Alberta Road, As Requested By Barrera Infrastructure Group, LLC.
- B. Consider the Preliminary Plat Approval of The Village at Monte Cristo Subdivision, Being a 43.466 Acres Out of Lots 21 and 25, East Retama Subdivision Recorded in Volume 2, Page 57, Hidalgo County, Texas, Located at 4220 N. Seminary Road, as Requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat approval of The Reserve at McColl Subdivision, Being a 3.007 Acres Tract of Land Out of Lot 15, Section 275, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas, Located at 2698 Hedfelt Drive, as Requested by Melden & Hunt, Inc.
- D. Consider the Preliminary Plat approval of Arena Heights Subdivision, Being a 93.99 Acres Tract of Land, More or Less, Out of Lots 63, 66, and 67 Kelly Pharr Subdivision, as Per the Map or Plat Thereof Recorded in Volume 3, Page 133-134, Map Records of Hidalgo County, Texas, Located at 798 E. Alberta Road, as Requested by Sames, Inc.
- E. Consider the Final Plat Approval of McColl Walls Subdivision, Being a 5.00 Acre Tract of Land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, According to the Plat or Map Thereof Recorded in Volume 1, Page 12, Map Records Hidalgo County, Texas and According to General Warranty Deed Recorded Under County Clerk's Document Number 3225359, Official Records, Hidalgo County, Texas, Located at 1000 N. McColl Road, as Requested by Quintanilla, Headley & Associates, Inc.

- F. Consider the Final Plat Approval of Copper Cove Subdivision, Being 12.79 Acres of Land Situated in Hidalgo County, Texas, Same Being All of Lot 13, Block 7 and a Part or Portion of the South Half of Lot 12, Block 7, Santa Cruz Gardens Unit No. 3, Volume 9, Page 3, Hidalgo County Map Records, Located at 4918 N. Doolittle Road, as Requested by Rio Delta Engineering.
- G. Consider the Final Plat Approval of Kings Landing Subdivision, Being a 17.274 Acres Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Recorded in Volume 5, Page 43, Hidalgo County Map Records, and According to Special Warranty Deed Recorded Under County Clerks Document Number 3555596, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley, and Associates.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY WITH 4-0 VOTE. – ITEMS APPROVED

11. DIRECTOR'S REPORT

A. City Council Actions

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE JULY 7, 2026, CITY COUNCIL REGULAR MEETING. A REZONING REQUEST AT 2698 HEDFELT DRIVE WAS APPROVED AND SIGN VARIANCE REQUESTS AT 3804 N. I-69C AND 3720 LA SIENNA PARKWAY WERE PULLED FROM THE AGENDA, AT THE APPLICANT'S REQUEST. REZONING REQUESTS, UNDER ROUTINE ITEMS, AT 1225 E. F.M. 2812 AND 6705 SAN FRANCISCO DRIVE WERE APPROVED BY CITY COUNCIL.

B. Attendance Roster

12. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on Wednesday, July 1, 2026, at 5:00 P.M.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO ADJOURN THE JULY 9, 2026, REGULAR MEETING AT 6:31 P.M. MOTION CARRIED WITH A 4-0 VOTE.

By: /s/ Erika Monreal

-
Erika Monreal, Administrative Assistant
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.A.

1. Agenda Item:

Hold Public Hearing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia.

2. Description:

This property is located at the east side of N. Closner Boulevard, approximately 700 feet north of the intersection of N. Closner Boulevard and E. Chavez Street. 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 Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 70 feet and a lot depth of 350 feet for a total area of 0.56 acres. Currently the property is a vacant lot. The applicant wants to incorporate the vacant parcel into an existing adjacent commercial use.

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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, July 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey.

APPLICANT: Cirilo Garcia

AGENT: N/A

LEGAL: Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey.

LOCATION: Located at 1102 N. Closner Boulevard

LOT/TRACT SIZE: 0.56 Acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING: North – Residential, Primary (RP) District
South – Industrial, General (IG) District and Residential, Multifamily (RM) District
East – Industrial, General (IG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
CIRILO GARCIA**

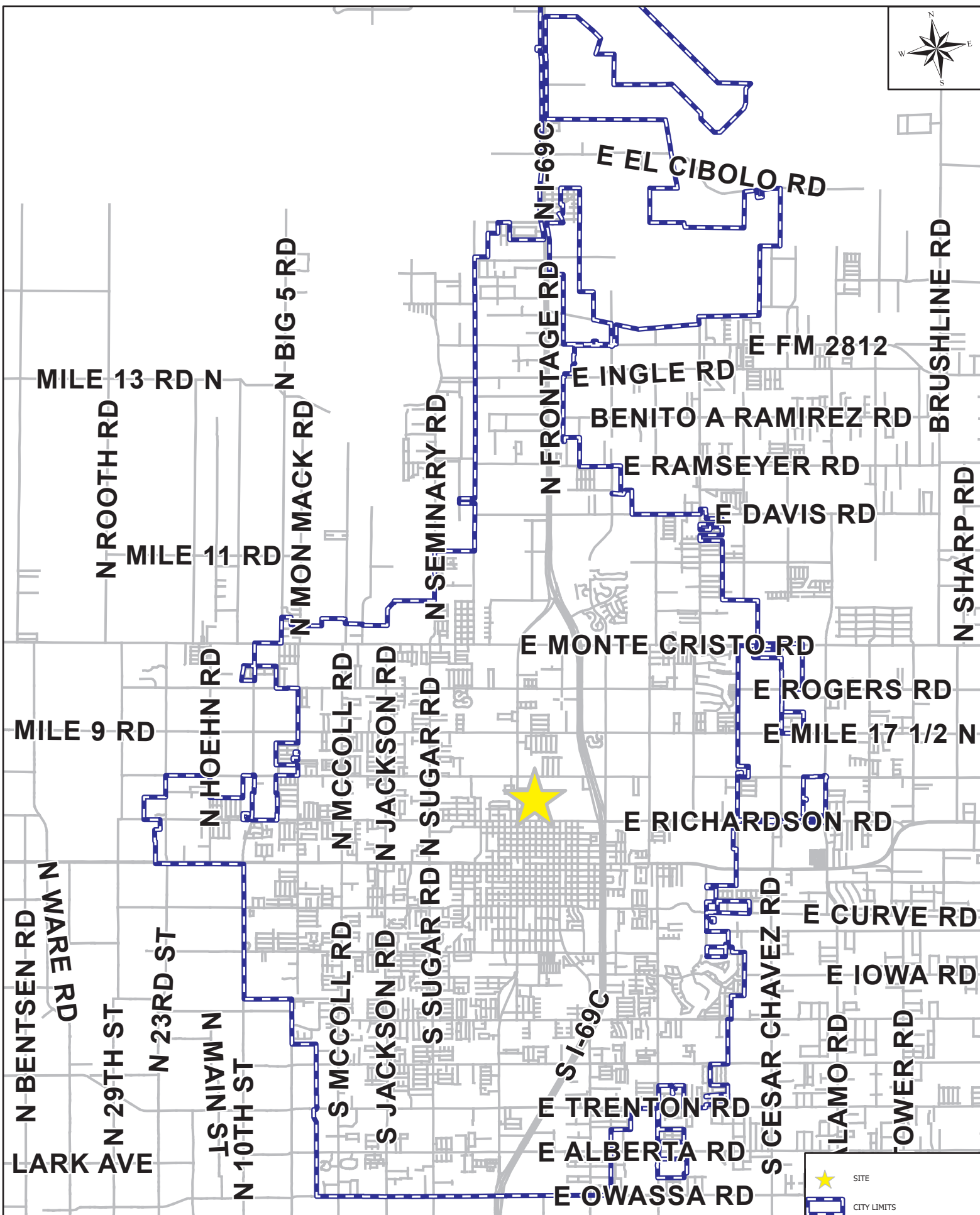
EVALUATION

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

1. The property is currently a vacant land.
2. Surrounding land consists of commercial uses, and residential homes.
3. The proposed zoning is consistent with the Future Land Use Plan.

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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

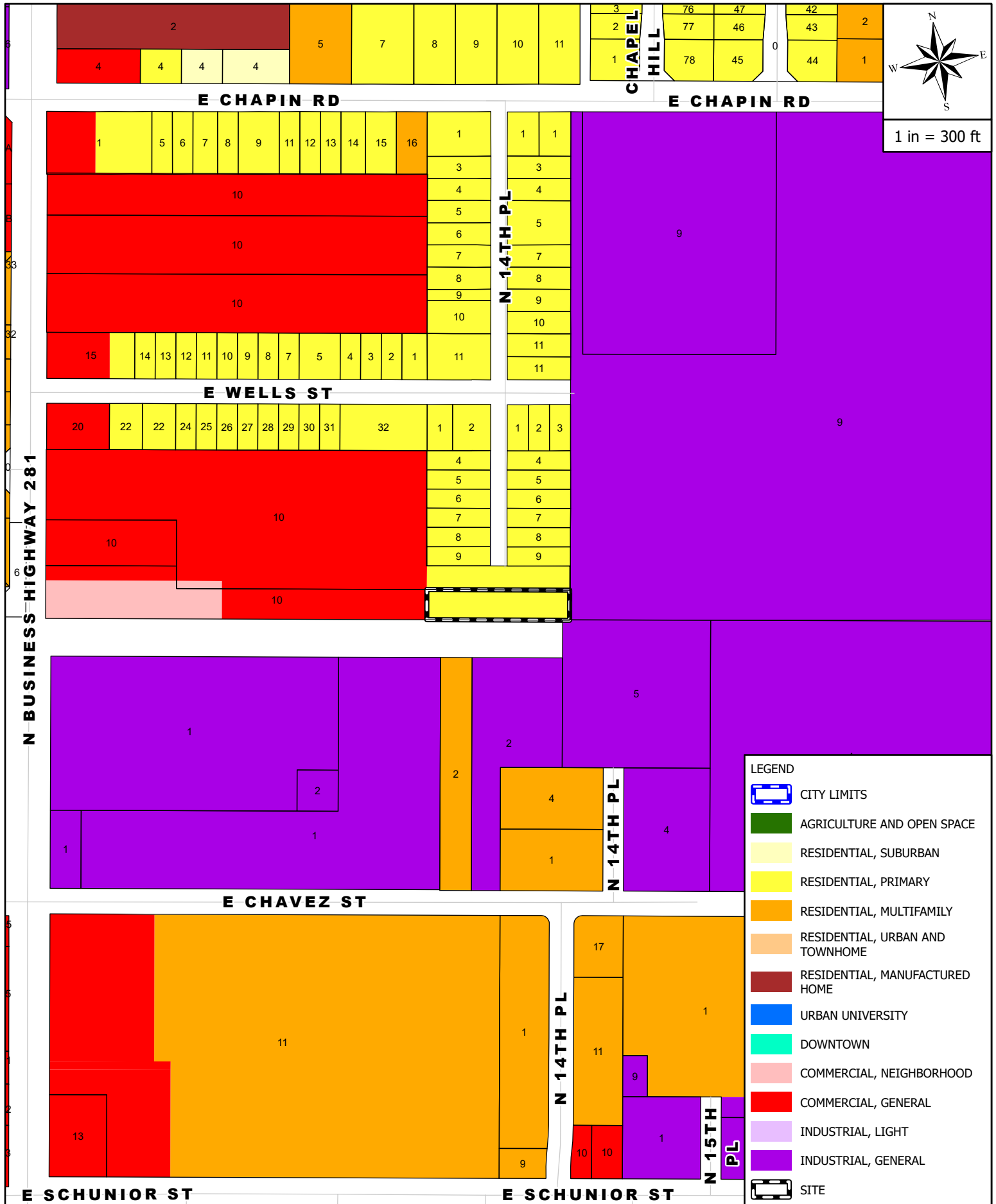


★ SITE
CITY LIMITS



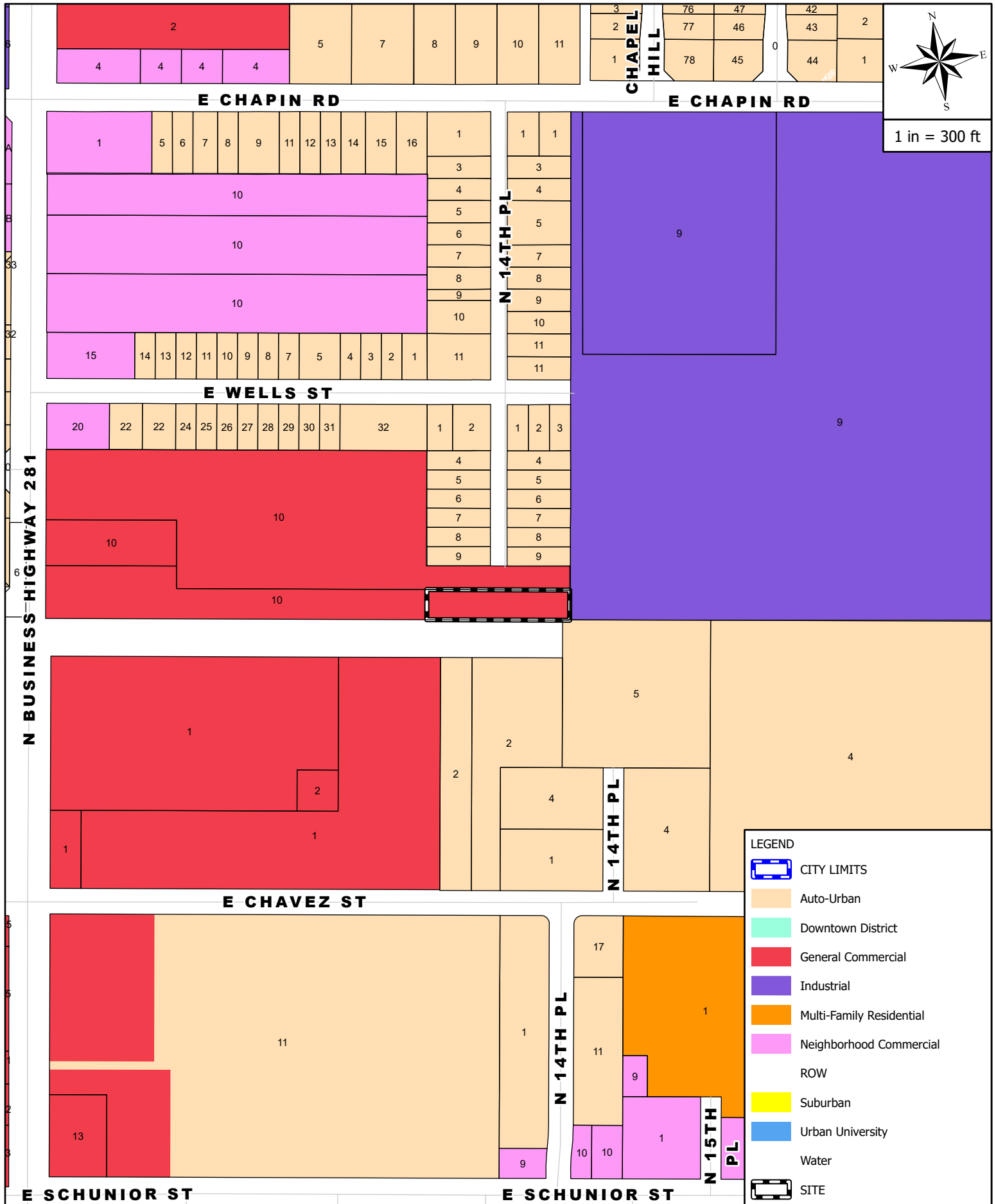
AERIAL MAP

1102 N CLOSER BLVD



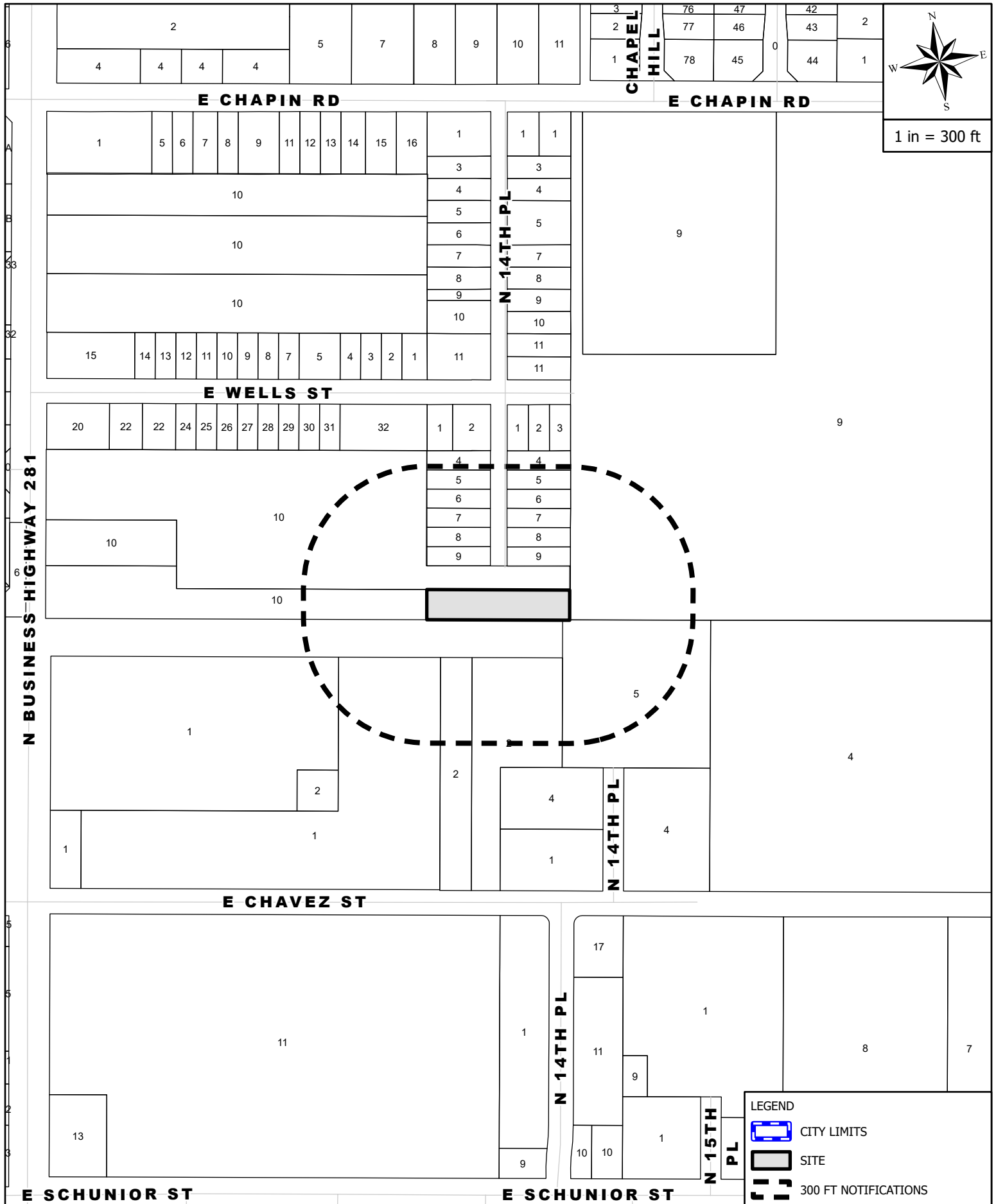
ZONING MAP

1102 N CLOSER BLVD



FUTURE LANDUSE MAP

1102 N CLOSER BLVD



MAILOUT AND SITE MAP

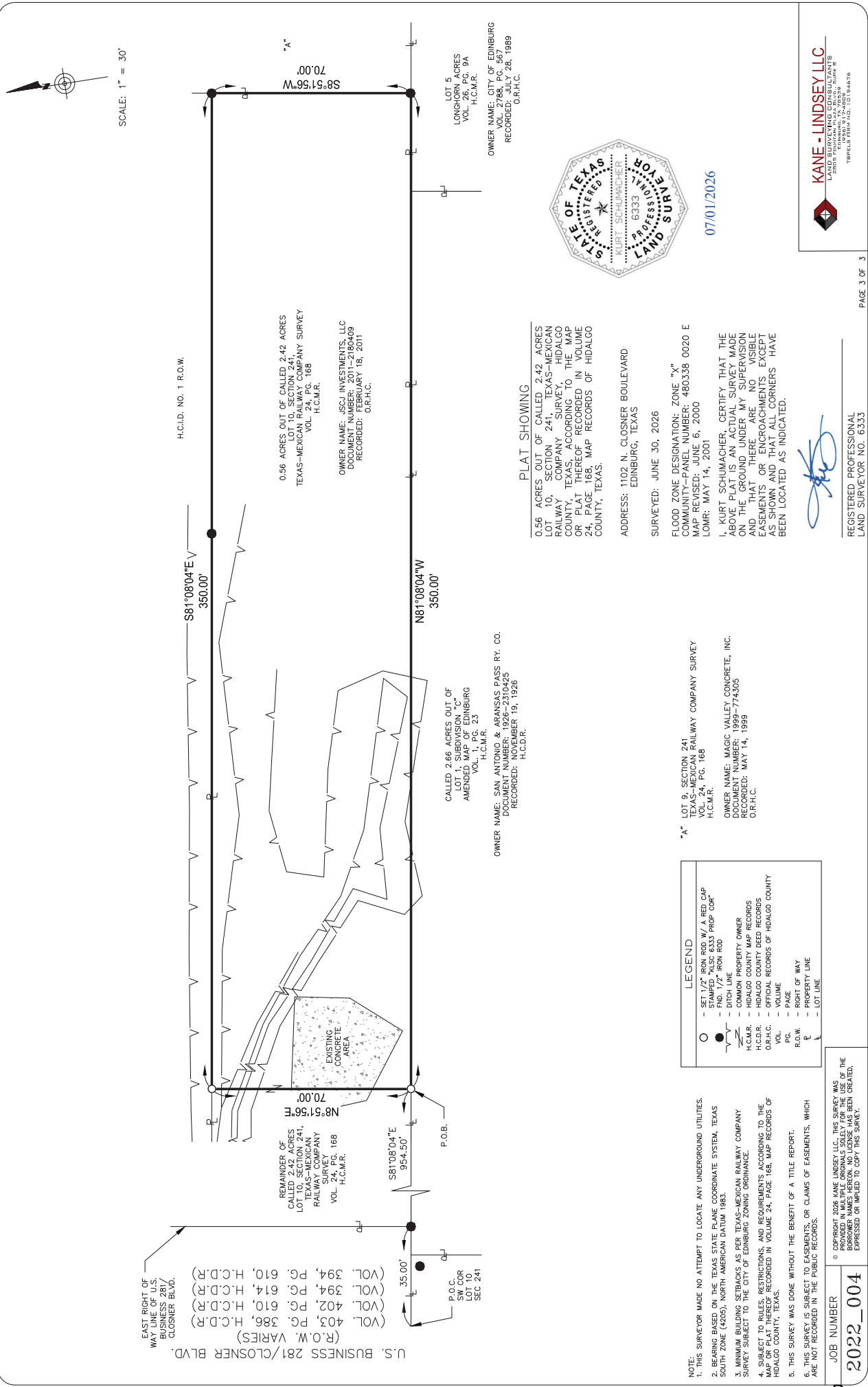
1102 N CLOSNR BLVD



Rezoning Request Site Photo

Cirilo Garcia
1102 N. Closner Boulevard







**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.B.

1. Agenda Item:

Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being A 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, located at 3400 N. Closner Boulevard, as Requested by SAMES.

2. Description:

This property is located at the east side of Closner Boulevard, approximately 1,320 feet south of the intersection of E. Monte Cristo Road and N. Closner Boulevard. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Urban, (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a frontage of 90 feet and a lot depth of 814.85 feet for a total area of approximately 1.68 acres. Currently the property is a vacant land. The applicant wants to incorporate the subject tract into an adjacent proposed townhome subdivision.

Adjacent zoning is Residential, Urban, (RU) & Townhome District to the south and Commercial, General (CG) District to the north, east and west. Surrounding land uses consists of commercial uses, and vacant land. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, July 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure must be upgraded to support the proposed development.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District.

APPLICANT: Heron Villarreal and Sylvia Villarreal

AGENT: SAMES

LEGAL: A 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision.

LOCATION: Located at 3400 N. Closner Boulevard

LOT/TRACT SIZE: A 1.68 Acres

CURRENT USE: Vacant land

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

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Residential, Urban (RU) & Townhome District
East – Commercial, General (CG) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

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

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SAMES**

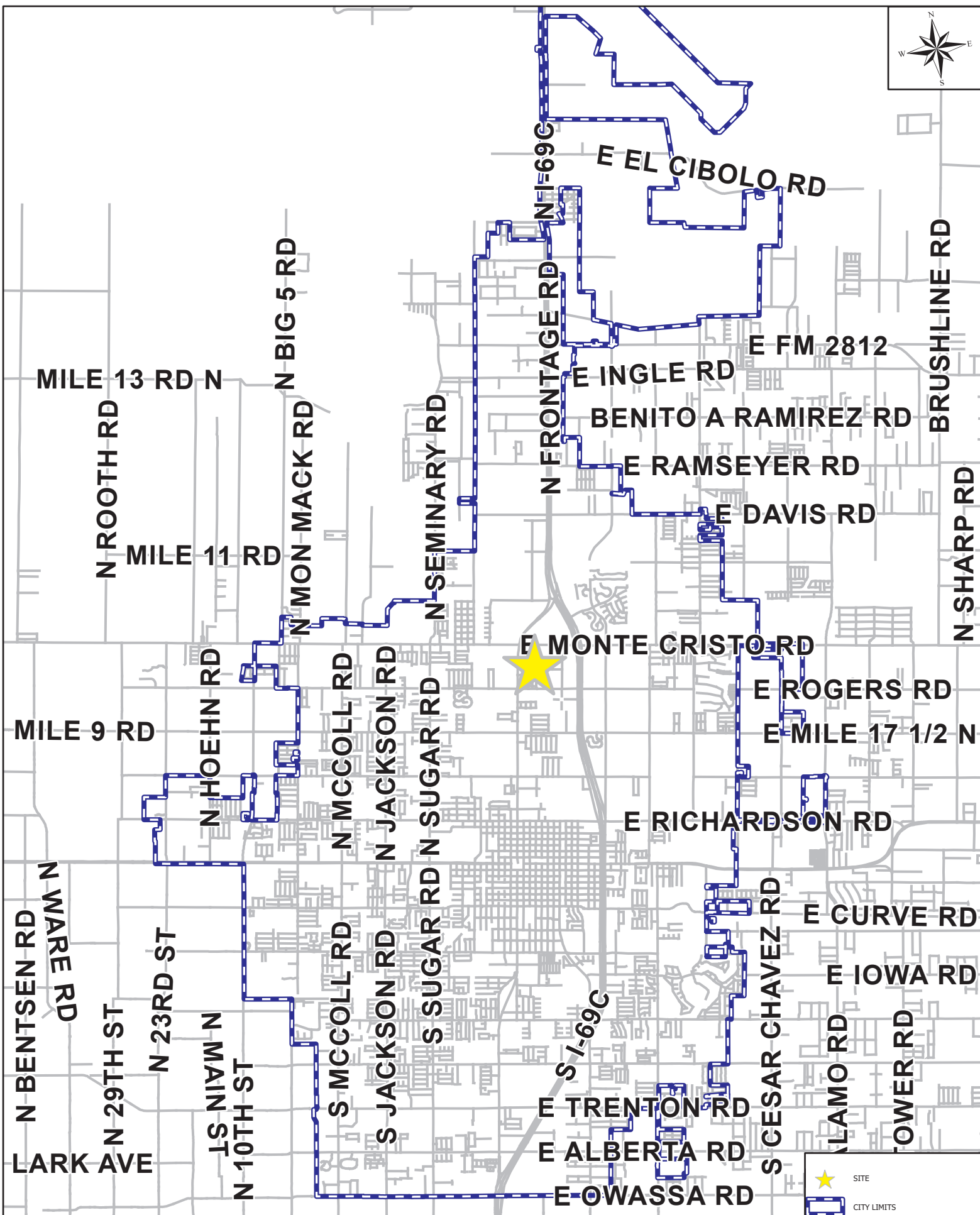
EVALUATION

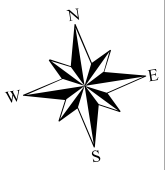
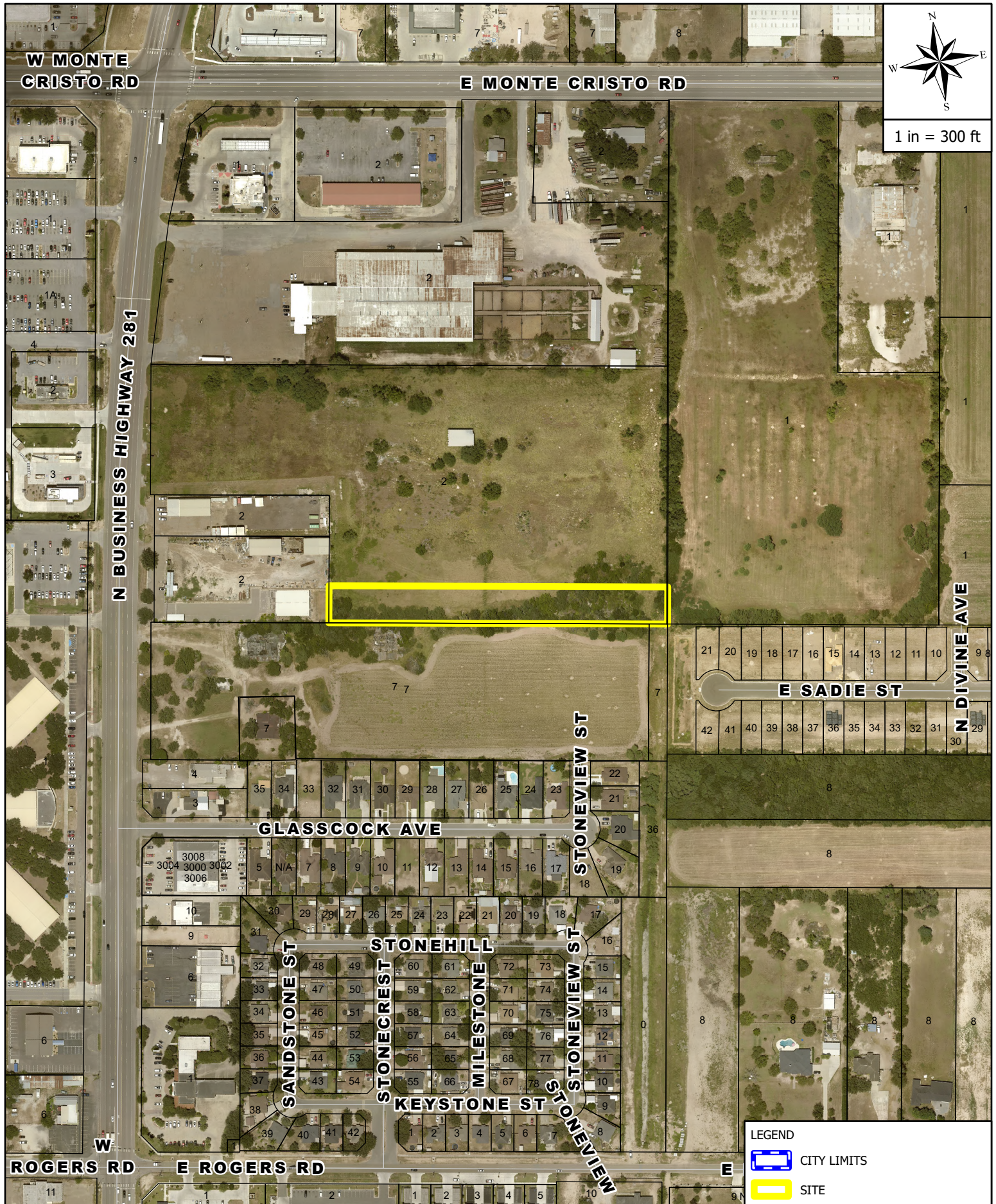
The following is the staff's evaluation of the request:

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

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

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.





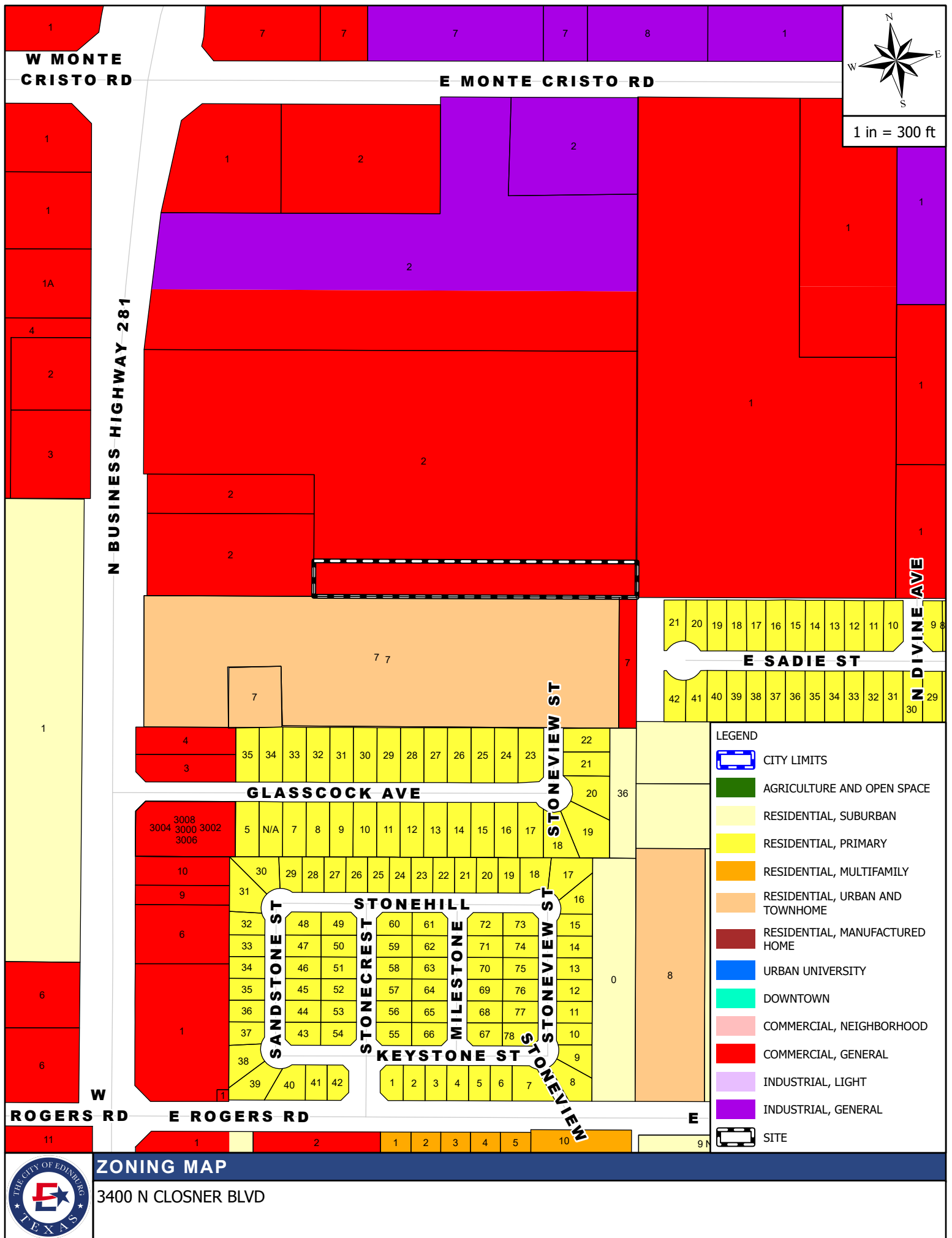
1 in = 300 ft

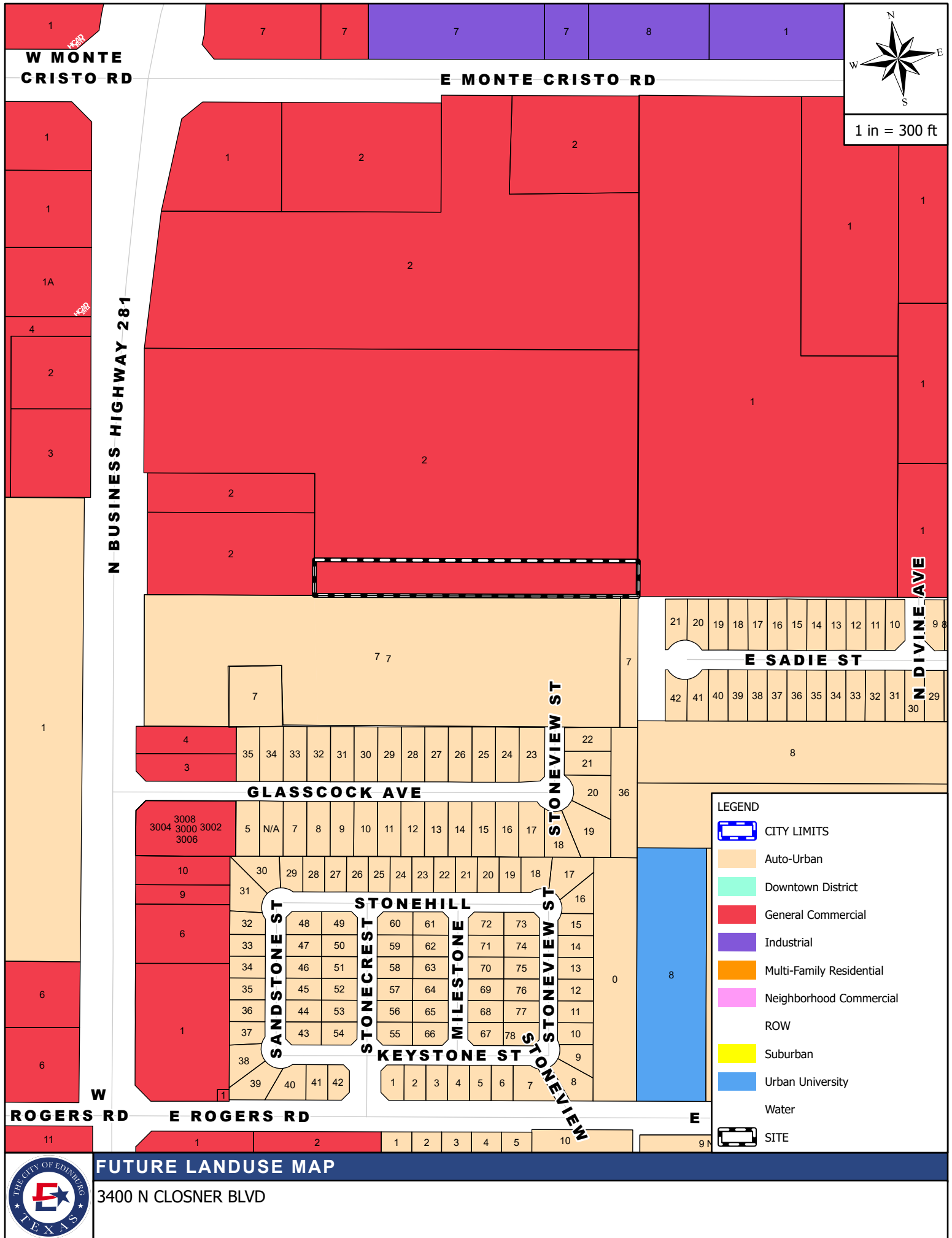
LEGEND

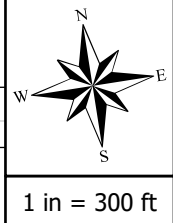
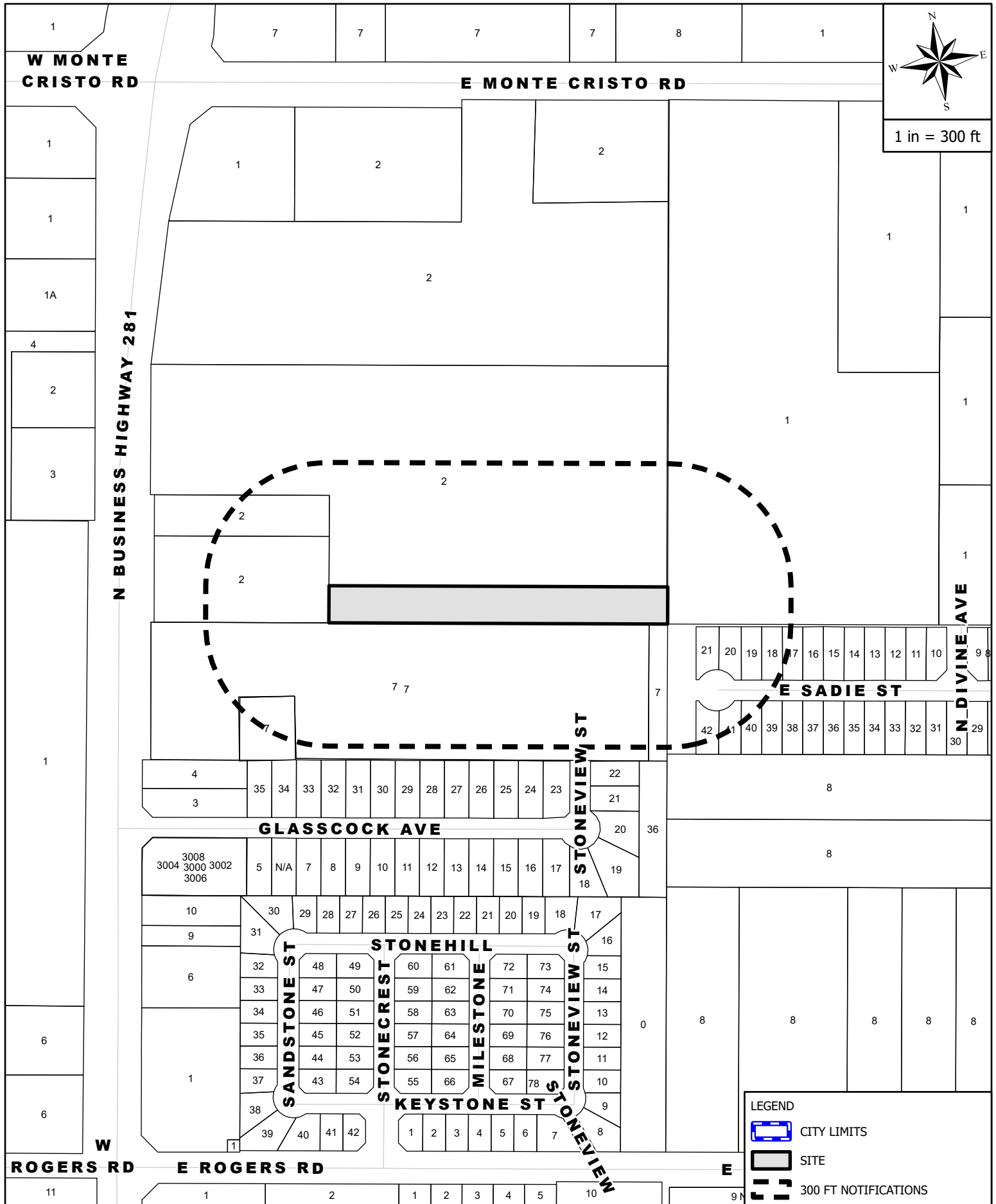
- CITY LIMITS
- SITE



AERIAL MAP
3400 N CLOSER BLVD







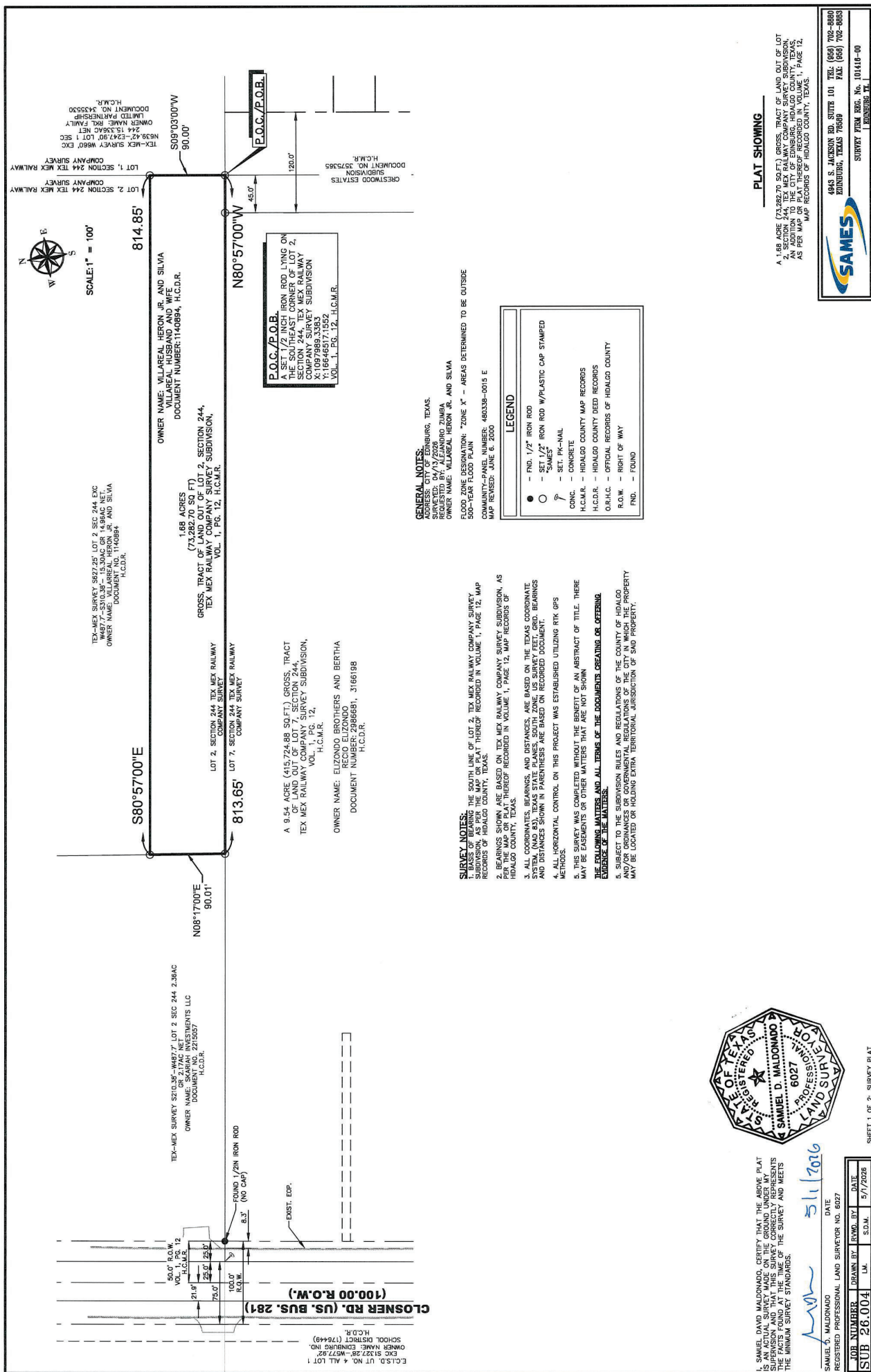


Rezoning Request Site Photo

SAMES

3008 N. Closner Boulevard







**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.C.

1. Agenda Item:

Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez.

2. Description:

This property is located at the south side of E. Ramseyer Road, approximately 550 feet east of the intersection of N. I-69C and E. Ramseyer Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 177.21 feet and a lot depth of 119.82 feet for a total area of approximately 0.44 acres. Currently the property is vacant land. The applicant wants to utilize the property for the construction of a new single family residential home.

Adjacent zoning is Residential, Manufactured Home (RH) District to the north, Agriculture and Open Space (AO) District to the east, and Residential, Suburban (RS) District to the west and south. Surrounding land uses consists of single-home residential and vacant land. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 27 neighboring property owners on Friday, July 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that additional right-of-way must be dedicated to support the proposed development.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

APPLICANT: Erik Gonzalez

AGENT: N/A

LEGAL: A 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1

LOCATION: Located at 310 E. Ramseyer Road

LOT/TRACT SIZE: A 0.44 of an Acre

CURRENT USE: Vacant land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
ERIK GONZALEZ**

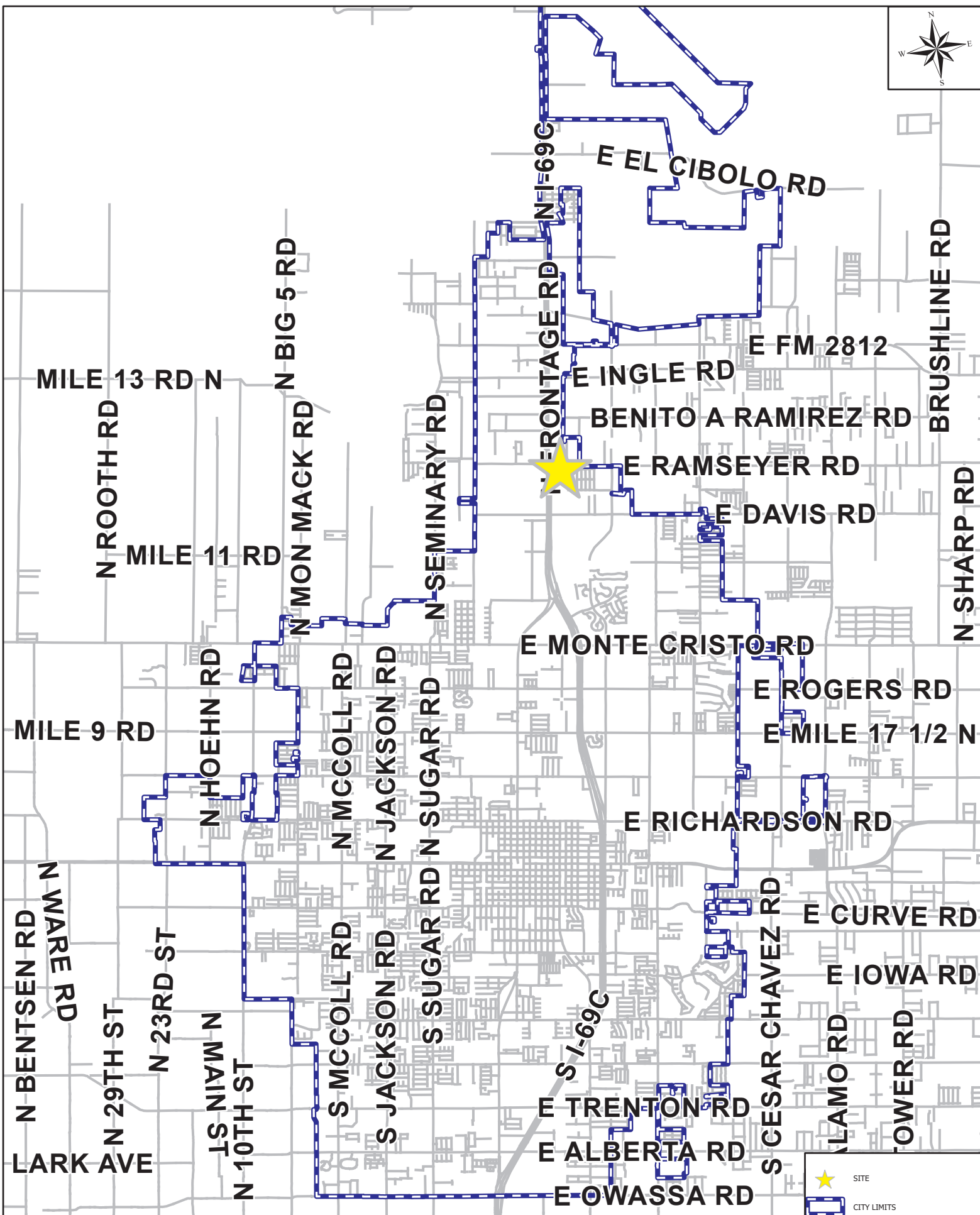
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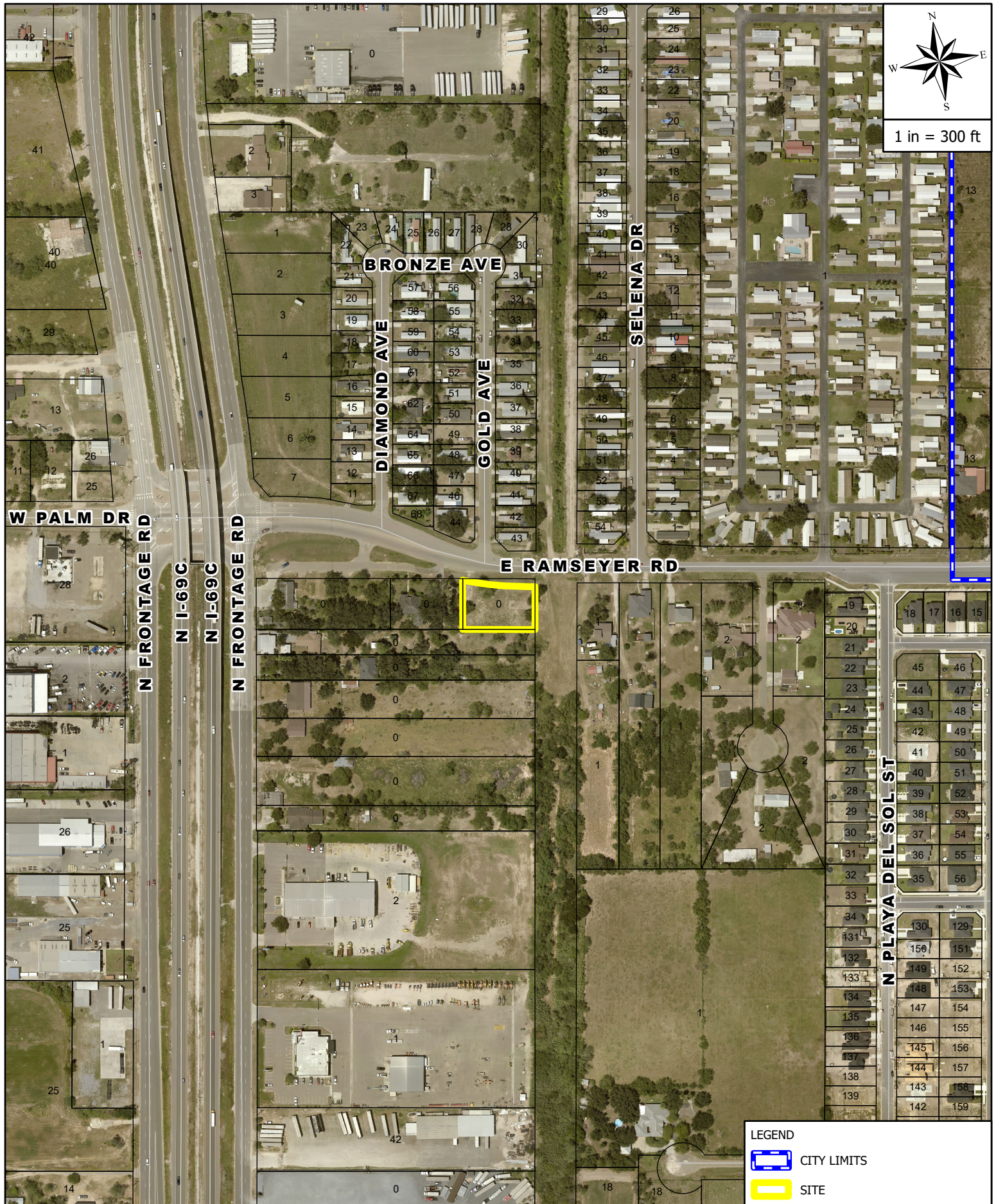
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of residential homes and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

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

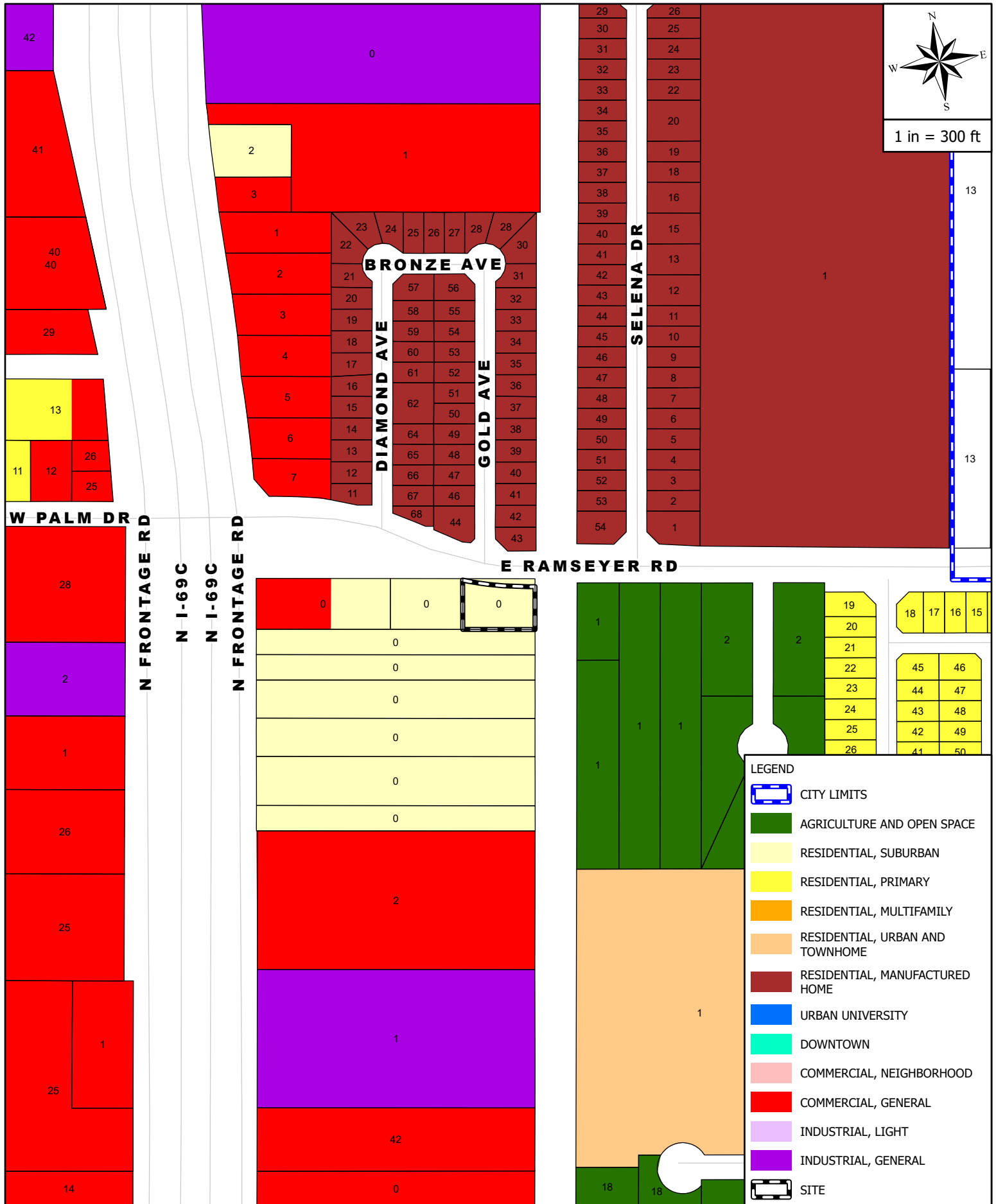
Staff mailed a notice of the public hearing to 27 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.



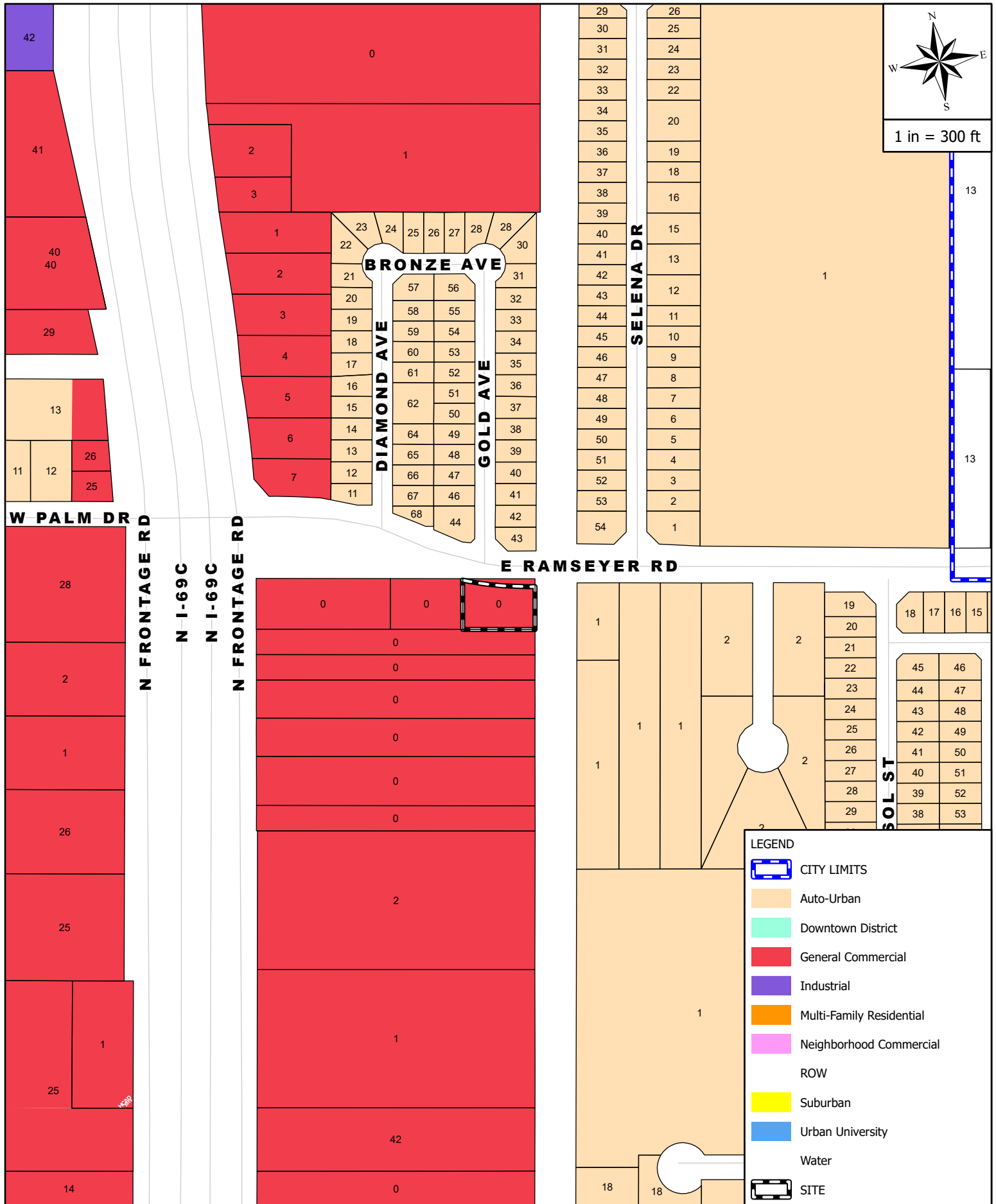


AERIAL MAP

310 E RAMSEYER RD

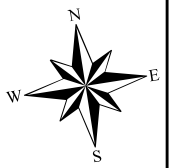


ZONING MAP 310 E RAMSEYER RD

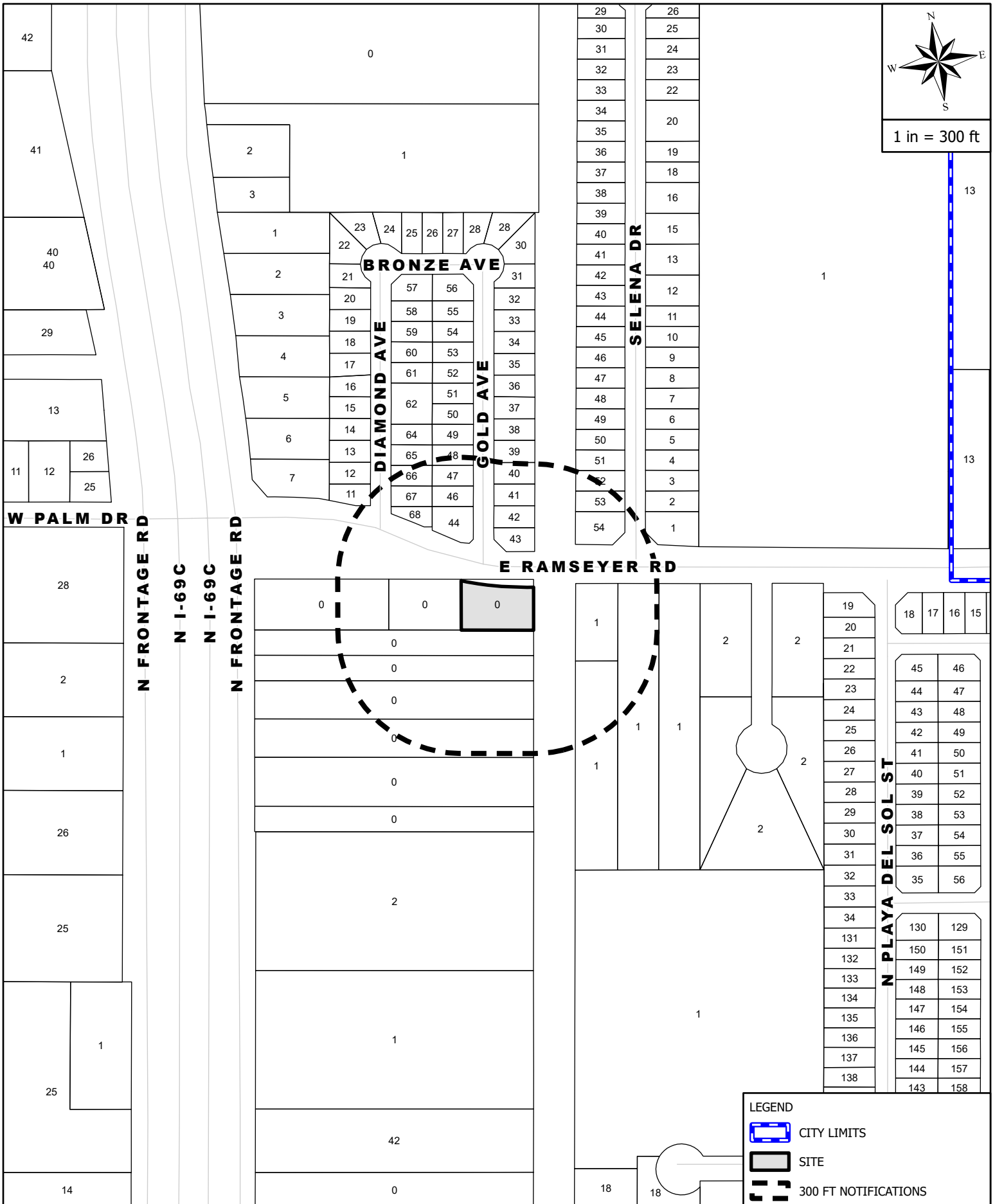


FUTURE LANDUSE MAP

310 E RAMSEYER RD



1 in = 300 ft



MAILOUT AND SITE MAP

310 E RAMSEYER RD



Rezoning Request Site Photo

Erik Gonzalez

310 N. Ramseyer Road





**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.D.

1. Agenda Item:

Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc.

2. Description:

This property is located at the north side of W. Rogers Road, approximately 2,260 feet east of the intersection of N. Sugar Road and W. Rogers Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 99.88 feet and a lot depth of 1,324.86 feet for a total area of approximately 3.03 acres. Currently the property is used as parking area. The applicant is proposing to develop a storage unit facility.

Adjacent zoning is Commercial, General (CG) District to the north, Agriculture and Open Space (AO) District to the south, Residential, Suburban (RS) District to the east and Residential, Primary (RP) District to the west. Surrounding land uses consists of single-family residential, vacant land and school district facility. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 84 neighboring property owners on Friday, July 10, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

APPLICANT: Mauricio Paredes

AGENT: Quintanilla, Headley & Associates, Inc.

LEGAL: A 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey

LOCATION: Located at 725 W. Rogers Road

LOT/TRACT SIZE: A 3.03 Acre

CURRENT USE: Parking Area

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
QUINTANILLA, HEADLEY & ASSOCIATES, INC**

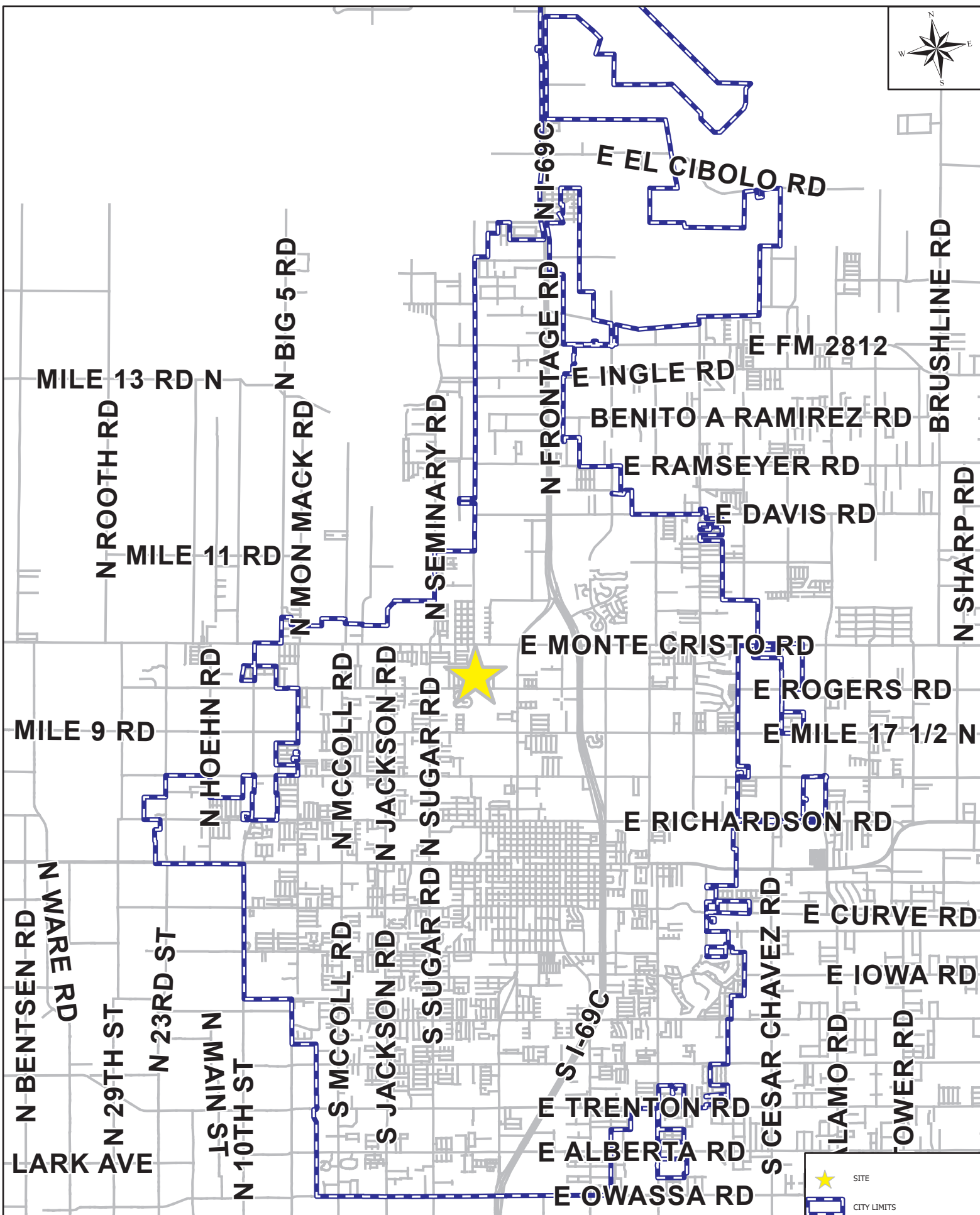
EVALUATION

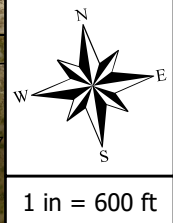
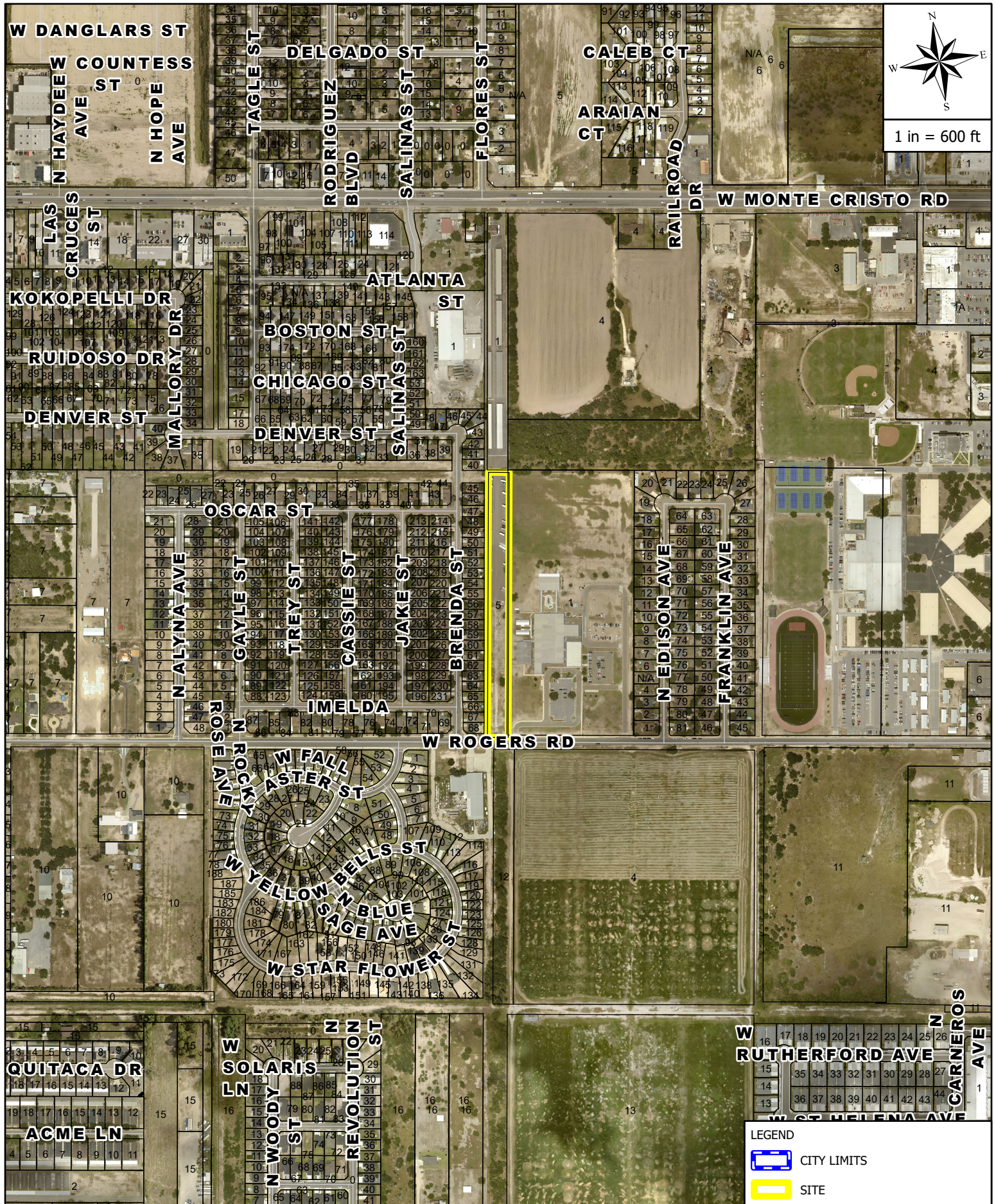
The following is the staff's evaluation of the request:

1. The property is currently a parking area.
2. Surrounding land consists of single-family residential, vacant land and school district facility.
3. The proposed zoning is not consistent with the Future Land Use Plan.

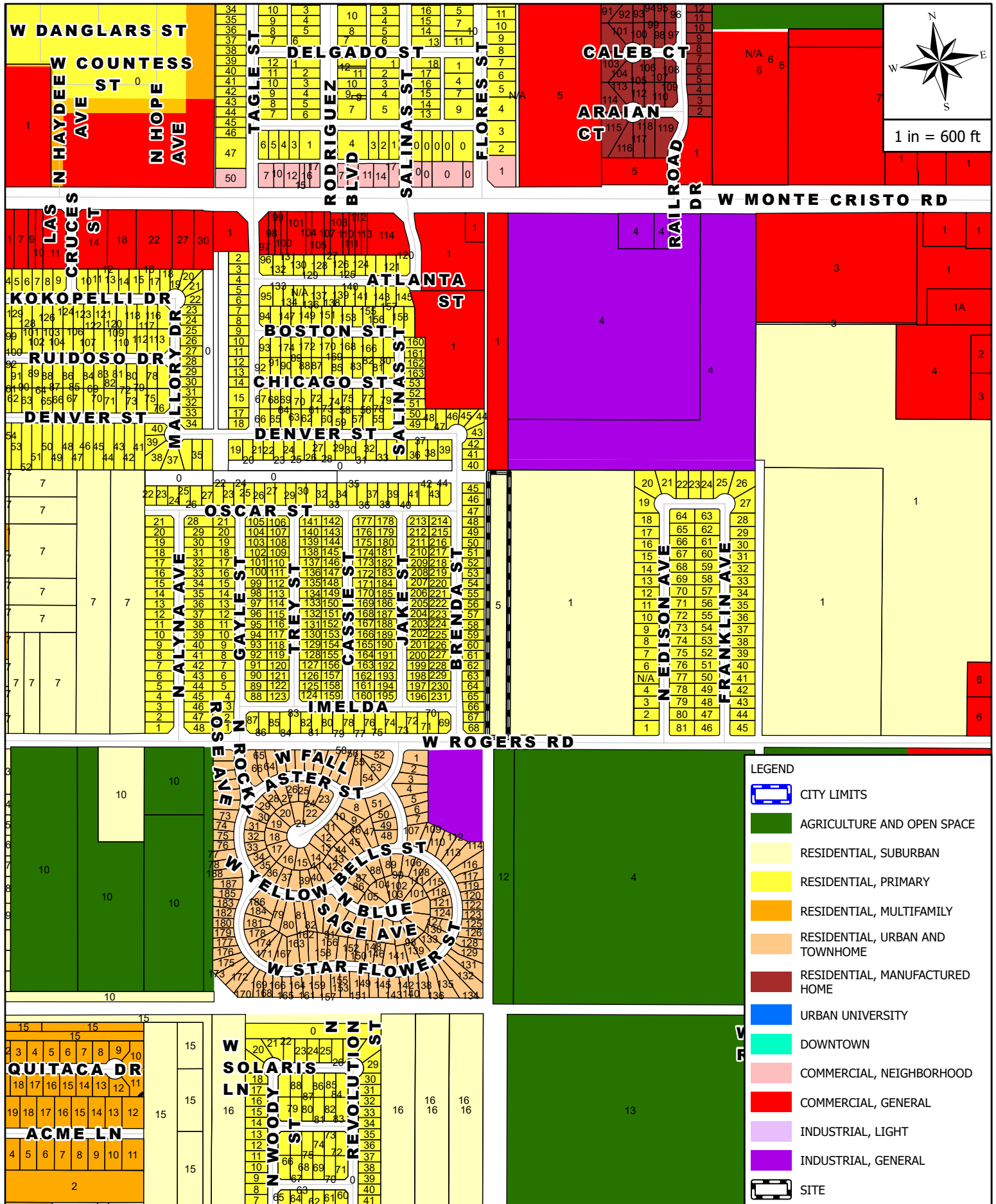
Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all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

Staff mailed a notice of the public hearing to 84 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.



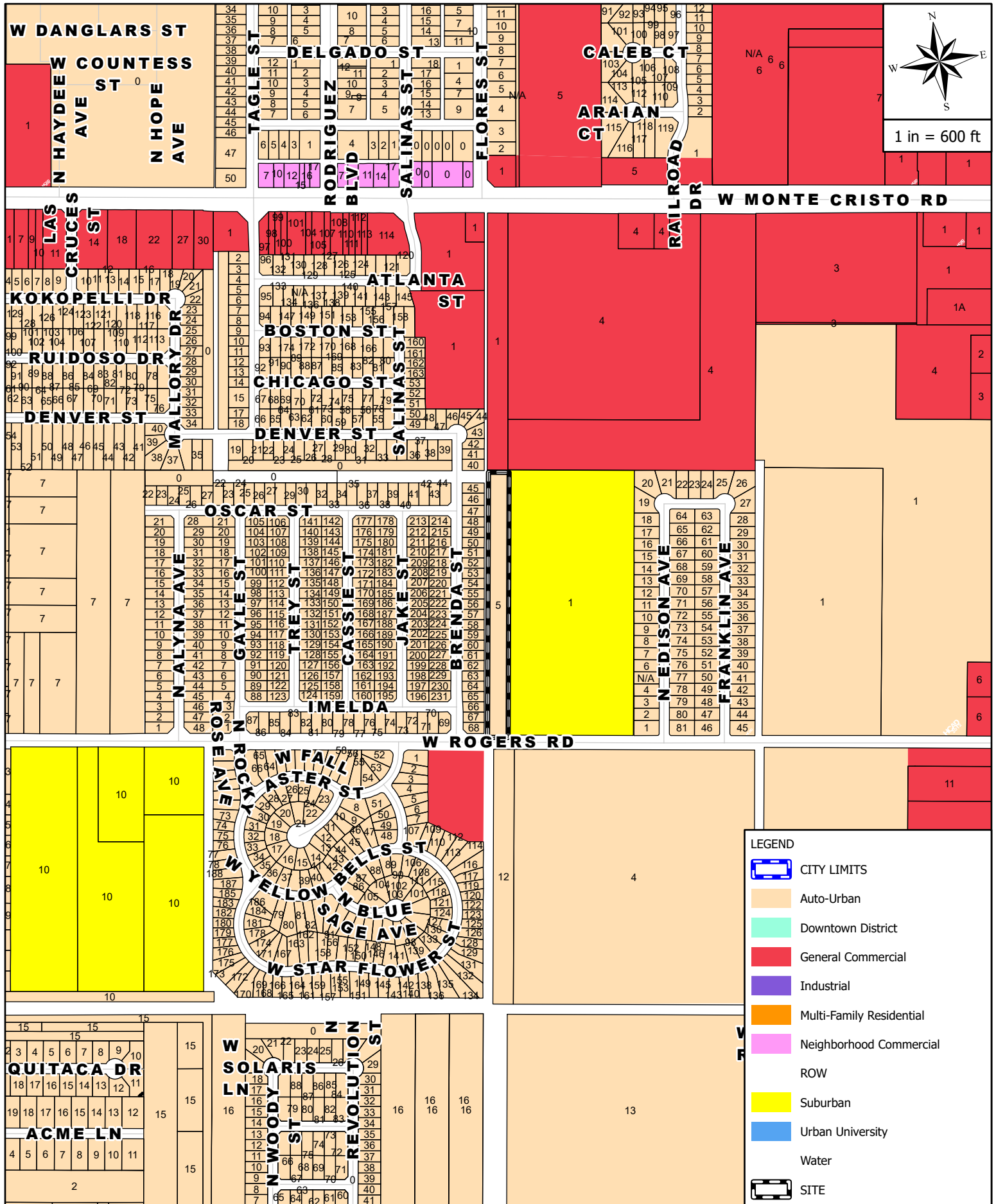


AERIAL MAP
 725 W ROGERS RD



ZONING MAP

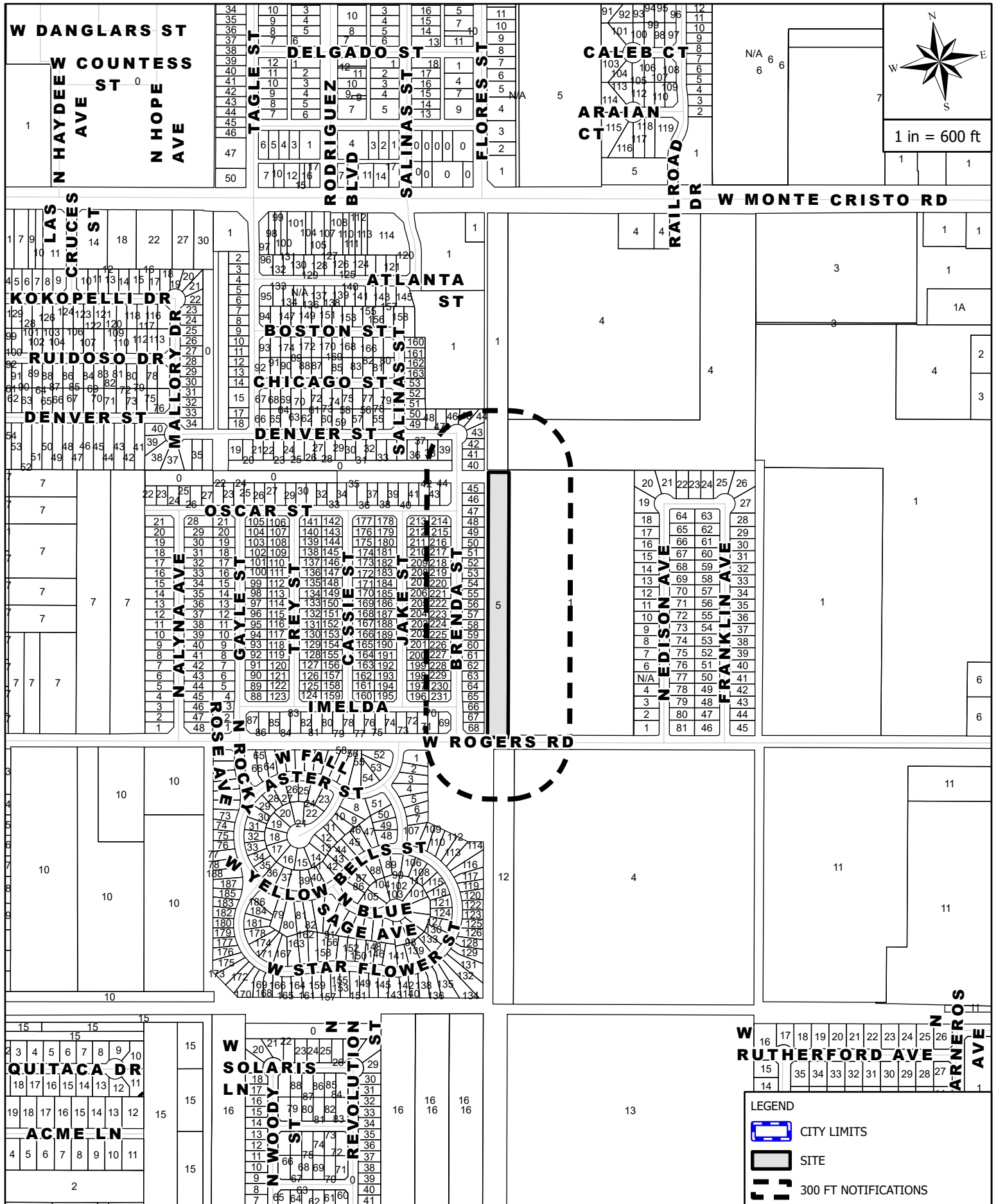
725 W ROGERS RD



FUTURE LAND USE MAP

725 W ROGERS RD





MAILOUT AND SITE MAP

725 W ROGERS RD



Rezoning Request Site Photo

Quintanilla, Headley & Associates, Inc.

725 W. Rogers Road



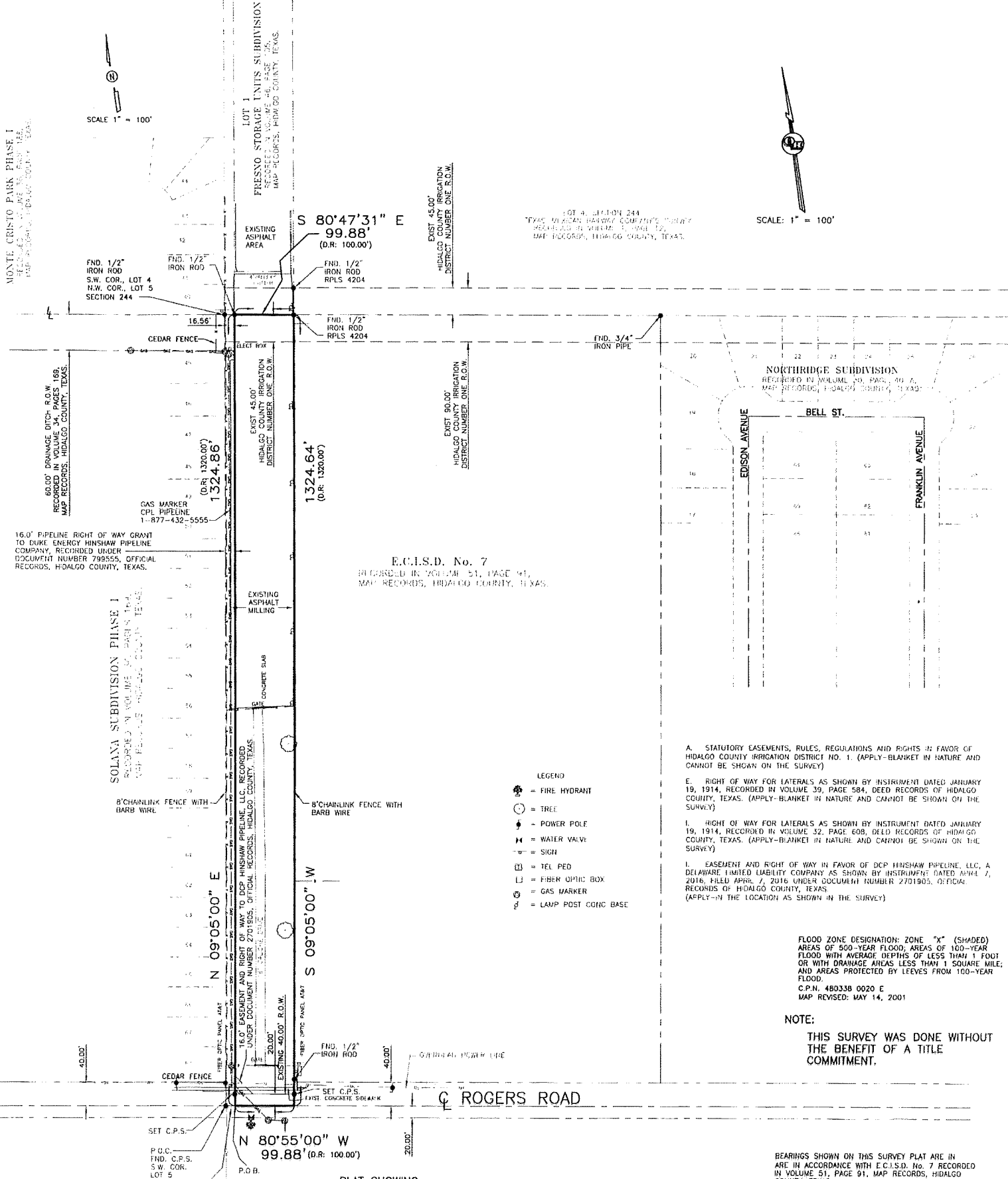
MONTE CRISTO PARK PHASE I
RECORDED IN VOLUME 34, PAGE 169,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'

LOT 1
PRESNO STORAGE UNITS SUBDIVISION
RECORDED IN VOLUME 46, PAGE 124,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 4, SECTION 244
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
RECORDED IN VOLUME 1, PAGE 12,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'



VOL. 1 PAGE 12
SURVEYED JUNE 29, 2026
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
F:\DATA\SURVEY2026\LO15SEC244TEXMEX



PLAT SHOWING
A 3.03 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 244,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO
COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2758870, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUDIOS ST.
EDINBURG, TEXAS 79539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 15011-00

LAND SURVEYORS
PHONE 956-381-6490
FAX 956-381-0527
OFFICE@CHPEINC.COM



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.E.

1. Agenda Item:

Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying.

2. Description:

The applicant is requesting a variance to the Unified Development Code Section 4.303-3 as it applies to signs. The sign in question is for the advertisement of Quick Trip at this location. The property is located at the east side of N. I-69C, approximately 420 feet south the intersection of I-69C frontage road and E. FM 2812. The proposed sign will be located on the west side of the of the property along I-69C frontage road. The sign is a freestanding sign that is 90 feet height and a 13'x15' display area from double-sided. The property is currently zoned Commercial, General (CG) District. Adjacent land uses are residential uses, commercial uses and vacant land.

Staff received a Sign Variance Application for the subject property on June 15, 2026. The applicant is requesting a variance to allow a 90-foot-tall sign, which exceeds the maximum allowable height of 60 feet along the I-69C.

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

Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, July 10, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL –08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height

APPLICANT: MatkinHoover Engineering & Surveying

AGENT: Ryan Egan

LEGAL: Being the South 4.69 Acres of Lot “P” of the Santa Cruz Gardens Subdivision No. 2

LOCATION: Located at 8298 N. I-69C

LOT/TRACT SIZE: 4.69 Acres

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

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

**SIGN VARIANCE REQUEST
MATKINHOOVER ENGINEERING & SURVEYING**

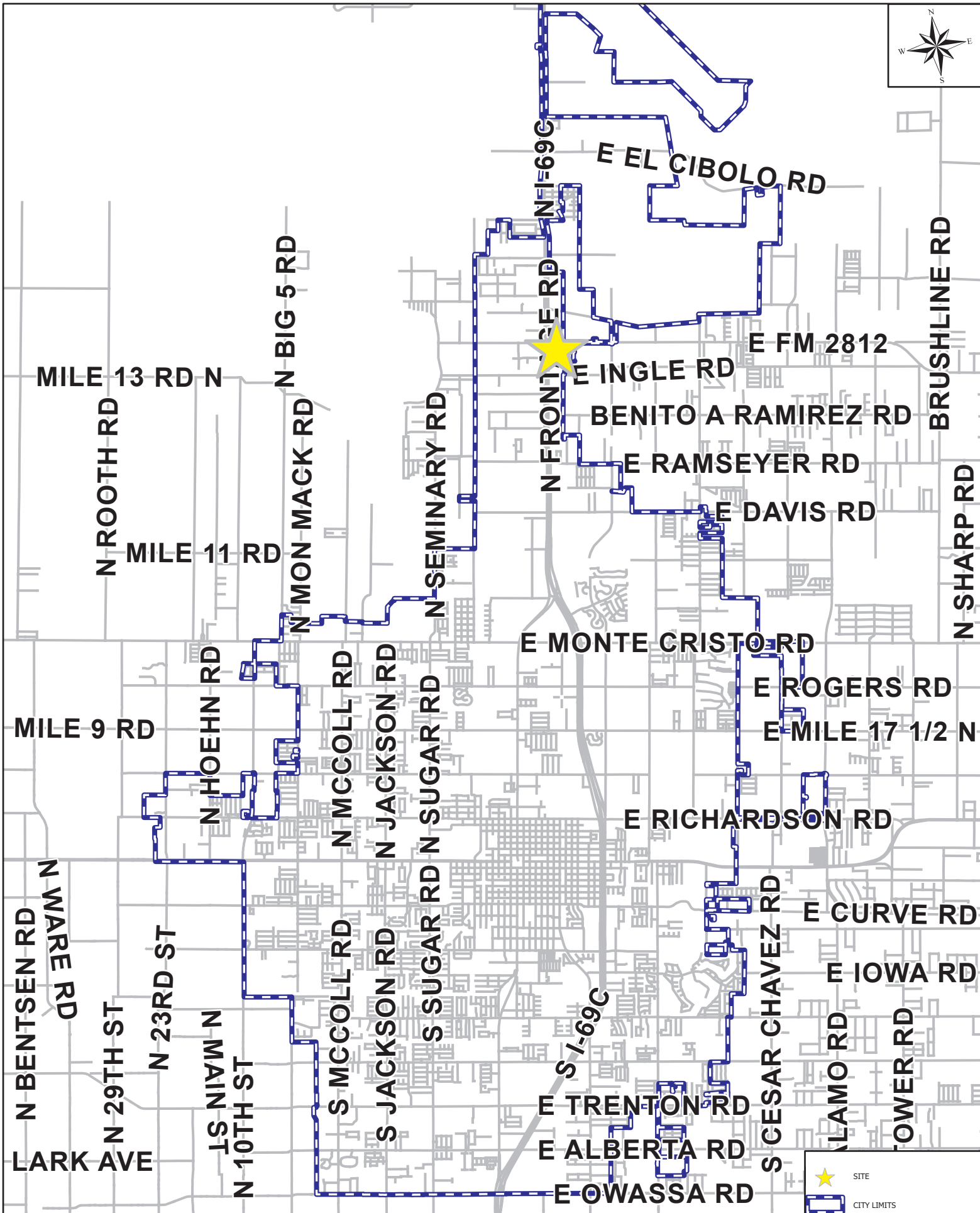
EVALUATION

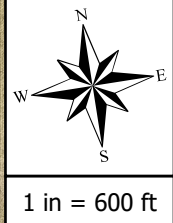
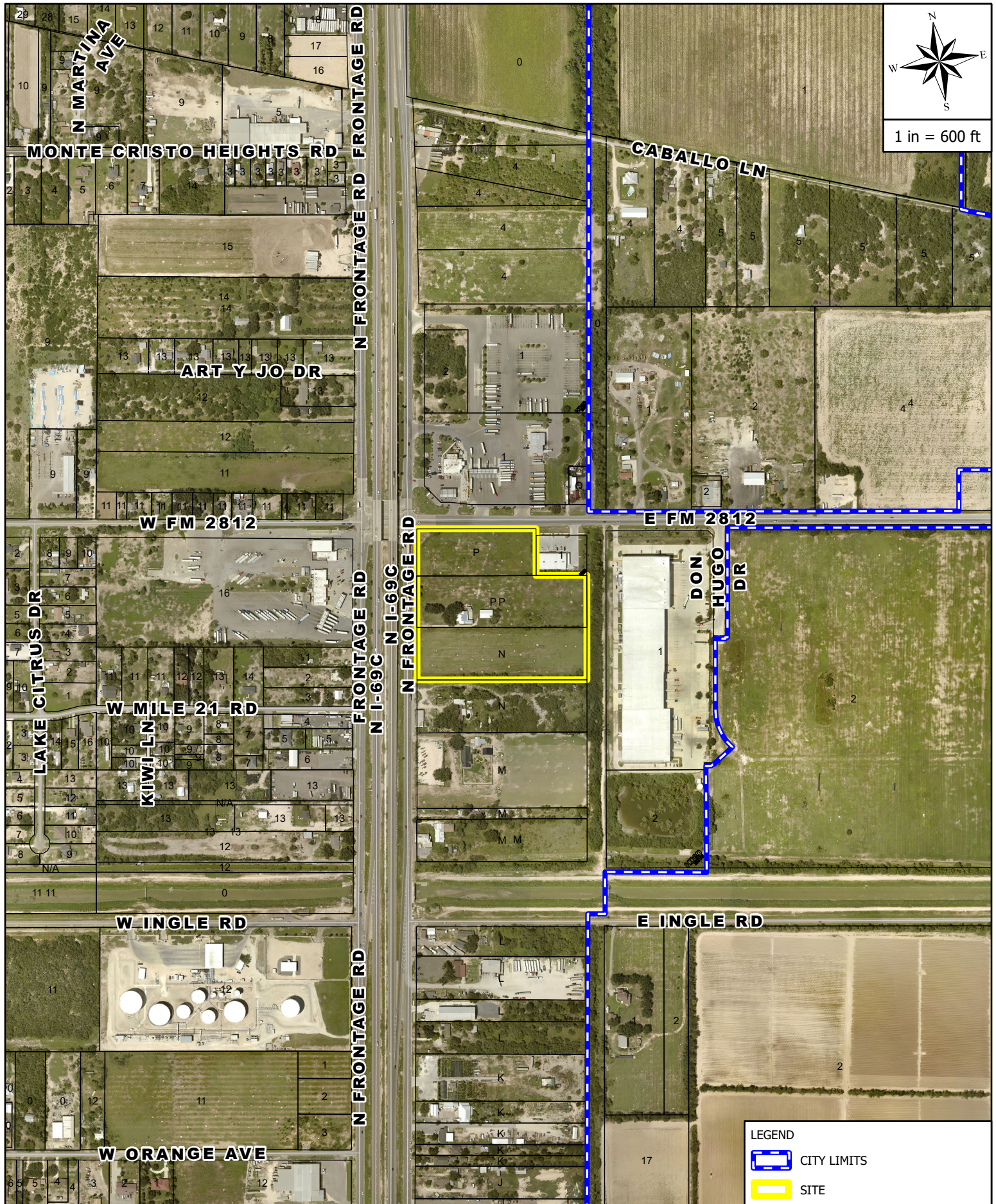
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Quick Trip at this location.
2. Based on Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted height for a pole sign.

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

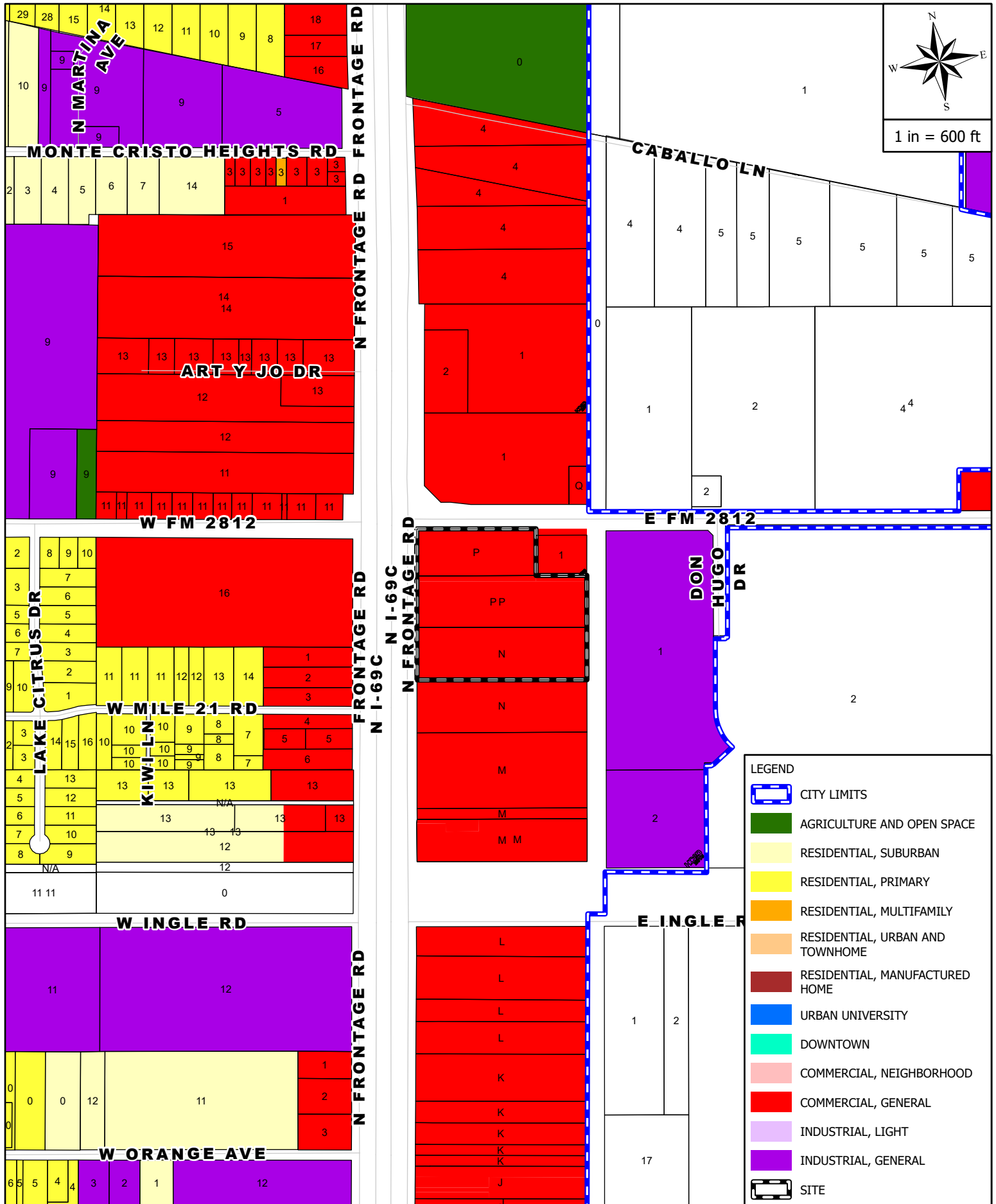
Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, July 10, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.





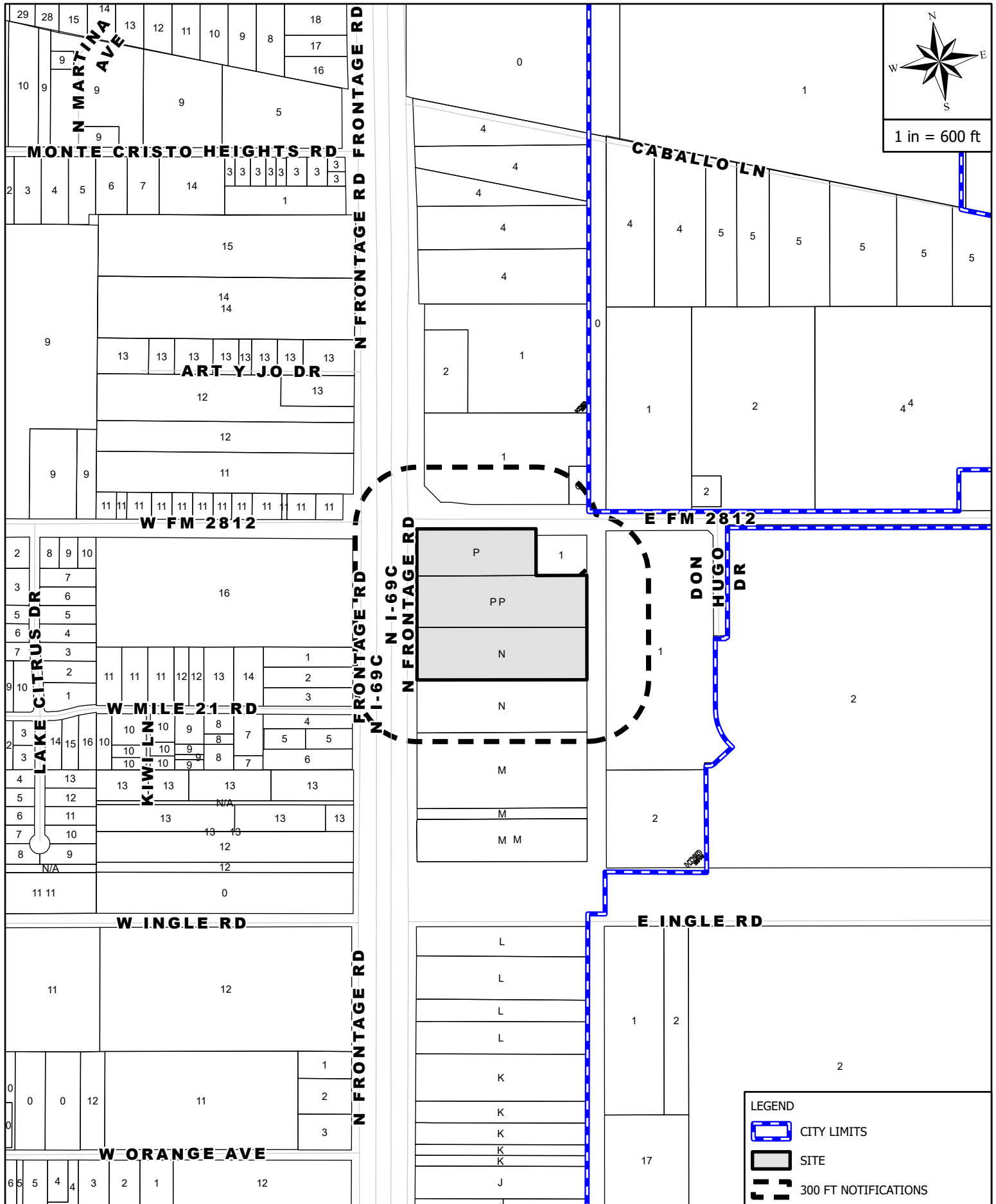
AERIAL MAP

8300 N I-69C



ZONING MAP

8300 N I-69C



MAILOUT AND SITE MAP

8300 N I-69C

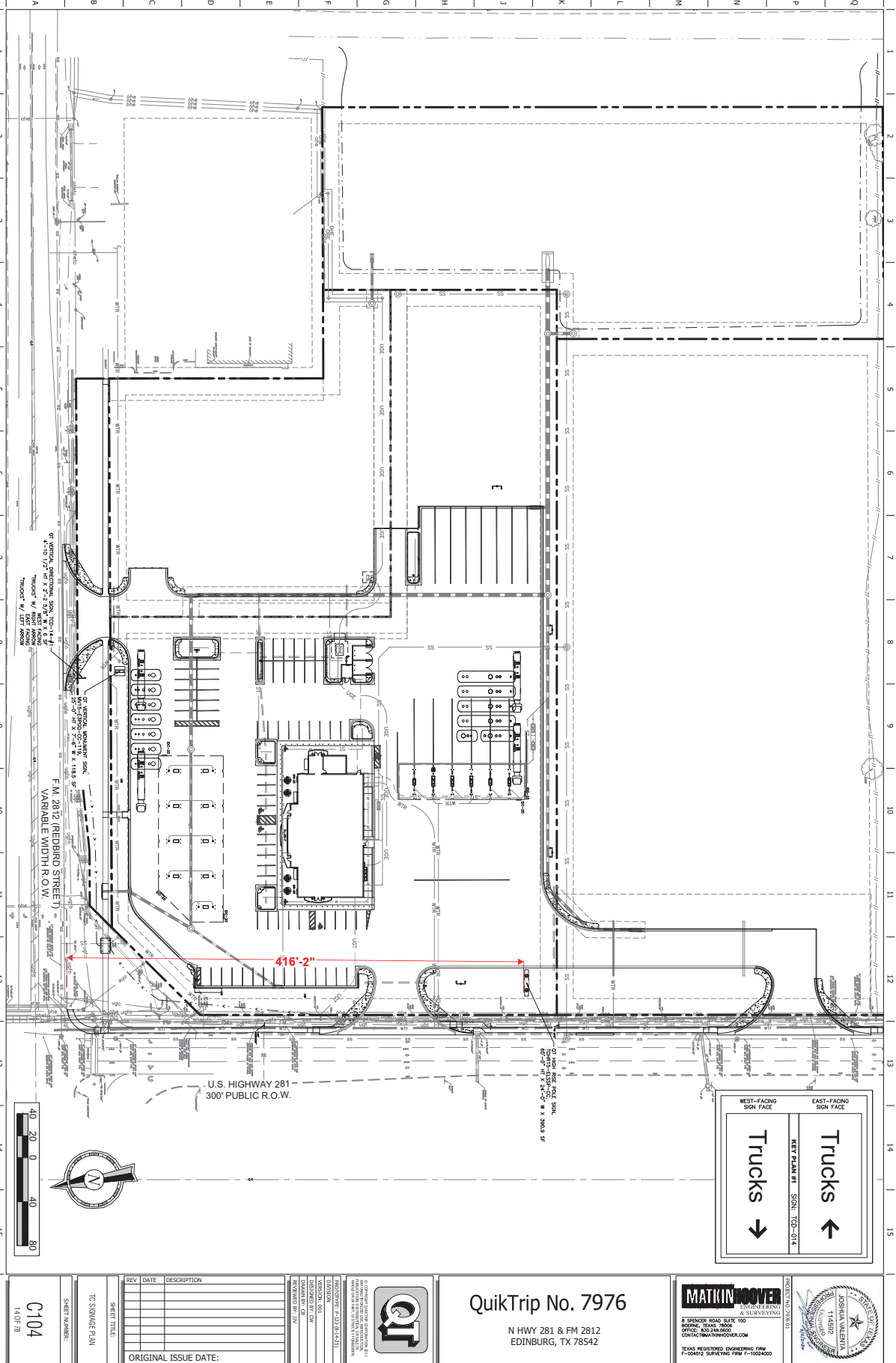


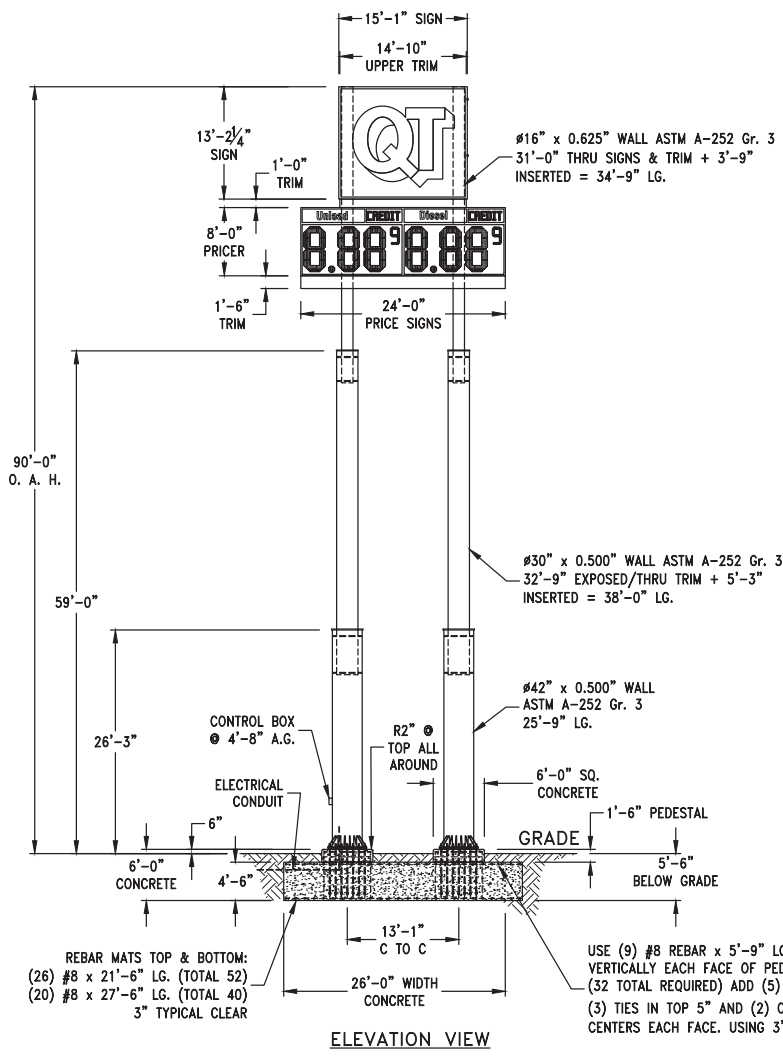
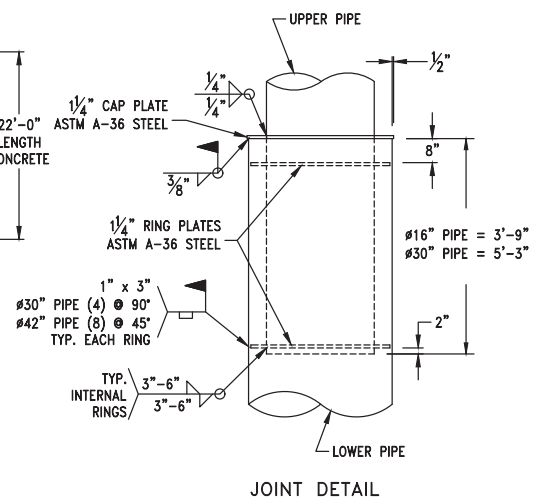
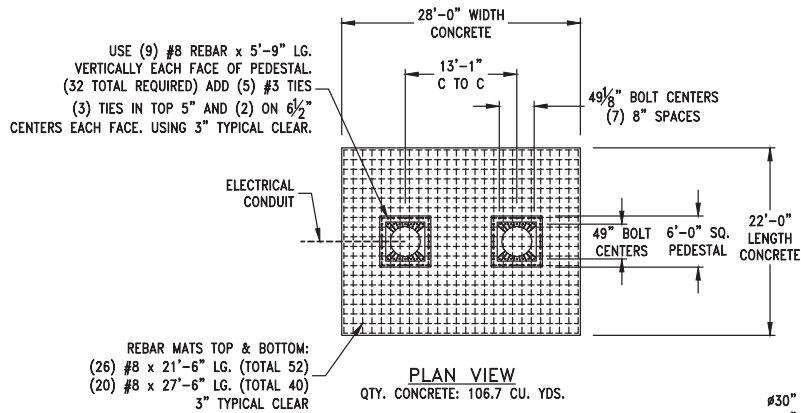
Rezoning Request Site Photo

MatkinHoover Engineering & Surveying

8300 N. I-69C







WELDING NOTES:

1. All field welding must conform to the Welding Environment conditions set forth in section 5.12 in the latest edition of the AWS D1.1 code.
2. All welding is to be performed by welders certified per American Welding Society (AWS).



DESIGN WIND LOAD:
Based on the 2018 International Building Code (ASCE 7-16) using Risk Category II, Exposure C and 135 mph wind speed.

SIGN TYPE
TCHR19-ELSSP-CC

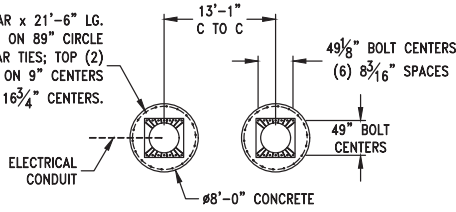
- FOUNDATION DESIGN NOTES:**
1. Concrete shall have a minimum compressive strength of 4000 PSI at 28 days.
 2. Reinforcing steel shall be ASTM A-615 Gr. 60.
 3. Footing designed using soil bearing forces of 2000 PSF Static, 2000 PSF Dynamic and 225 PSF per foot Lateral based on soil conditions found in GFAC Engineering, Inc. Project No. 2025152 geotechnical report dated March 27, 2026.
 4. Anchor bolts shall be ASTM F-1554 Gr. 55 steel.

SITE: QuikTrip
Store No. 7976
North Highway 281 and FM 2812
Edinburg, Texas 78542

A	05 Jun 26	RELEASED FOR PERMITTING	W. CARTER
REV	DATE	DESCRIPTION	APPROVED
WC[®] ENGINEERING Texas Engineering Firm License (F-27031) 2957 S 101st Street, West Allis, WI 53227 wcarter@wc2eng.com / 414-644-5922			
Robert-James & Associates, Inc. phone: 708-479-8385 email: rja37@comcast.net			
TITLE 90'-0" OAH TWIN POLES FOR QUIKTRIP ID AND PRICE SIGNS WITH TRIM PIECES			
DRAWN BY	W. CARTER	DATE	05 Jun 26
CHECKED BY	W. CARTER	DATE	05 Jun 26
SCALE	NONE	DRAWING NUMBER	2606014
SHEET	1 OF 2	REV.	A

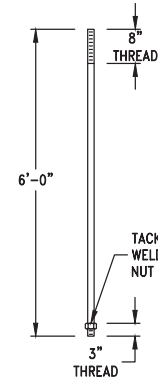
SEE SHEET 2 FOR CAISSON FOOTING OPTION & ALL OTHER DETAILS.

(18) #9 REBAR x 21'-6" LG.
EQUALLY SPACED ON 89" CIRCLE
w/(20) #4 REBAR TIES; TOP (2)
IN 1st. 5", (6) ON 9" CENTERS
AND (12) ON 16 3/4" CENTERS.



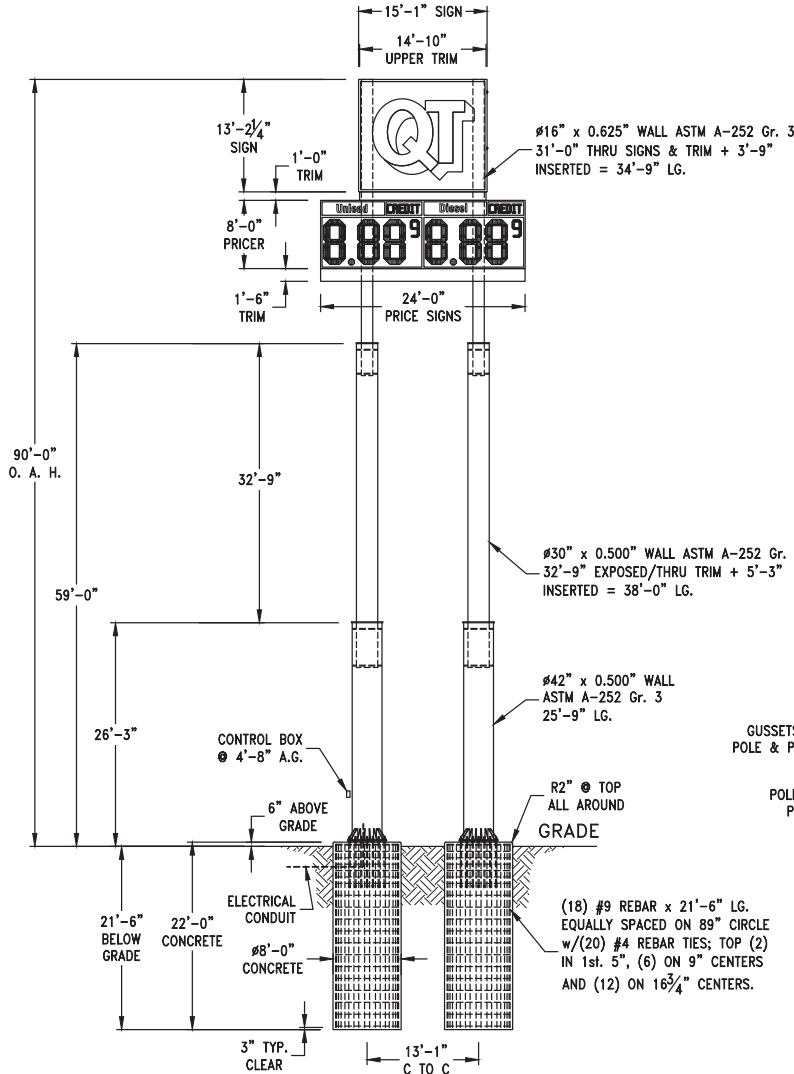
PLAN VIEW-CAISSON FOOTINGS

QTY. CONCRETE: 41.0 CU. YDS. EACH

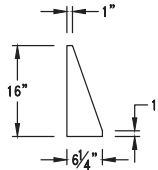


ANCHOR BOLT DETAIL

1/2" ASTM F-1554 Gr. 55

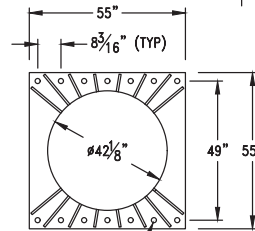
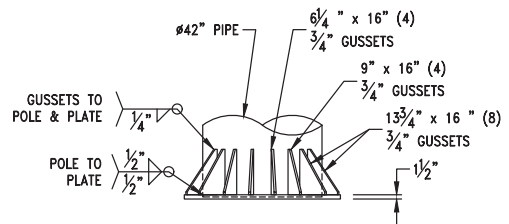


ELEVATION VIEW-CAISSON



BASE PLATE GUSSETS DETAIL

3/4" ASTM A-36 STEEL



1/2" (14) FOR 1/2" ASTM F-1554 Gr. 55 ANCHOR BOLTS

BASE PLATE DETAIL

1/2" ASTM A-36 STEEL



Digitally Signed on
06/06/2026

WC[®] ENGINEERING[®]

Texas Engineering Firm License (F-27031)
2957 S 101st Street, West Allis, WI 53227
wcarter@wc2eng.com / 414-644-5922

Robert-James & Associates, Inc.
phone: 708-479-8385 email: rja37@comcast.net

TITLE 90'-0" OAH TWIN POLES FOR QUIKTRIP
ID AND PRICE SIGNS WITH TRIM PIECES

DRAWN BY W. CARTER	DATE 05 Jun 26	SCALE NONE	DRAWING NUMBER 2606014	SHEET 2 OF 2	REV. A
CHECKED BY W. CARTER	DATE 05 Jun 26				



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

PUBLIC HEARINGS

Agenda Item No: 8.F.

1. Agenda Item:

Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez.

2. Description:

The applicant is requesting a variance to the Unified Development Code Article 4, Section 4.303-1 as it applies to signs. The sign in question is for the advertisement of Willie B's BBQ at this location. The property is located at the east side of N. Closner Boulevard, at the southeast corner of the intersection of N. Closner Boulevard and E. Loeb Street. The existing sign is located on the southwest corner of the of the property along N. Closner Boulevard. The sign is a freestanding sign that is 18 feet height with 10'x 5' display area with a double-sided face. The property is currently zoned Downtown (DT) District. Adjacent land uses are residential uses, and commercial uses.

Staff received a Sign Variance Application for the subject property on April 28, 2026 requesting the following variance to allow an existing freestanding sign to remain on a prohibited zoning district. City of Edinburg Unified Development Code does not allow for any freestanding sign within the Downtown (DT) District.

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

Staff mailed a notice of the public hearing to 12 neighboring property owners on Friday, July 10, 2026, and received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on July 29, 2026.

3. Staff's Recommendation:

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

Reviewed by:

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL –08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District

APPLICANT: Francisco Luna

AGENT: Jorge Gonzalez

LEGAL: Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg

LOCATION: Located at 320 N. Closner Boulevard

LOT/TRACT SIZE: Lot 1 and Lot 24

CURRENT USE: Restaurant

PROPOSED USE: Downtown (DT) District

EXISTING ZONING: Downtown (DT) District

ADJACENT ZONING: North – Downtown (DT) District
South – Downtown (DT) District
East – Downtown (DT) District
West – Downtown (DT) District

LAND USE PLAN: Downtown District

PUBLIC SERVICES: City of Edinburg Sewer and Water.

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

SIGN VARIANCE REQUEST
JORGE GONZALEZ

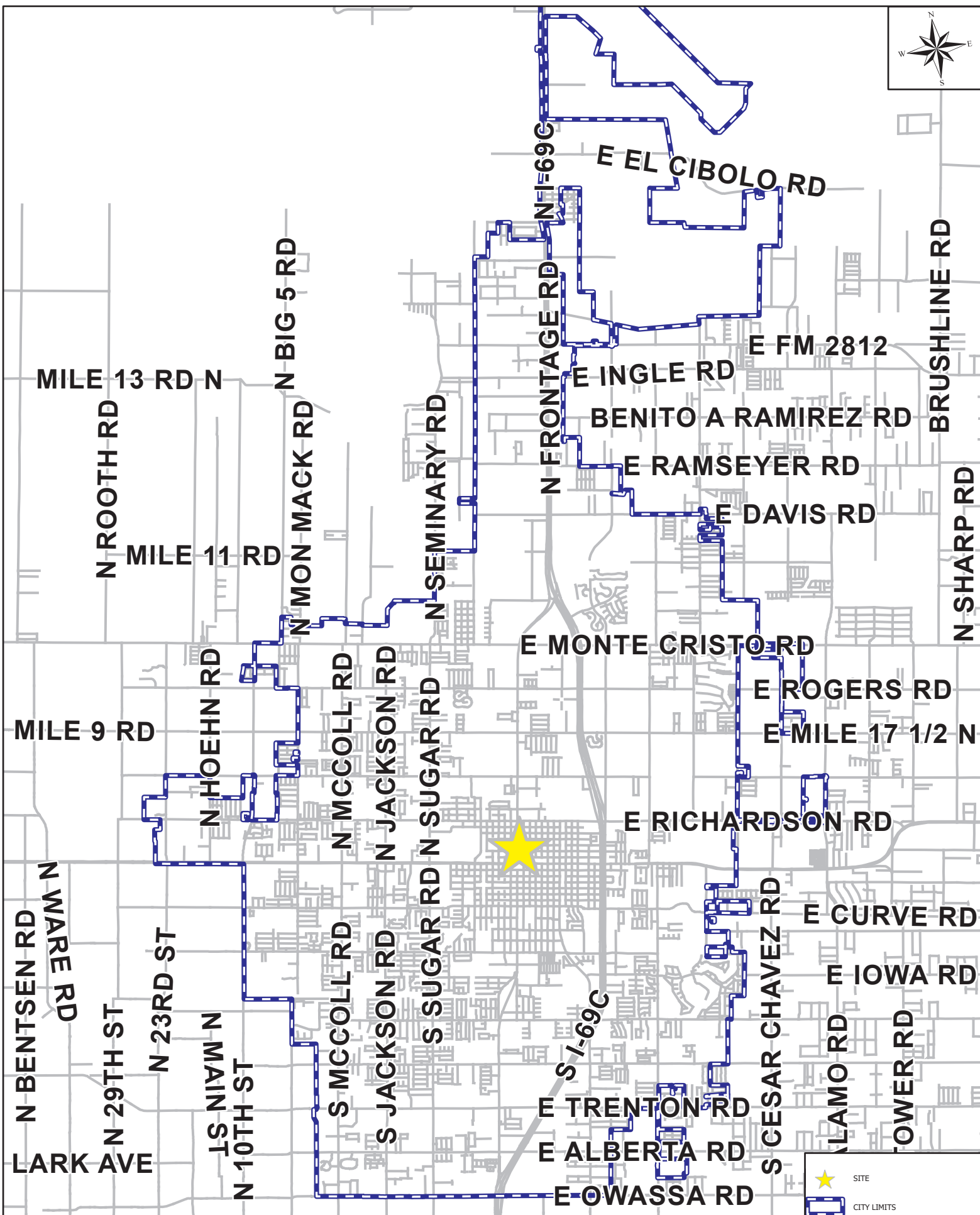
EVALUATION

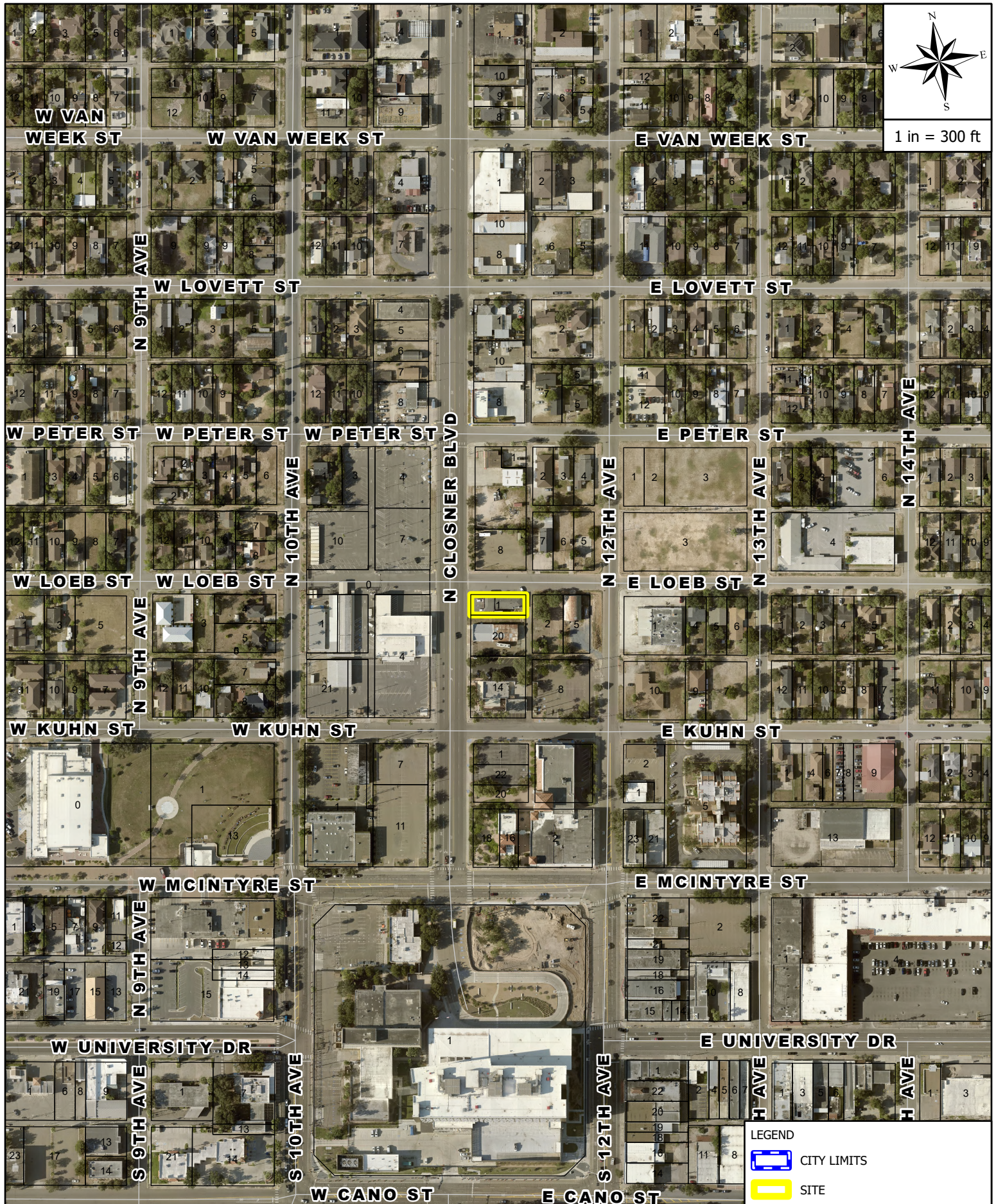
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Bert Ogden at this location.
2. Based on Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District.

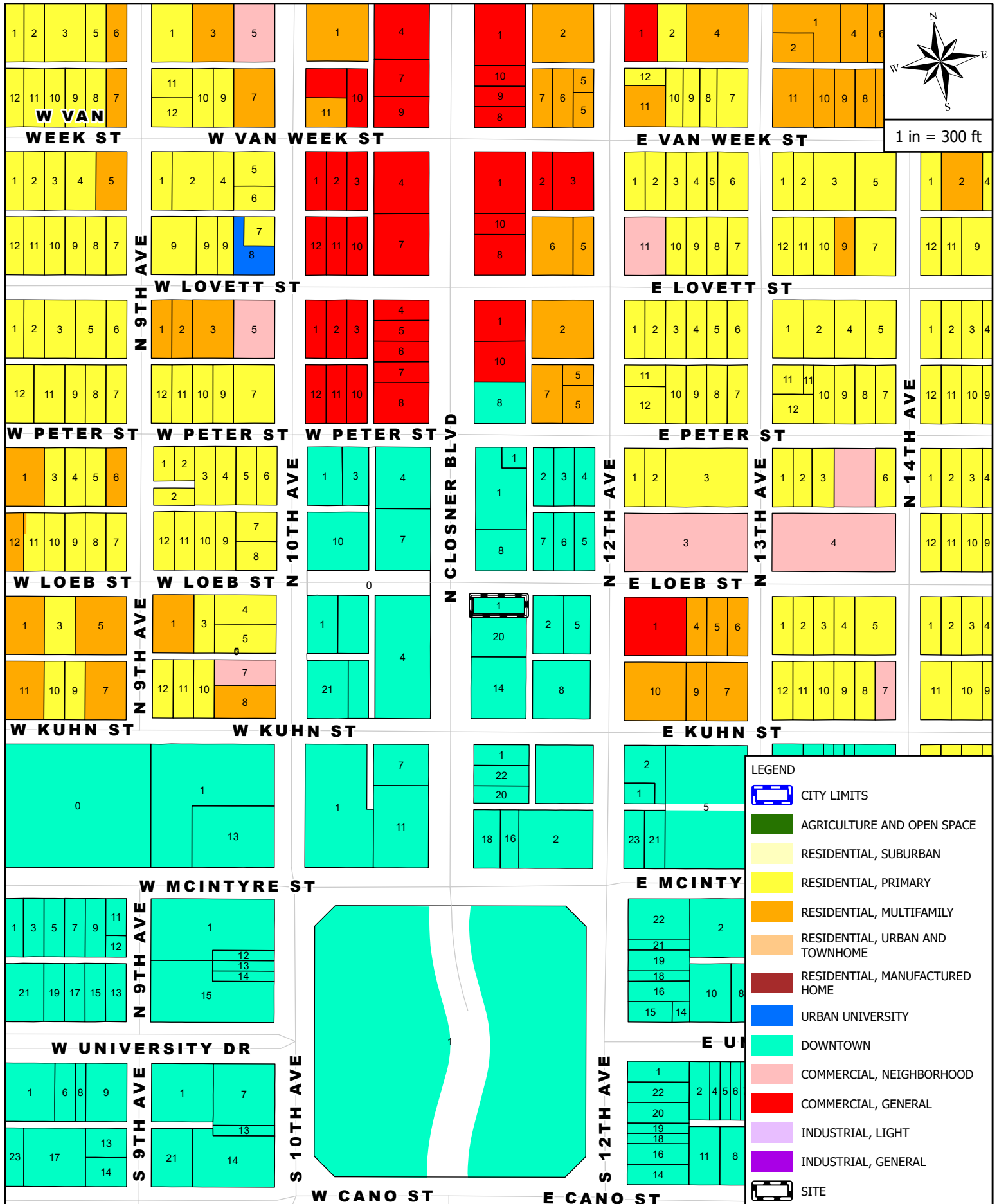
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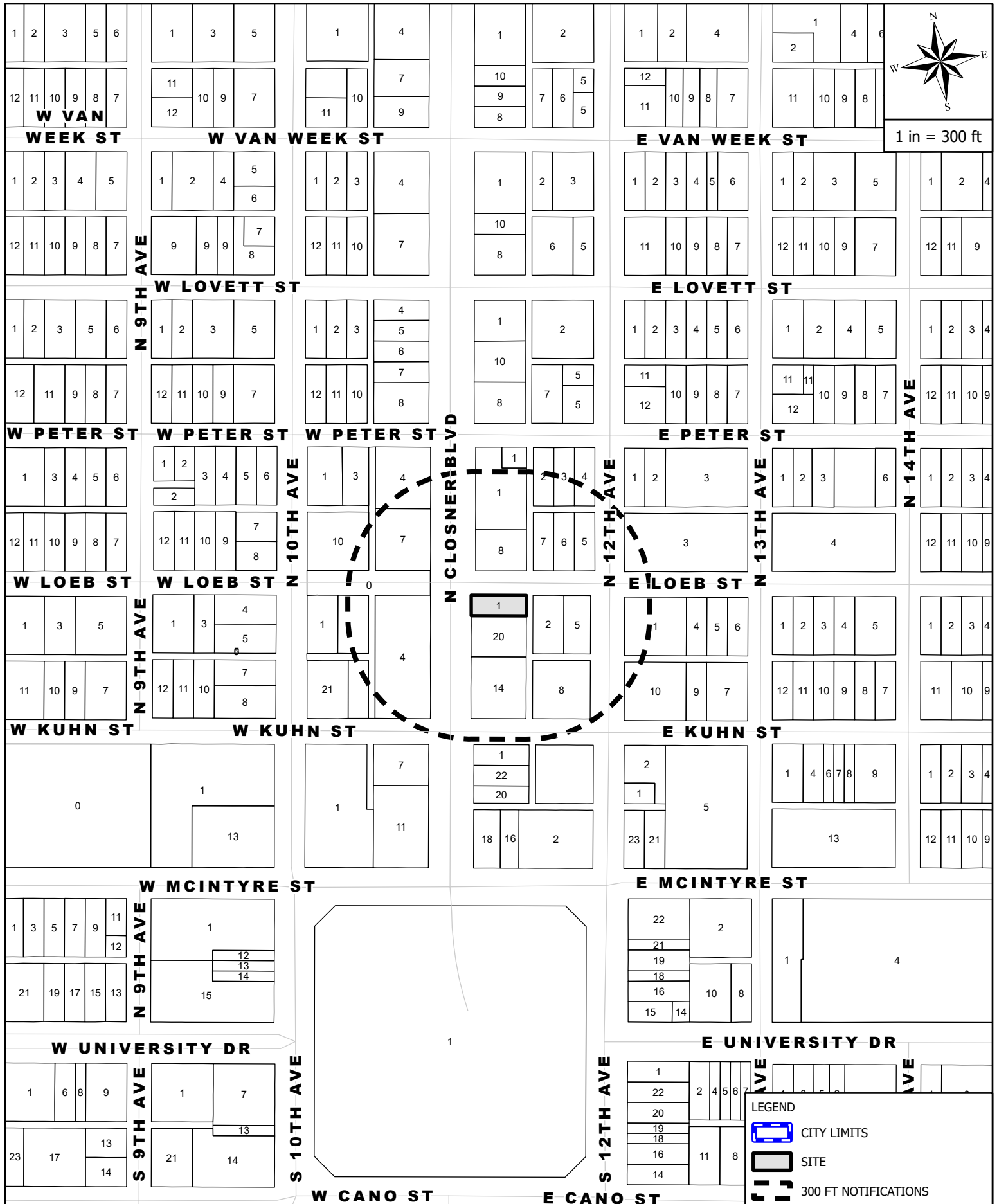


AERIAL MAP
320 N CLOSER BLVD



ZONING MAP

320 N CLOSER BLVD



MAILOUT AND SITE MAP

320 N CLOSER BLVD



Rezoning Request Site Photo

Jorge Gonzalez
320 N. Closner Boulevard



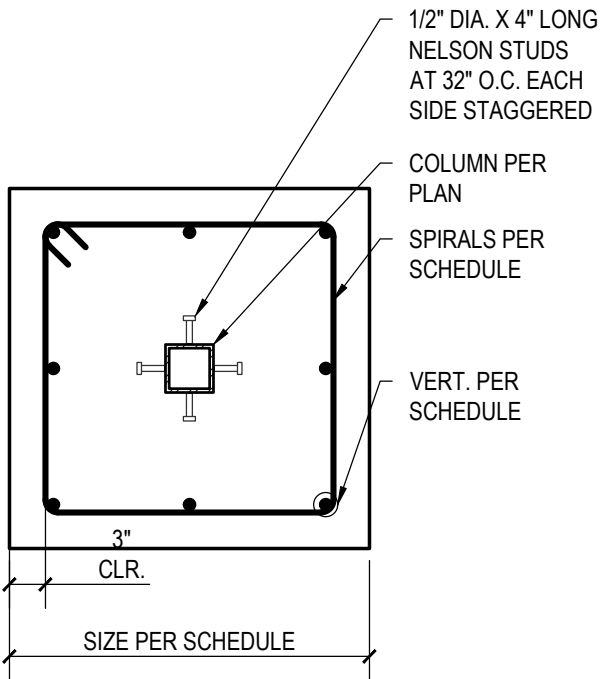


Rezoning Request Site Photo

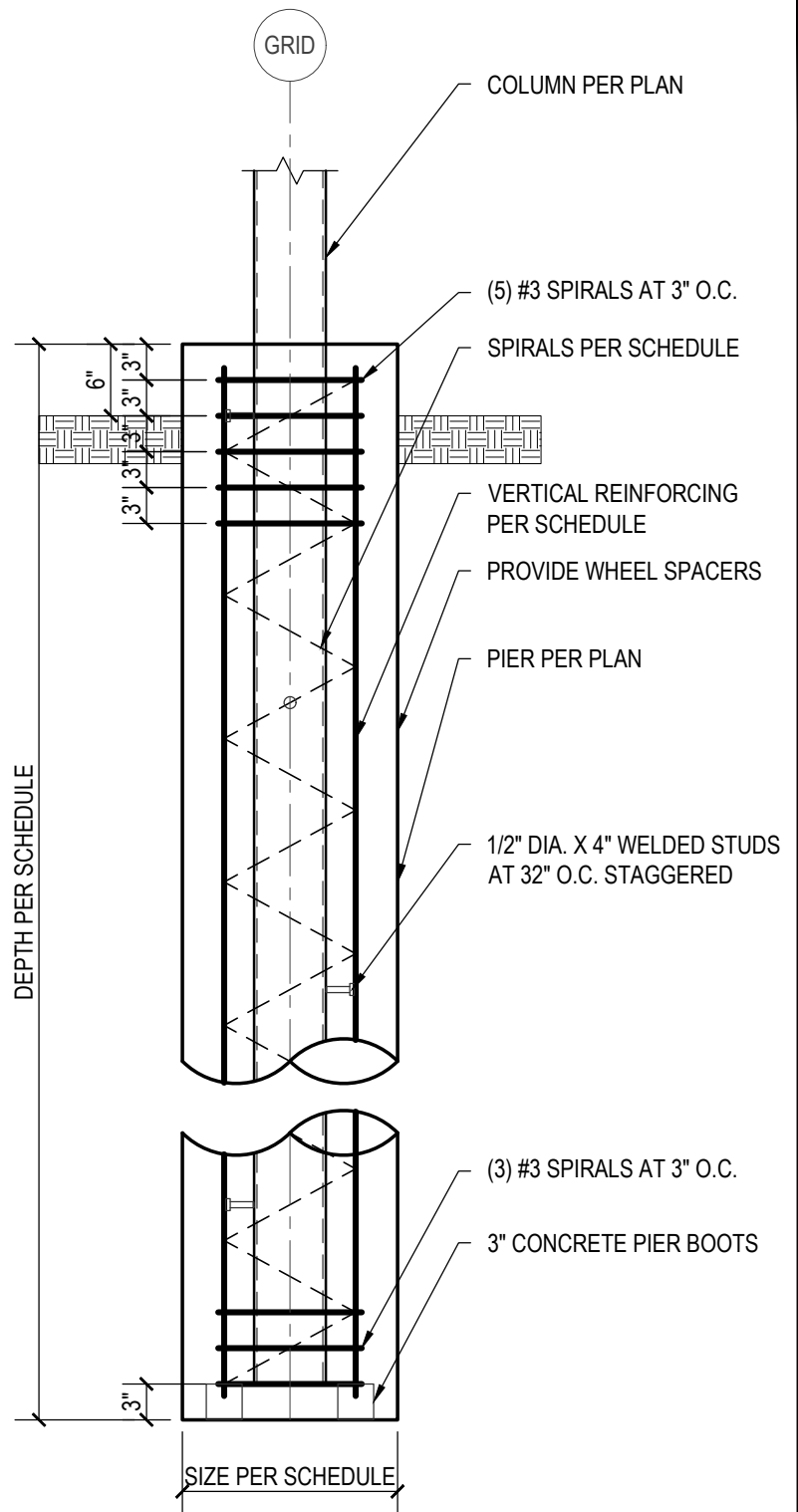
Jorge Gonzalez
320 N. Closner Boulevard



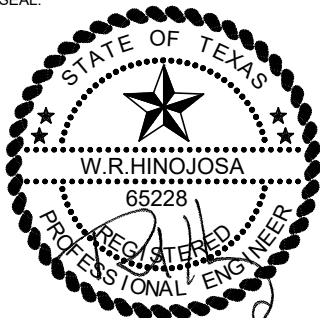


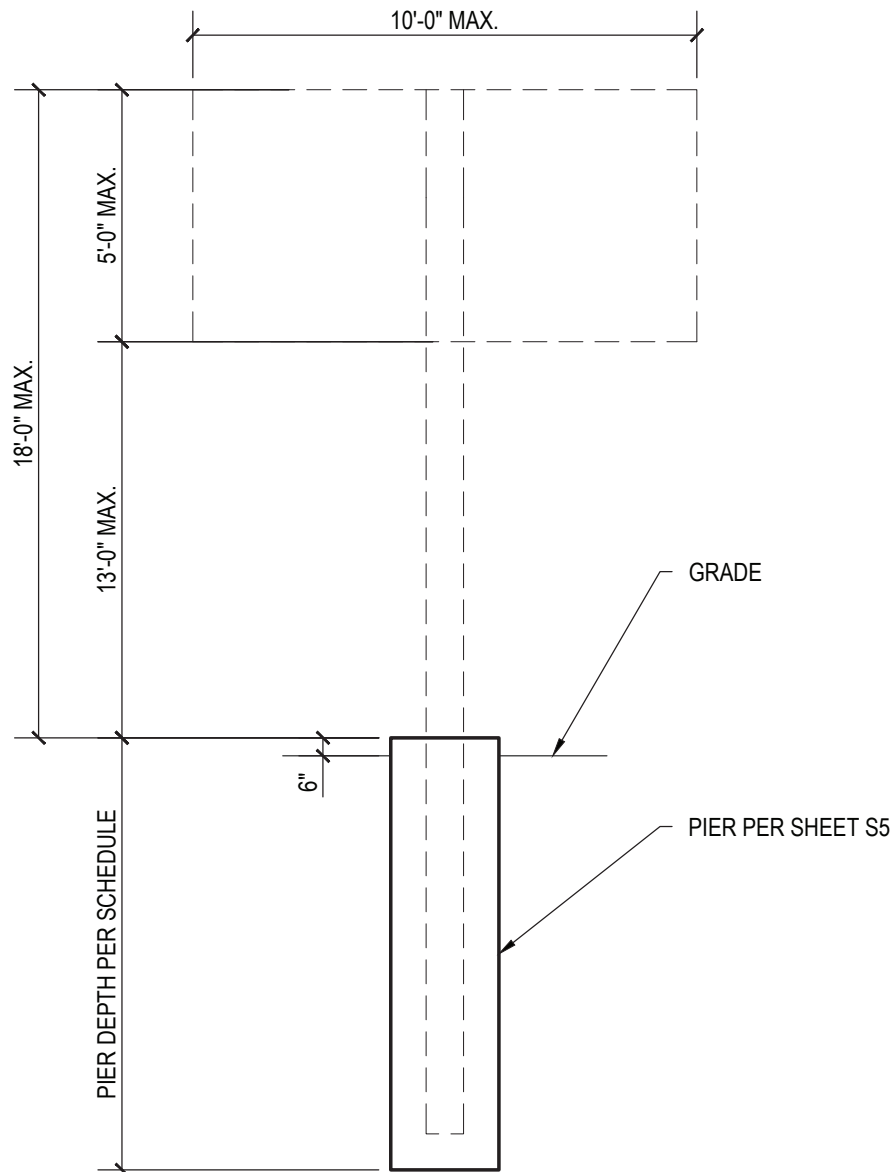


SECTION A-A



PIER SCHEDULE						
SIGN HEIGHT	DEPTH BELOW (E) GRADE	SQ.	VERT. REINF.		SPIRAL	
			NO.	SIZE	SIZE	PITCH
18 FT	6 FT	24"	8	#6	#3	12"

TITLE: PIER FOUNDATION	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA PE 65228. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.	SEAL: 	SCALE: AS NOTED PROJECT#: 26-126 REVISION: ISSUED: 03-13-2026 DRAWN BY: MR CHECKED BY: AT, RH
PROJECT: WILLIE B'S BBQ PYLON SIGN 114 E LOEB ST., EDINBURG, TEXAS 78541	 HINOJOSA ENGINEERING, INC. STRUCTURAL ENGINEERING CIVIL ENGINEERING 108 W. 18TH ST. MISSION, TEXAS (956) 581-0143 FAX: (956) 581-2074 E-MAIL: HinojosaEngInc@aol.com REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2026	S5 SHT. NO.	



03-13-2026

TITLE: SIGN ELEVATION	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA PE 65228. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.	SEAL: 	SCALE: AS NOTED PROJECT#: 26-126 REVISION: ISSUED: 03-13-2026 DRAWN BY: MR CHECKED BY: AT, RH
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**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: July 23, 2026

SUBDIVISION VARIANCE

Agenda Item No: 9.A.

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the proposed Jackson Estates Phase II Subdivision, being Lot 1, Dr. Carl R. Love Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.

2. Description:

The property is located at the east side of S. Jackson Road and approximately 1,230 feet north of W. Owassa Road and S. Jackson Road intersection. This property is within the City of Edinburg, City Limits. This project is currently going through subdivision process with the Planning and Zoning Department. Melden & Hunt, Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. Variance Request: Article 5, Section 5.206, Lots, Subsection 5.206-B, Required Lot Frontage

The requested variance is to Article 5.206 Lots, Subsection 5.206-B Required Lot Frontage. City of Edinburg Unified Development Code states that every lot shall have frontage along the right-of-way lines of a street. The developer is requesting a variance to allow for Lot 2 not to require a frontage along a right-of-way line of a street. The developer is proposing a 26-foot access easement along the north side of lot, as their only means of access to the lot.

3. Staff's Recommendation:

Staff recommends denial of the variance requests and asks that the applicant comply all other requirements that it calls for.

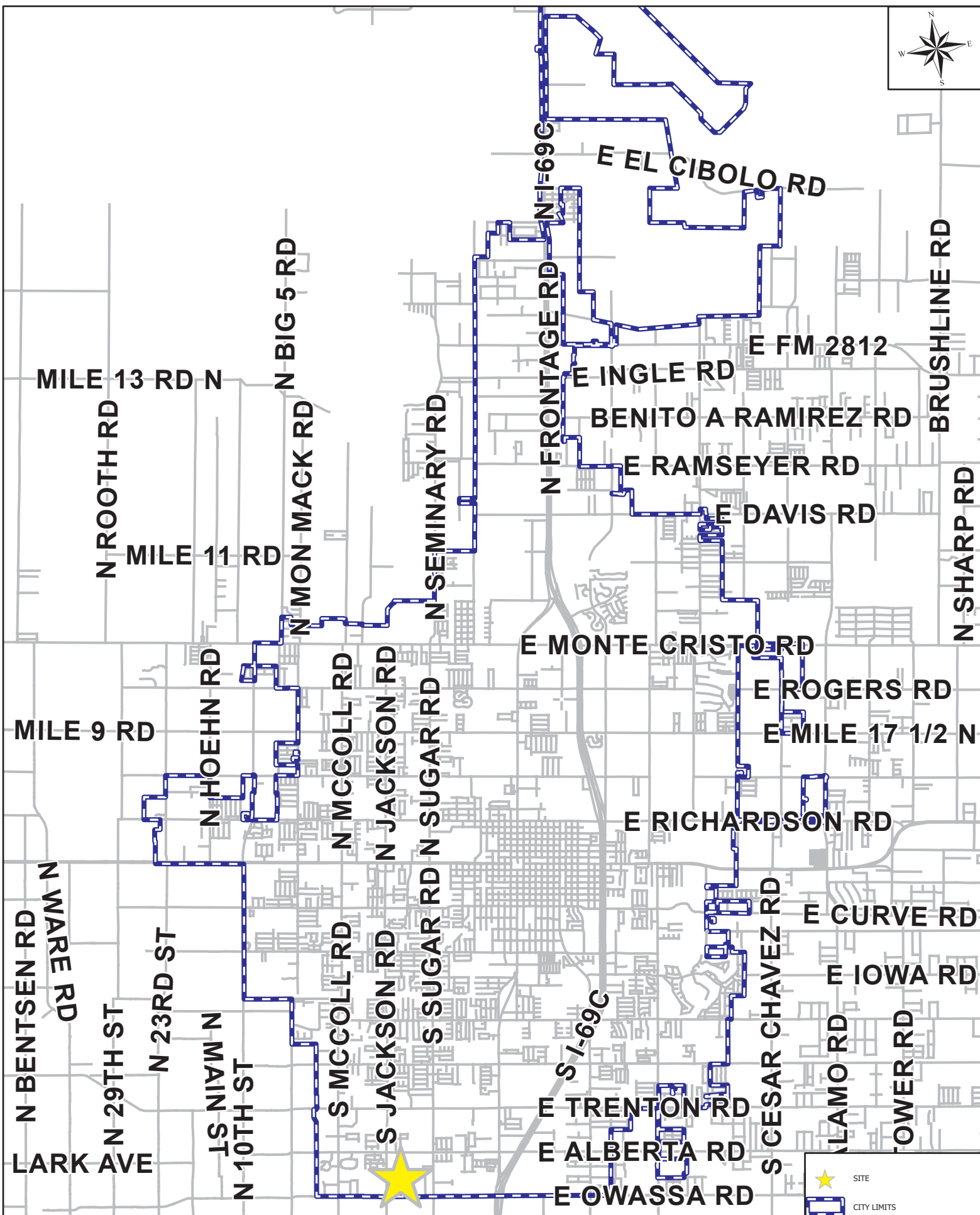
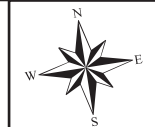
Reviewed by:

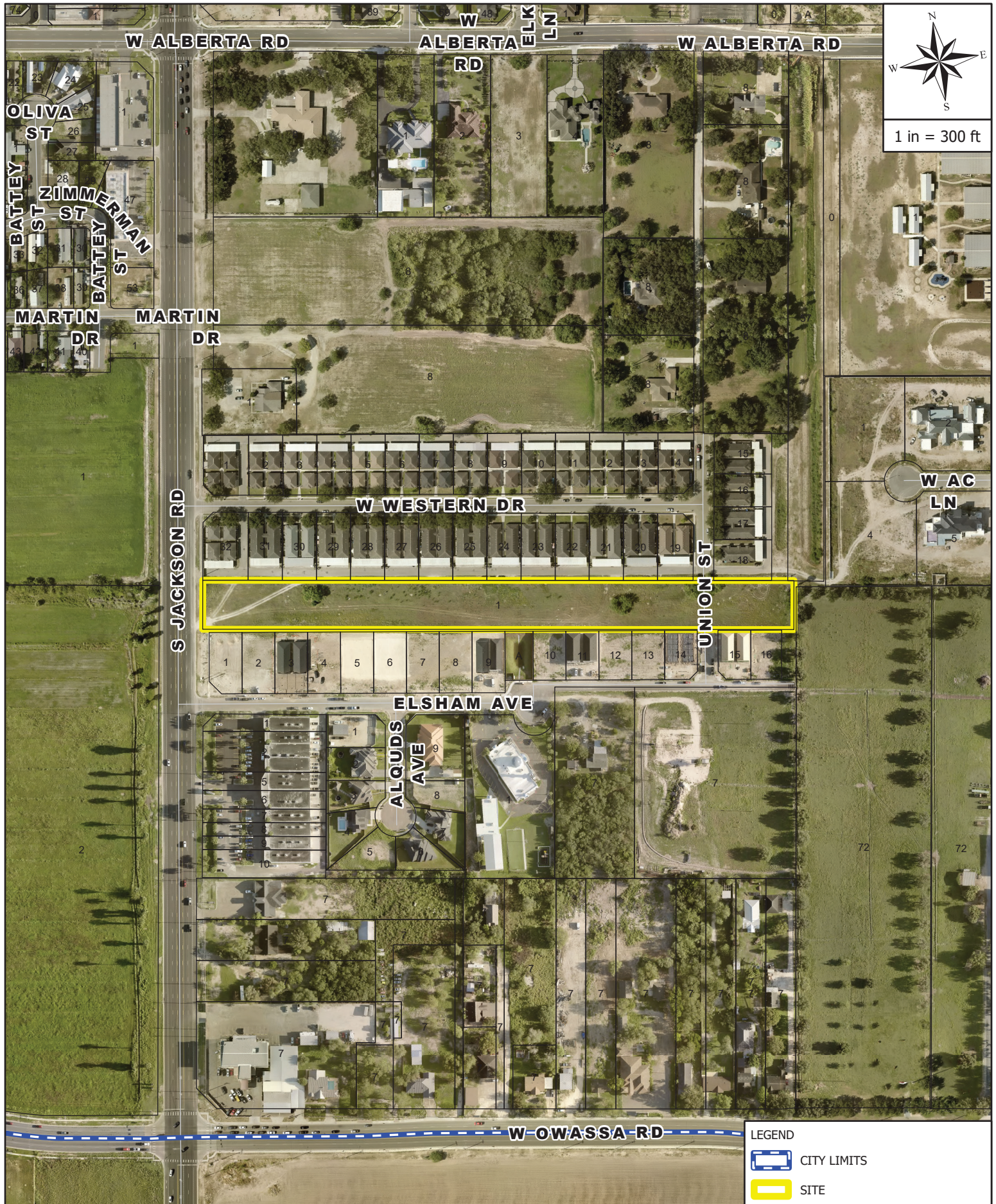
Prepared by:

Juan C Rodriguez, Planner I

Attachments:

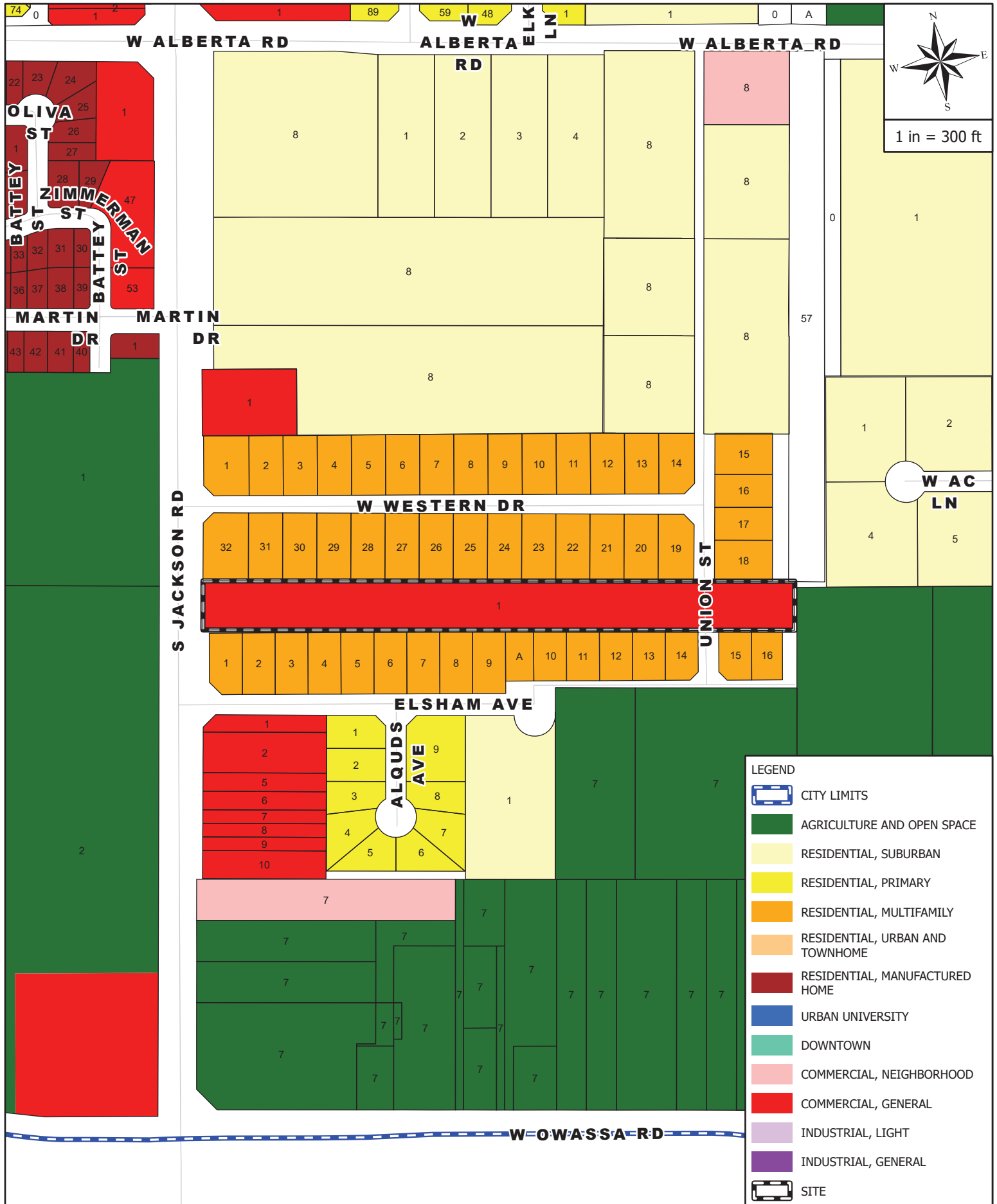
A. FINAL REPORT - JACKSON ESTATES PHASE II





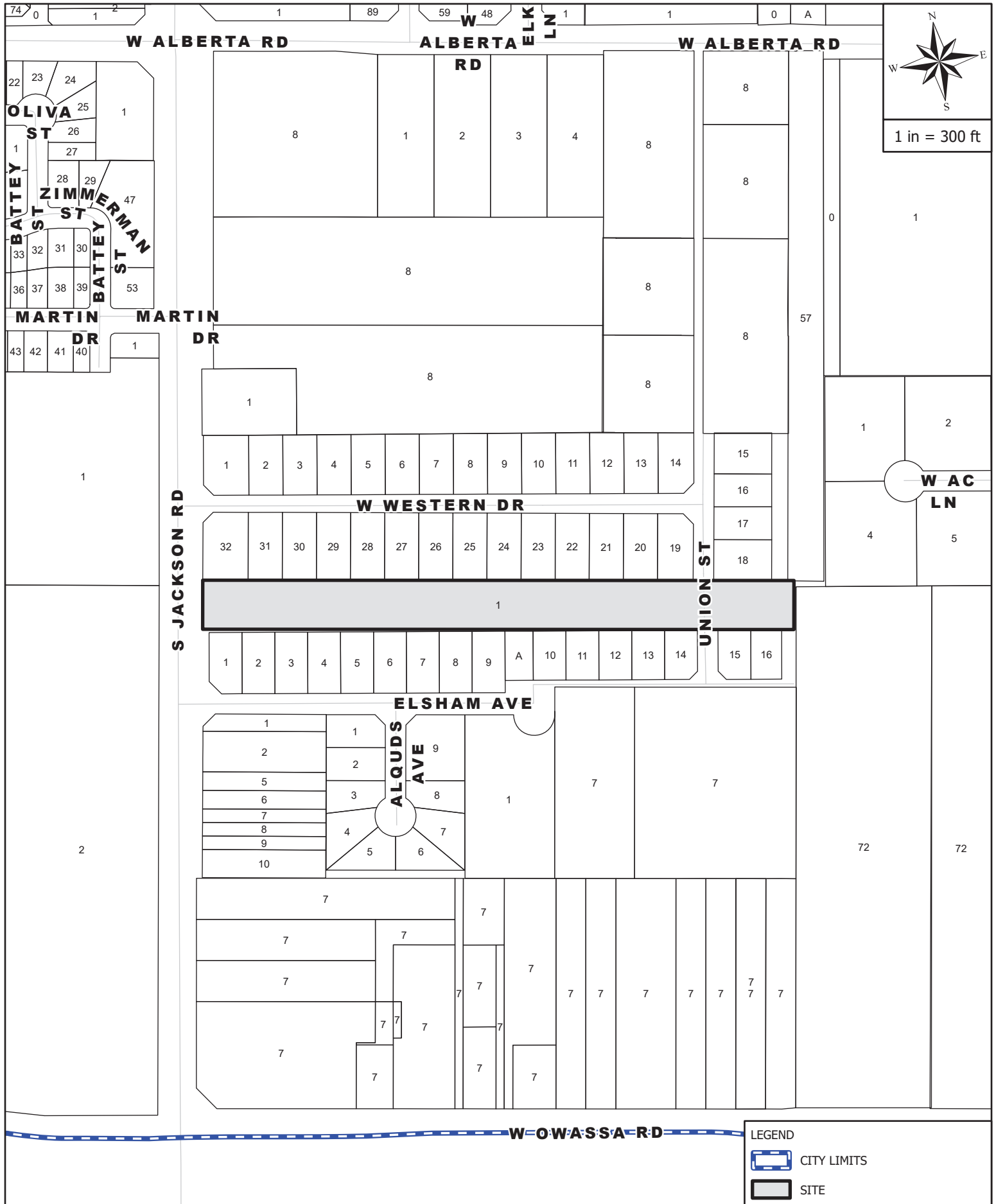
AERIAL MAP

5302 S JACKSON RD



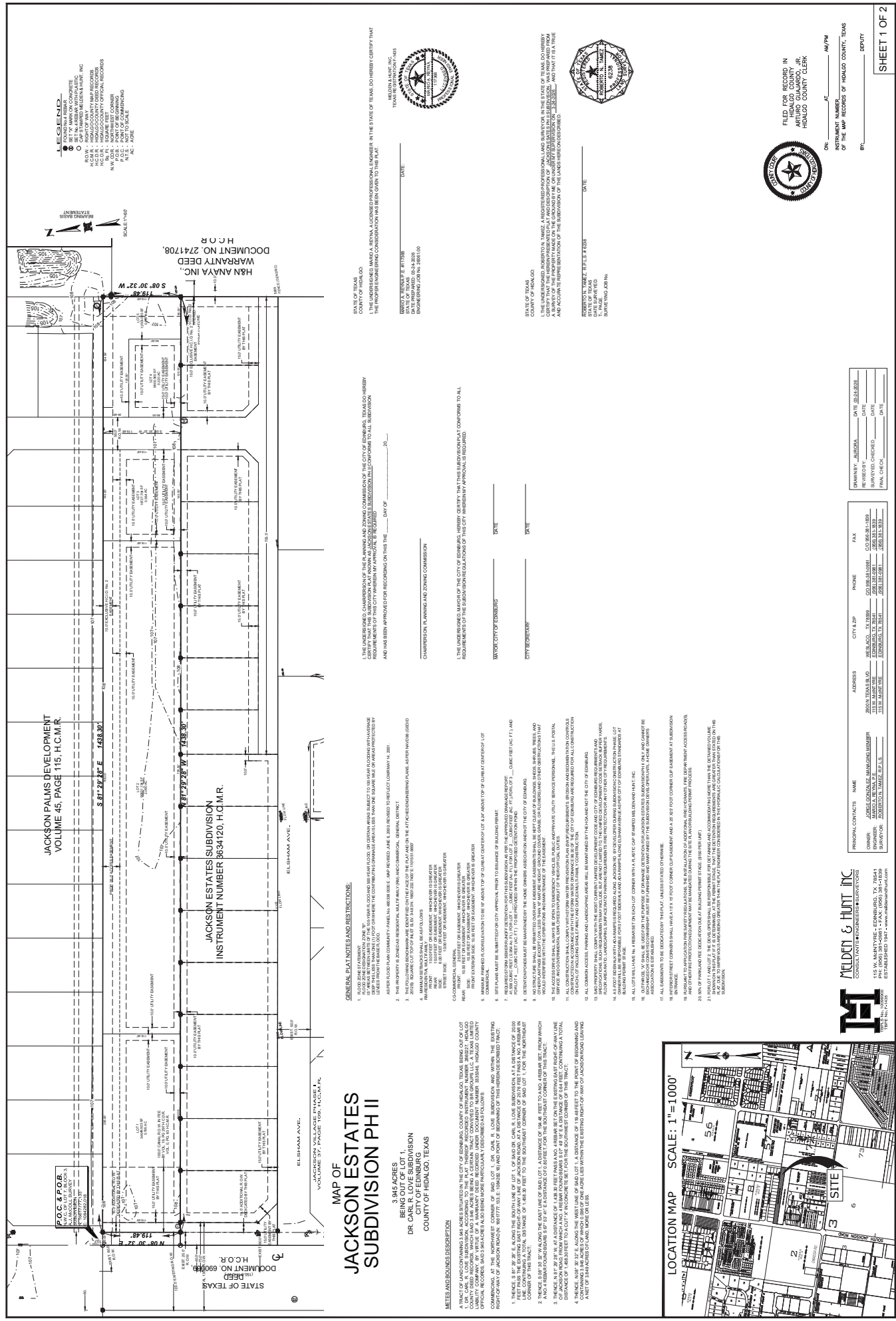
ZONING MAP

5302 S JACKSON RD



MAILOUT AND SITE MAP

5302 S JACKSON RD



STATE OF TEXAS
COUNTY OF HIDALGO
H.C.M.R.
DOCUMENT NO. 69088B
H.C.M.R.
WARRANT DEED
INSTRUMENT NO. 2741708

LEGEND
1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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City of Edinburg



PLANNING & ZONING COMMISSION

Regular Meeting: 7/23/2026

— SUBDIVISION VARIANCE —

THE TOWNHOMES AT EBONY SUBDIVISION

1. **Agenda Item:** Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the proposed The Townhomes at Ebony Subdivision, being a 0.68 acre tract of land, out of lot 1, lot 2 and the East 39 feet of lot 3, Block 8, Enfield Estates Subdivision, located at 198 W. Southland Ave., as Requested by Eliseo Garza.
2. **Description/Scope:** The property is located at the intersection of Tourist Drive and south of Hollywood Drive, and is within the City of Edinburg city limits. The proposed development consists of 10 single-family residential lots. The developer is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. **Variance Request: Table 3.102-3**

This requested variance is to Article 3, Table 3.102-3 as it applies to minimum lot area of the properties zoned Residential, Urban and Townhome District. The developer is proposing a lot area of 2,158 square feet. The Unified Development Code requires for the lot area to be 2,500 square feet.

2. **Variance Request: Table 3.202-1**

This requested variance is to Article 3, Table 3.202-1 as it applies to minimum lot are of the properties zoned Commercial, Neighborhood District. The developer is proposing a lot area of 7,278.19 square feet. The Unified Development Code requires for the lot are to be 10,000 square feet.

Staff's Recommendation: Staff recommends denial of the variance requests as the Unified Development code requires a minimum lot area. 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

**Table 3.102-3
Townhouse and Weak-Link Townhouse Lot and Building Standards**

Development Type	Minimum*							Maximum	
	Site Area / group (sf.)	Lot Area / du. (sf.)	Lot Width / du.(ft.)	Street Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	No. of Attached du.'s	Height (ft)	Attached du.'s ³
Weak-Link Townhouse	10,000	3,300	33	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8
Townhouse	8,000 → 2,500		25	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8

TABLE NOTES:

¹The first number is the house setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

²A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

³More than eight units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

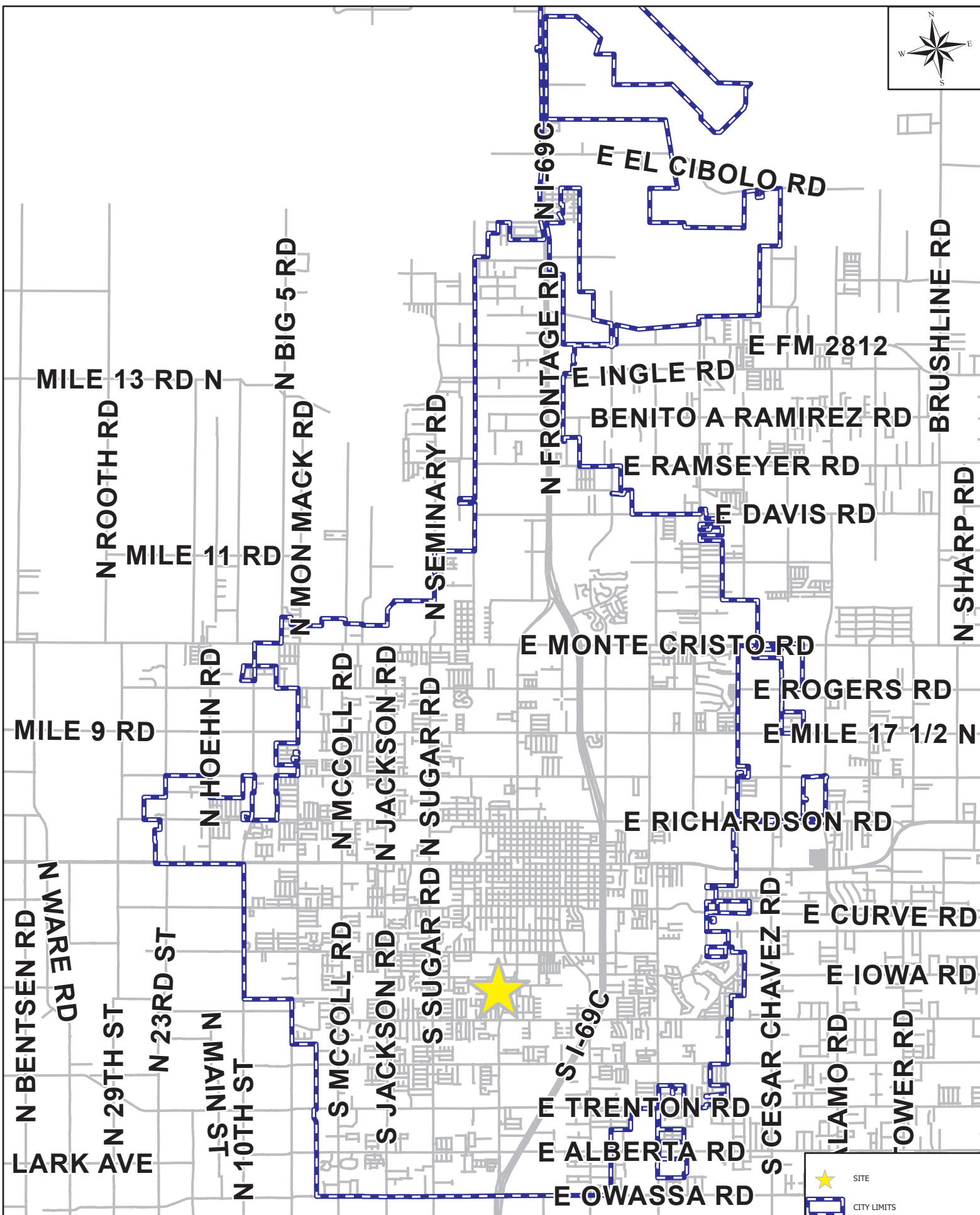
*If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.

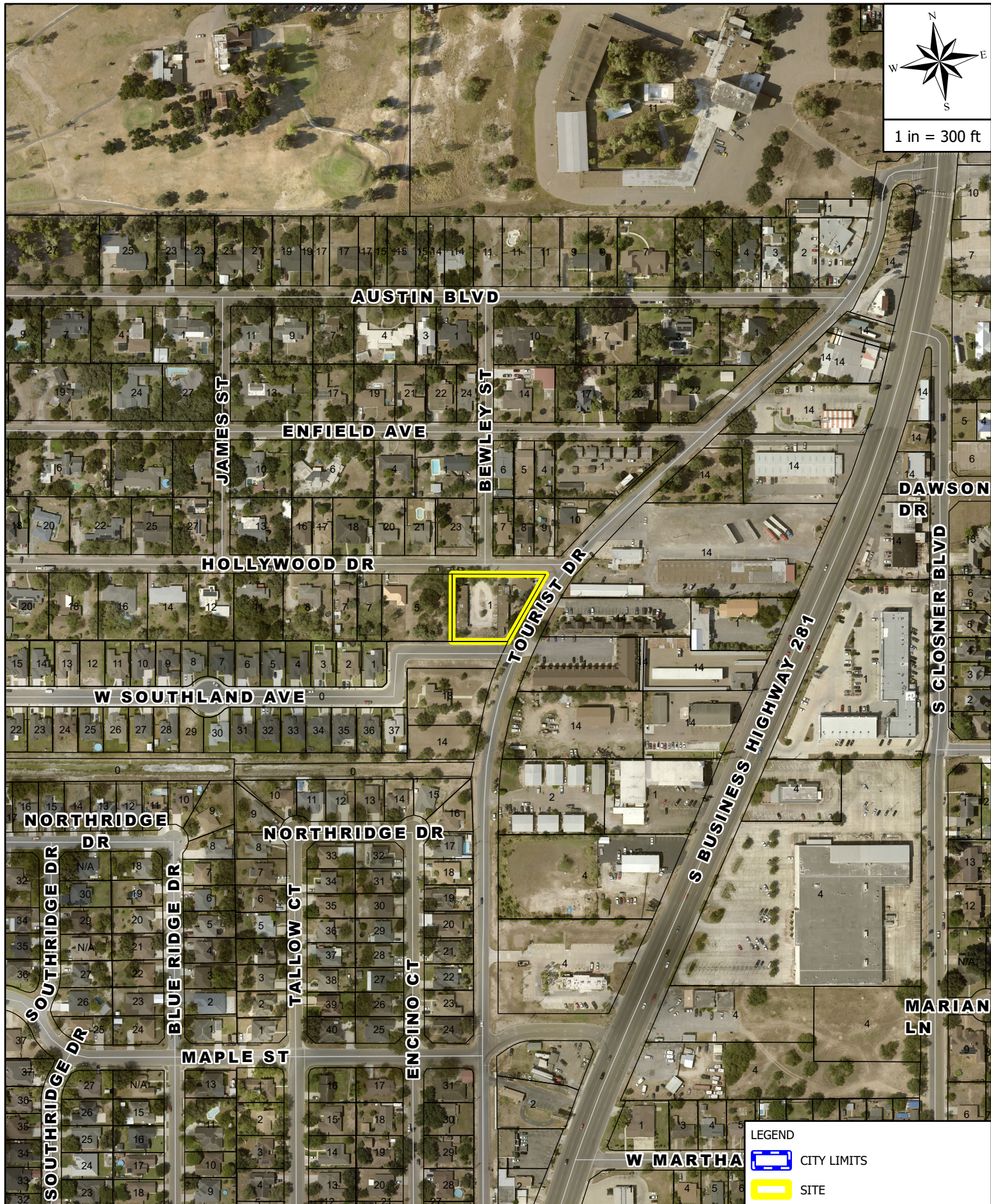
Sec. 3.202, Standards for Nonresidential and Mixed-Use Development

A. District Standards. The district standards that are applicable to all nonresidential uses are provided in Table 3.202-1, *Nonresidential Use District Standards*. The table includes provisions for intensity, utility requirements, minimum site area, and maximum height. Information relating to these standards and their abbreviations follows:

1. **Use District and Development Types.** The first column of both tables reflects the zoning districts and permitted uses.
2. **Landscaped Surface Ratio (LSR).** The second column reflects the minimum landscaped surface ratio required on a site. The ratio is calculated as a percentage of the site area, for example, 0.25 indicates 25 percent of a site must be open space (residential) or landscaped area (nonresidential).
3. **Maximum Floor Area Ratio.** The fifth column sets out the maximum allowable intensity of nonresidential uses, which is measured by a floor area ratio (FAR). Floor area ratio is calculated as provided in Division 3.300, *Measurements and Exceptions*.
4. **Minimum Site Area.** The fourth column indicates the minimum area that is required for the listed development type.
5. **Maximum Height.** The last column indicates the maximum allowable height by use and district.

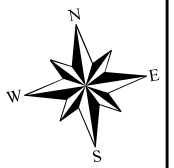
Table 3.202-1 Nonresidential and Mixed-Use Lot Standards					
District and Development Type	Minimum			FAR	Maximum Height (ft.)
	LSR	Lot Area	Lot Width (ft)		
Agriculture and Open Space (AO)					
Agriculture	0.95	10 ac.	400	NA	65
Other nonresidential uses	0.90	10 ac.	330	0.042	35
Residential, Suburban (RS)					
All nonresidential uses	0.80	10 ac.	400	0.084	35
Residential, Primary (RP)					
All nonresidential uses	0.40	1 ac.	125	0.253	35
Residential Multifamily and Urban (RM)					
All nonresidential uses	0.40	10,000 sf	80	0.432	45
Urban University (UU)					
University Buildings	0.35	2 ac.	200	0.330	60
All other nonresidential uses	0.40	1 ac.	150	0.352	45
Downtown (DT)					
Commercial retail	0.00	5,000 sf.	50	0.394	100
Office and service	0.15	10,000 sf.	50	0.859	100
Mixed Use	0.15	20,000 sf.	100	1.185	100
All other nonresidential uses	0.20	10,000 sf.	50	0.962	100
Commercial, Neighborhood (CN)					
Commercial retail	0.40	10,000 sf.	50	0.197	28
Offices and service		10,000 sf.	50	0.216	35
All other nonresidential uses	0.40	20,000 sf.	100	0.253	35





AERIAL MAP

198 W SOUTHLAND AVE



1 in = 300 ft

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JAMES ST

BEWLEY ST

ENFIELD AVE

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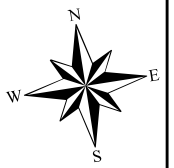
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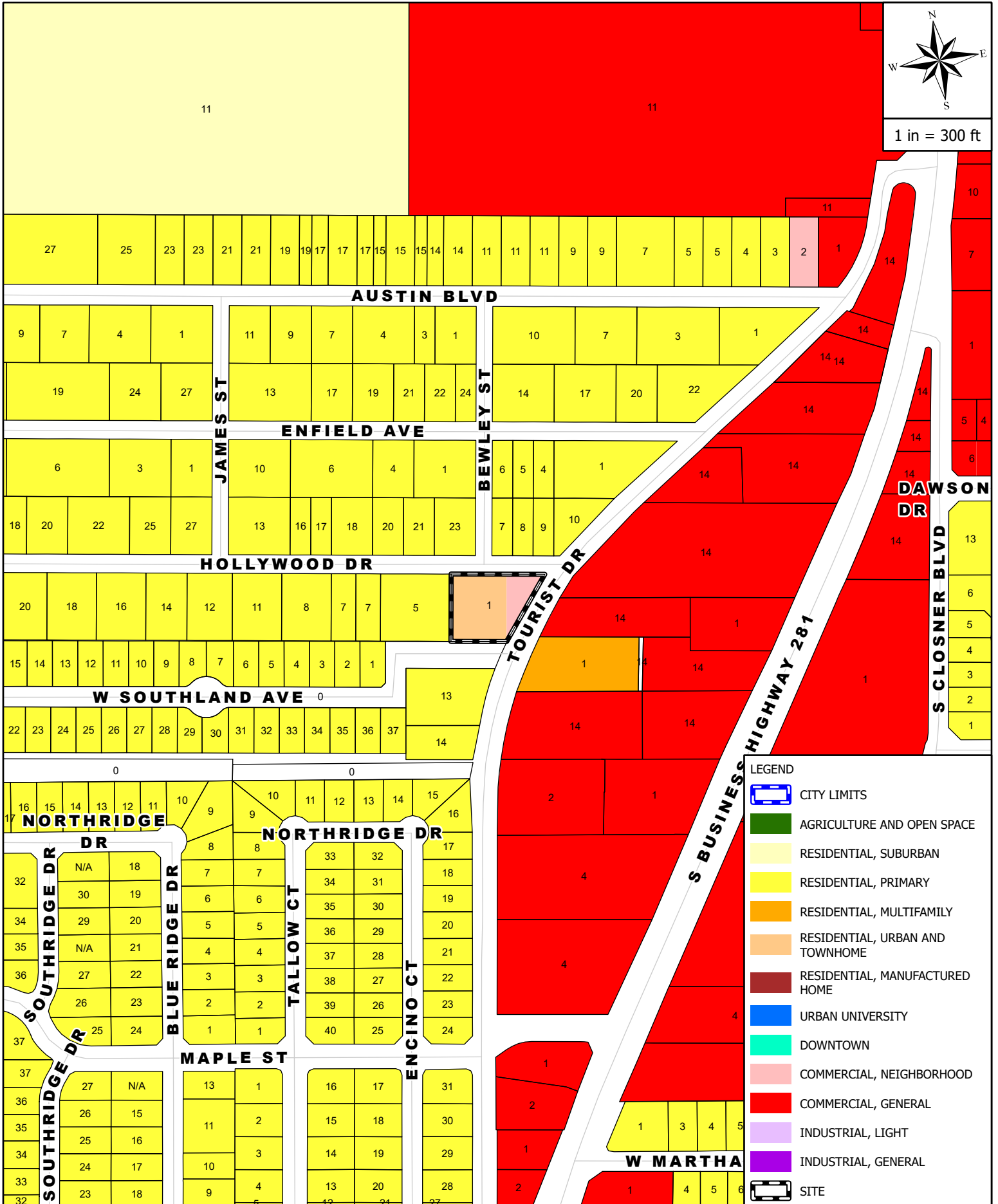
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1 in = 300 ft

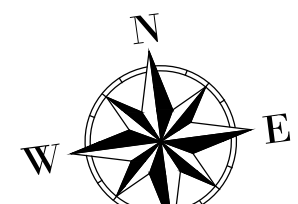
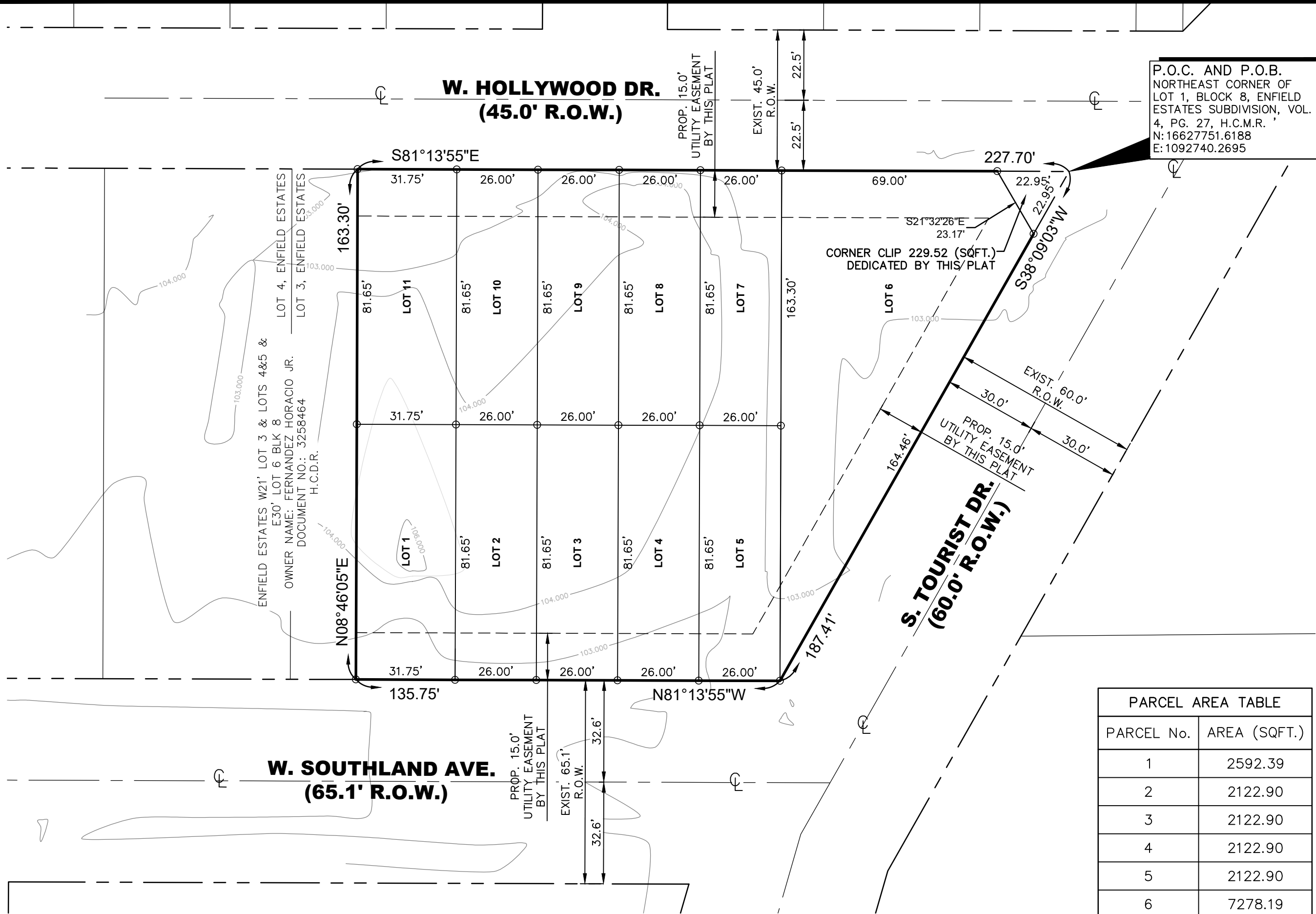
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ZONING MAP

198 W SOUTHLAND AVE



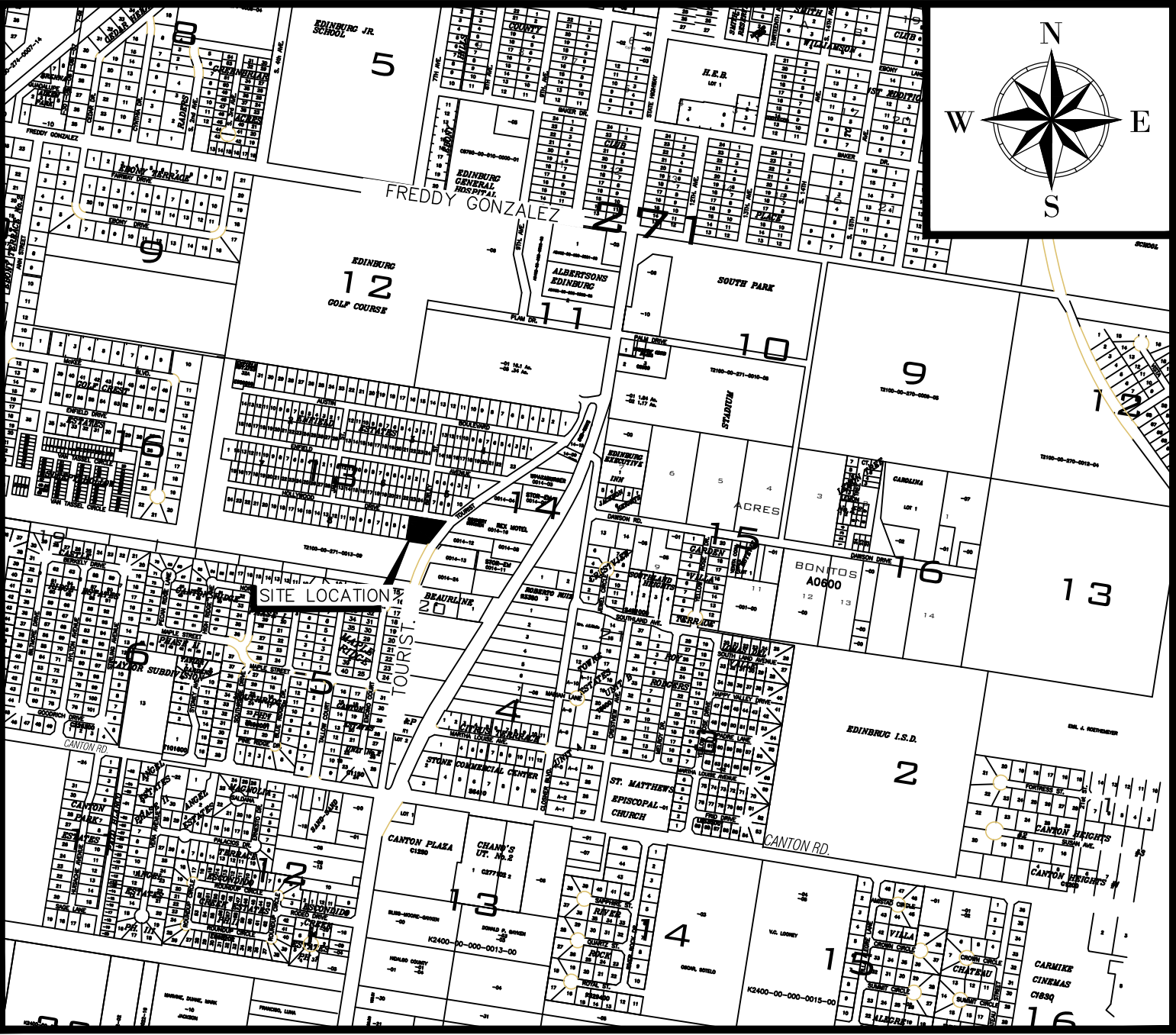
SCALE: 1" = 30'

- SURVEY NOTES:**
1. BEARINGS SHOWN ARE BASED ON SOUTH RIGHT OF WAY OF HOLLYWOOD DRIVE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

- GENERAL NOTES:**
1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
 2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION LOTS 1-5 AND 7-11 ARE RESIDENTIAL URBAN AND TOWNHOME DISTRICT.
FRONT SETBACK: 10.00 FT
SIDE SETBACK: 0/0 FT
REAR SETBACK: 10.00 FT
GARAGE: 18.00 FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
COMMERCIAL NEIGHBORHOOD ZONE FOR LOT 6 REFER TO TABLE 3.202-2 LOT AREA: 10,000 SF. WIDTH 50 FT. AND MAXIMUM HEIGHT 35 FT.
FRONT SETBACK: 25.00 FT. ALONG S. TOURIST DR.
FRONT SETBACK: 15.00 FT. ALONG W. HOLLYWOOD DR
SIDE SETBACK: 5.00 FT.
REAR SETBACK: 10.00 FT.
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
 3. FLOOD INSURANCE RATING:
COMMUNITY PANEL NUMBER 480338 0030 E,
REVISED JUNE 6, 2000.
FLOOD ZONE DESIGNATION: "ZONE X" (UNSHADED)- IS DESCRIBED TO BE AREAS OUTSIDE OF THE 500-YEAR FLOOD-PLAIN

- BENCHMARK 1: SANITARY SEWER MANHOLE TOP
NORTHING: 16620165.1100'
EASTING: 1081745.3250'
ELEVATION: 108.170'
4. THIS SUBDIVISION IS A RESIDENTIAL TOWNHOME SUBDIVISION DEVELOPMENT. LOT 6 ZONED COMMERCIAL NEIGHBORHOOD.
 5. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
 6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
 7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF (4 _____) CUBIC- FEET (_____ ACRE- FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SPECIFIED IN APPROVED DRAINAGE REPORT.
 8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTU-FAMILY CONSTRUCTION.
 11. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PUBLIC STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENT IN COMMON DRAINAGE AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER THE UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.
 12. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOTS AT A MINIMUM SLOPE OF 1%
 13. PARKLAND FEES \$600.00 PER RESIDENCE, \$300.00 (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER \$300.00 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.
 14. NO BUFFER IS REQUIRED HOWEVER A FENCE PERMI MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE. CLASS A FENCE IS REQUIRED BETWEEN LOT 6 AND LOTS 6&7. REFER TO UDC TABLE 4.204-1
 15. 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 REQUIRED ARE GREATER THAN STATED ON THIS PLAT DUE TO IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION AT LOT 6.
 16. A 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE FRONT OF EACH LOT AND SHALL BE CONSTRUCTED AT BUILDING PERMIT STAGE. SIDEWALK REQUIRED ALONG W. HOLLYWOOD DR., S. TOURIST DR. AND W. SOUTHLAND AVE.
 17. DRAINAGE FACILITY WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.
 18. 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.
 19. LOT 6 WILL ONLY BE ALLOWED INGRESS FROM W. HOLLYWOOD DR. AND EGRESS FROM S. TOURIST DR. LOCATION OF DRIVES AS PER SITE PLAN APPROVAL AT BUILDING PERMIT STAGE.

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	- ON-SITE BENCHMARK
⊙	- CENTER LINE
—	- LOT LINE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
EXIST.	- EXISTING
PROP.	- PROPOSED
R.O.W.	- RIGHT OF WAY
FND.	- FOUND
SF	- SQUARE FEET
VOL.	- VOLUME
PG.	- PAGE
D.B.T.P.	- DEDICATED BY THIS PLAT
U.E.	- UTILITY EASEMENT



LOCATION MAP
SCALE: 1"=1000'

THE TOWNHOMES AT EBONY

A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2 AND THE EAST 39 FEET OF LOT 3, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2, AND THE EAST 39 FEET, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS CONVEYED TO ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, AS SHOWN IN DOCUMENT NUMBER 3504973, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING; AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 4, PG 27, HIDALGO COUNTY MAP RECORDS, SAID POINT BEING AT THE INTERSECTION OF W. HOLLYWOOD DRIVE AND S. TOURIST DRIVE, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N:16627757.6188', E:1092740.2695';

THENCE; CONTINUING SOUTH 38°09'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY LINE OF S. TOURIST DR., A DISTANCE OF 187.41 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°13'55" WEST, ALONG THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY OF W. SOUTHLAND AVE. A DISTANCE OF 135.75 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°46'05" EAST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 8, OF SAID ENFIELD ESTATES SUBDIVISION, A DISTANCE OF 163.30 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°13'55" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, A DISTANCE OF 227.70 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
GENERAL MANAGER

DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **THE TOWNHOMES AT EBONY** 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.

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

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE 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.

OWNER: ELISEO GARZA JR.
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

OWNER: JUDITH MICHELLE BENAVIDES
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

PRESIDENT _____ ATTEST: _____
SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE ____ DAY OF _____, 20____.

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20____.

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

PRINCIPAL CONTACTS:

	NAME
OWNER:	ELISEO GARZA JR. JUDITH MICHELLE BENAVIDES
ENGINEER:	SAUL D. MALDONADO, PE
SURVEYOR:	SAMUEL D. MALDONADO, RPLS

ADDRESS	CITY & ZIP	PHONE	FAX
1111 S. 15TH AVE.	EDINBURG, TEXAS 78539		
200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **THE TOWNHOMES AT EBONY** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING

ON THE ____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 6/18/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

DATE OF PREPARATION: June 2026

SHEET 01 OF 01



4943 S. JACKSON RD. STE.101 TEL. (956) 702-8880
EDINBURG, TEXAS 78589 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

STAFF REPORT: CLOSNER POINT SUBDIVISION

Date Prepared: July 14, 2026

Planning and Zoning Meeting: July 23, 2026

Preliminary Plat Approval

Subject: Consider the Preliminary Plat approval of Closner Point Subdivision, being a 16.336 acres tract of land out of Lots 11 and 12, and out of lot 13, all of block C amended map of Edinburg and being all of lots 1 through 9 of Ash Park Addition, according to the plat thereof recording in volume 10, page 22 Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas Located at 299 E. Schunior St., as Requested by Melden & Hunt, Inc.

Location: The property is located on the northeast corner of N. Business Highway 281 and E. Schunior St., and within the City of Edinburg, City Limits.

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

Setbacks: Proposed setback for Residential, Multifamily (RM) District, Front 10 ft, Corner 10 ft, Rear 10 ft, Side 6 ft, Street Side 10 ft and Garage 18 ft UDC Setbacks for Residential, Multifamily (RM) District, Street 10 ft., Street Side 10 ft., Side 6 ft, and Rear 10 ft.

Analysis: The Preliminary Plat development consists of 102 Multi-family Residential lots averaging approximately from 3,388.47 square feet to 5,087.50 and one Commercial lot. UDC Lot area per building 2,000 square and lot width 80ft.

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

Recommendations:

City of Edinburg Planning & Zoning Department:

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



SUBMITTAL SUMMARY REPORT (PLAT-2026-0366) FOR THE CITY OF EDINBURG

PERMIT ADDRESS: 299 E SCHUNIOR ST
EDINBURG, TX 78541
PARCEL: E3200-00-00C-0011-00

APPLICATION DATE: 03/06/2026
EXPIRATION DATE: 09/02/2026
SQUARE FEET: 0
VALUATION: \$0.00
DESCRIPTION: Closner Point Subdivision

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	MARLON GARZA	MELDEN AND HUNT	115 W McIntyre Edinburg, TX 78541
Engineer	MARIO REYNA	MELDEN & HUNT INC.	115 W McIntyre Edinburg, TX 78541

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1	04/13/2026	04/23/2026		Requires Re-submit
Planning & Zoning Review (PZ, Eng, Fire, Util, SW) v.1				Not Received

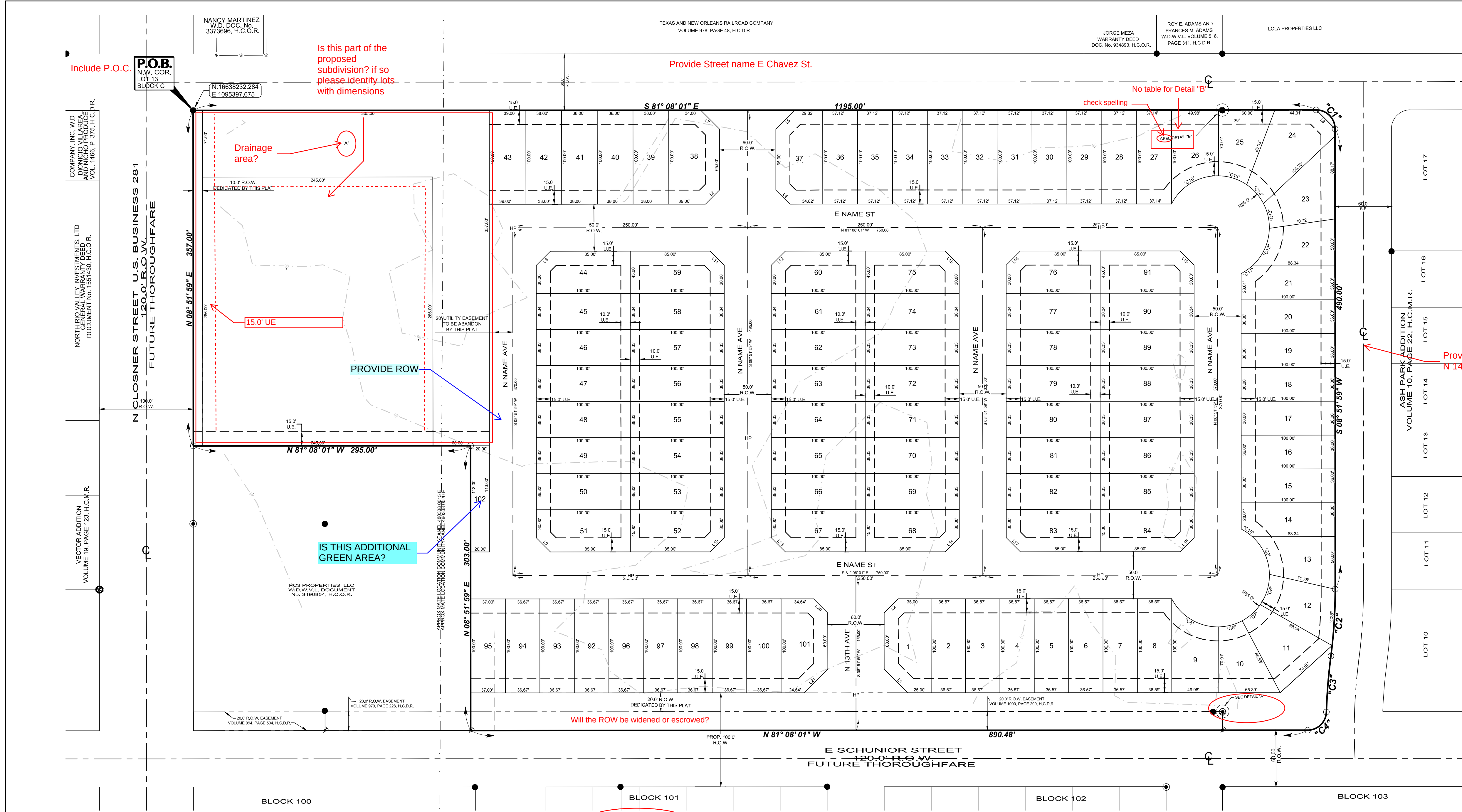
SUBMITTAL DETAILS

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

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering (Engineering)	Rodolfo Cantu Regalado	04/23/2026	04/24/2026	Complete
Comments	SEE COMMENTS SENT TO ENGINEER.			
Fire (Fire)	Anthony Riojas	04/23/2026	04/23/2026	Complete
Comments	GENERAL COMMENTS: - STREET DETAILS: Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. street name, width, block length, cul-de-sac r=96ft minimum) - PROPERTY DIMENSIONS: Shall meet IFC 2018 and UDC 2022 (i.e. building separation, property line setbacks, lot width and length details) - BUILDING SEPARATION: Shall meet IFC/IBC 2018, UDC 2022, and COESM 2021 (i.e. building separation, lot standards, access roads, fire rating) - WATER DISTRIBUTION: Need to provide minimum 8-inch looped waterlines for distribution systems serving fire hydrants. Shall meet UDC 2022 and COESM 2021 standards. - FIRE PROTECTION FEATURE SITE PLAN: Shall meet IFC 2018 and UDC 2022 (i.e. FDC, hydrant, fire department access road, and dedicated fire protection water line locations/details) - FIRE DEPARTMENT ACCESS ROADS: Need to provide fire department access road(s); shall be established and installed prior to building construction stage. Shall meet IFC 2018, UDC 2022, and COESM 2021 (i.e. approved surface materials, dimensions, construction, location, accessibility, and quantity requirements) - CUL-DE-SAC: Need to provide r = 96ft cul-de-sac radius for fire department access road(s) and shall meet IFC 2018 reequipments - FIRE HYDRANTS: Need to provide fire hydrant(s) at 300' intervals and shall meet IFC 2018/UDC 2021/EOCSM 2021 (i.e. Minimum 1000gpm @30psi, looped 8-inch waterline, spacing at 300'/600' based on designated zoning district, 30-inch setbacks) - FIRE HYDRANT MARKING: Need to provide fire hydrant markings: 15ft red fire lane (white lettering "NO PARKING FIRE LANE") and blue reflective street markers (installed on roadway centerline). - BUILDING PERMIT PHASE: Property will be subject to additional fire code requirements at Building Permit phase and will be based on occupancy classification(s). - PLAT NOTE REQUIREMENT: 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.			
Planning & Zoning (Planning & Zoning)	Leonel Duran	04/23/2026	04/16/2026	Complete
Comments	Based off zoning at recording phase, please see Article 4.204 of the City of Edinburg Unified Development Code for required bufferyard.			
	Landscaping will be required at site plan/ building permit stage.			
Planning & Zoning (Planning & Zoning)	Claudia Mariscal	04/23/2026	04/27/2026	Complete
Comments	Comments and Redlines in bluebeam			
Public Works (Public Works)	David De La Fuente	04/23/2026	04/23/2026	Complete
Comments	SW3P, NOI, Large Construction Site Notice, Erosion Control Plan, Stormwater Plat Note			

SUBMITTAL SUMMARY REPORT (PLAT-2026-0366)

Solid Waste (Solid Waste)	Laura Olivarez	04/23/2026	04/14/2026	Complete
<i>Comments</i>	Submittal requirements and site development guidelines sent.			
Utilities (Utilities)	Priscilla Bernal	04/23/2026	04/14/2026	Approved
<i>Comments</i>	The preliminary utility fees are as follows: The preliminary utility fees are as follows: 1. Water Tap Fees - \$65,650 2. Sewer Fees - \$9,090 3. Water Rights - \$49,008 4. Transfer Fees - N/A Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning. 1. Water Tap Fees - 2. Sewer Fees - 3. Water Rights - 4. Transfer Fees - Please note that these fees are preliminary and are subject to change based on the final plat. Final fees must be requested from the City and must be paid prior to recording of the plat. Will submit comments to Engineering and Planning & Zoning.			
Utilities (Utilities)	Jose Guajardo	04/23/2026	04/24/2026	Requires Re-submit
<i>Comments</i>	-Extend proposed WL thru Chavez St. making loop on Closner and 14th street. - Connect proposed SS to the existing MH at the NE corner of this subdivision. - Use casing on all WL and SS lines at street and utilities crossing. - Water and Sewer service connections with the main line are not allowed under the pavement.			



Verify street names with GIS team.

Missing 17, 18, & 19

Provide Street name N 14th PL

clarify what lot 102 is on the plat?

Lot 103 not on plat, please verify.

Will ROW be widened or escrowed?

Provide Gate details

Verify location

Include scale

Lot widths do not comply with Table 3.102-4.

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MHI DISK

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- ROAD CENTER LINE

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	090° 09' 00"	20.00'	31.42'	20.00'	28.28'	S 36° 08' 01" E
"C2"	007° 30' 41"	543.14'	71.21'	35.65'	71.15'	S 12° 37' 19" W
"C3"	005° 41' 11"	603.14'	59.86'	29.95'	59.03'	S 13° 32' 09" W
"C4"	088° 10' 25"	20.00'	30.78'	19.37'	27.83'	S 54° 46' 42" W
"C5"	063° 59' 44"	55.00'	61.43'	34.36'	58.29'	S 50° 10' 02" E
"C6"	027° 10' 06"	55.00'	26.08'	13.29'	25.94'	N 84° 10' 03" E
"C7"	027° 04' 57"	55.00'	26.00'	13.25'	25.76'	N 87° 07' 31" E
"C8"	035° 38' 10"	55.00'	34.18'	17.66'	33.63'	N 25° 46' 58" E
"C9"	047° 18' 48"	55.00'	45.42'	24.09'	44.14'	N 15° 40' 31" W
"C10"	014° 49' 58"	55.00'	14.17'	7.13'	14.14'	N 64° 29' 51" W
"C11"	014° 49' 58"	55.00'	14.17'	7.13'	14.14'	N 64° 29' 51" E
"C12"	047° 09' 23"	55.00'	45.27'	24.00'	44.00'	N 33° 29' 11" E
"C13"	088° 29' 28"	55.00'	27.30'	13.96'	27.07'	N 84° 20' 15" W
"C14"	028° 15' 24"	55.00'	27.12'	13.84'	26.85'	N 32° 42' 42" W
"C15"	033° 15' 48"	55.00'	31.93'	16.43'	31.48'	N 63° 28' 18" W
"C16"	063° 59' 41"	55.00'	61.43'	34.36'	58.29'	S 67° 53' 58" W

Line #	Length	Direction
L1	35.36'	S36° 08' 01" E
L2	21.21'	N53° 51' 59" E
L3	28.28'	S36° 08' 01" E
L4	21.21'	S36° 08' 01" E
L5	28.28'	N53° 51' 59" E
L6	21.21'	N53° 51' 59" E
L7	28.28'	S36° 08' 01" E
L8	21.21'	N53° 51' 59" E
L9	21.21'	S36° 08' 01" E
L10	21.21'	S53° 51' 59" W
L11	21.21'	N36° 08' 01" W
L12	21.21'	N53° 51' 59" E

Line #	Length	Direction
L13	21.21'	S36° 08' 01" E
L14	21.21'	S53° 51' 59" W
L15	21.21'	N36° 08' 01" W
L16	21.21'	N53° 51' 59" E
L17	21.21'	S36° 08' 01" E
L18	21.21'	S53° 51' 59" W
L19	21.21'	S36° 08' 01" E
L20	21.21'	S36° 08' 01" E
L21	35.36'	N53° 51' 59" E

Lot #	SQ. FT.	Area
1	38815.70	0.891
2	3657.00	0.084
3	3657.00	0.084
4	3657.00	0.084
5	3657.00	0.084
6	3657.00	0.084
7	3657.00	0.084
8	3659.01	0.084
9	3918.53	0.090
10	3350.63	0.077
11	4174.56	0.096
12	3544.36	0.081
13	3596.44	0.083
14	3549.12	0.081
15	3600.00	0.083
16	3600.00	0.083
21	3549.12	0.081
22	3381.16	0.078
23	4281.55	0.098
24	5029.87	0.115
25	3388.47	0.078
26	3918.51	0.090
27	3713.78	0.085
28	3711.70	0.085
29	3711.70	0.085
30	3711.70	0.085
31	3711.70	0.085
32	3711.70	0.085
33	3711.70	0.085
34	3711.70	0.085
35	3711.70	0.085
36	3711.70	0.085
37	4669.40	0.107
38	5087.50	0.117
39	3800.00	0.087
40	3800.00	0.087
41	3800.00	0.087
42	3800.00	0.087
43	3899.73	0.090
44	4387.50	0.101
45	3833.30	0.088
46	3833.30	0.088
47	3833.30	0.088
48	3833.30	0.088
49	3833.30	0.088
50	3833.30	0.088
51	4387.50	0.101
52	4387.50	0.101
53	3833.30	0.088
54	3833.30	0.088

Lot #	SQ. FT.	Area
55	3833.30	0.088
56	3833.30	0.088
57	3833.30	0.088
58	3833.30	0.088
59	4387.50	0.101
60	4387.50	0.101
61	3833.30	0.088
62	3833.30	0.088
63	3833.30	0.088
64	3833.30	0.088
65	3833.30	0.088
66	3833.30	0.088
67	3833.30	0.088
68	3833.30	0.088
69	3833.30	0.088
70	3833.30	0.088
71	3833.30	0.088
72	3833.30	0.088
73	3833.30	0.088
74	3833.30	0.088
75	3833.30	0.088
76	3833.30	0.088
77	3833.30	0.088
78	3833.30	0.088
79	3833.30	0.088
80	3833.30	0.088
81	3833.30	0.088
82	3833.30	0.088
83	3833.30	0.088
84	3833.30	0.088
85	3833.30	0.088
86	3833.30	0.088
87	3833.30	0.088
88	3833.30	0.088
89	3833.30	0.088
90	3833.30	0.088
91	3833.30	0.088
92	3833.30	0.088
93	3833.30	0.088
94	3833.30	0.088
95	3833.30	0.088
96	3833.30	0.088
97	3833.30	0.088
98	3833.30	0.088
99	3833.30	0.088
100	3833.30	0.088
101	3833.30	0.088
102	3833.30	0.088

Lot #	SQ. FT.	Area
"A"	38815.70	0.891

WILL ROW BE WIDENED OR ESCROWED?

Subdivision Map of Closner Point Subdivision

Plat showing 16.336 acres being all of lots 11 and 12, and out of lot 13, all of block C amended map of Edinburg and being all of lots 1 through 9 of Ash Park Addition City of Edinburg, Hidalgo County, Texas

GENERAL COMMENTS:

- PROVIDE PAVING LAYOUT, INCLUDING SIDEWALK AND ADA RAMPS
- PROVIDE LIGHTING LAYOUT
- PROVIDE SW3P
- GET WITH GIS TEAM REGARDING STREET NAMES

Verify location

Include scale

LOCATION MAP

Principal Contacts

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: FRANK & ELIZABETH HERRERA	4206 LEWIS CREEK	RICHMOND, TX 77469	(956) 322-5295	()
ENGINEER: MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 16.336 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 11 AND 12, AND OUT OF LOT 13, ALL OF BLOCK C, AMENDED MAP OF EDINBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, HIDALGO COUNTY MAP RECORDS, AND BEING ALL OF LOTS 1 THROUGH 9, OF ASH PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 22, HIDALGO COUNTY MAP RECORDS, SAID 16.336 ACRES WERE CONVEYED TO TIDE PRODUCTS, INC., BY VIRTUE OF A DEED, RECORDED IN VOLUME 1486, PAGE 564, HIDALGO COUNTY DEED RECORDS, SAID 16.336 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [N-16838232.284, E-1095397.675] AT THE NORTHWEST CORNER OF SAID LOT 13, BLOCK C, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 08' 01" E ALONG THE NORTH LINES OF SAID LOTS 13, 12, 11 AND 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF CHAVEZ STREET, AT A DISTANCE OF 340.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 13, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 12, BLOCK C, AT A DISTANCE OF 705.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 12, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 11, BLOCK C AT A DISTANCE OF 1,095.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 11, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 1,195.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

2. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERNMOST CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 088° 09' 00" A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET, AND A CHORD THAT BEARS S 36° 08' 01" E A DISTANCE OF 28.28 FEET, ALONG THE EAST LINE OF SAID LOT 1 AND OF SAID ASH PARK ADDITION, TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 51' 59" W ALONG THE EAST LINE OF SAID LOTS 1-9 AND EXISTING WEST RIGHT-OF-WAY LINE OF N. 14TH PLACE AVENUE, AT A DISTANCE OF 39.41, PASS THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, AT A DISTANCE OF 98.78 PASS THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 3, AT A DISTANCE OF 158.15 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 4, AT A DISTANCE OF 217.52 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 4, AND THE NORTHEAST CORNER OF SAID LOT 5, AT A DISTANCE OF 278.89 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6, AT A DISTANCE OF 336.28 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 6 AND THE NORTHEAST CORNER OF SAID LOT 7, AT A DISTANCE OF 395.63 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 8, AT A DISTANCE OF 455.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 9, CONTINUING A TOTAL DISTANCE OF 480.00 FEET TO A NO. 4 REBAR SET FOR A CORNER OF THIS TRACT;

4. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 007° 30' 41" A RADIUS OF 543.14 FEET, AN ARC LENGTH OF 71.21 FEET, A TANGENT OF 35.65 FEET, AND A CHORD THAT BEARS S 12° 37' 19" W, A DISTANCE OF 71.15 FEET, ALONG THE EAST LINE OF SAID LOT 9, TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 005° 41' 11", A RADIUS OF 603.14 FEET, AN ARC LENGTH OF 59.86 FEET, A TANGENT OF 29.95 FEET, AND A CHORD THAT BEARS S 13° 32' 09" W, A DISTANCE OF 59.83 FEET, ALONG THE EAST LINE OF SAID LOT 9 AND TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 088° 10' 25", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.78 FEET, A TANGENT OF 19.37 FEET, AND A CHORD THAT BEARS S 54° 46' 42" W, A DISTANCE OF 27.83 FEET, ALONG THE EAST LINE OF SAID LOT 9 AND TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

7. THENCE, N 81° 08' 01" W ALONG THE SOUTH LINE OF SAID LOTS 8, 11, 12, AND 13, AT A DISTANCE OF 804.88 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 9, SOUTHWEST CORNER OF SAID LOT 11, AT A DISTANCE OF 480.48 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF SAID LOT 12, AT A DISTANCE OF 845.48 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 12 AND SOUTHEAST CORNER OF SAID LOT 13, CONTINUING A TOTAL DISTANCE OF 890.48 FEET TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

8. THENCE, N 08° 51' 59" E AT A DISTANCE OF 20.00 FEET PASS A NO.4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SCHUNIOR STREET, CONTINUING A TOTAL DISTANCE OF 303.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, N 81° 08' 01" W A DISTANCE OF 295.00 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID LOT 13 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNOR STREET-U.S. BUSINESS 281, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

10. THENCE, N 08° 51' 59" E ALONG THE WEST LINE OF SAID LOT 13 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNOR STREET-U.S. BUSINESS 281, A DISTANCE OF 357.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.336 ACRES, OF WHICH 0.387 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR STREET, LEAVING AN EXISTING NET OF 15.949 ACRES OF LAND, MORE OR LESS.

General Comments:

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

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET 1 OF 2

DRAWN BY: A.D. DATE 02-07-2026

REVISED BY: _____ DATE _____

SURVEYED, CHECKED: _____ DATE _____

FINAL CHECK: _____ DATE _____

MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS

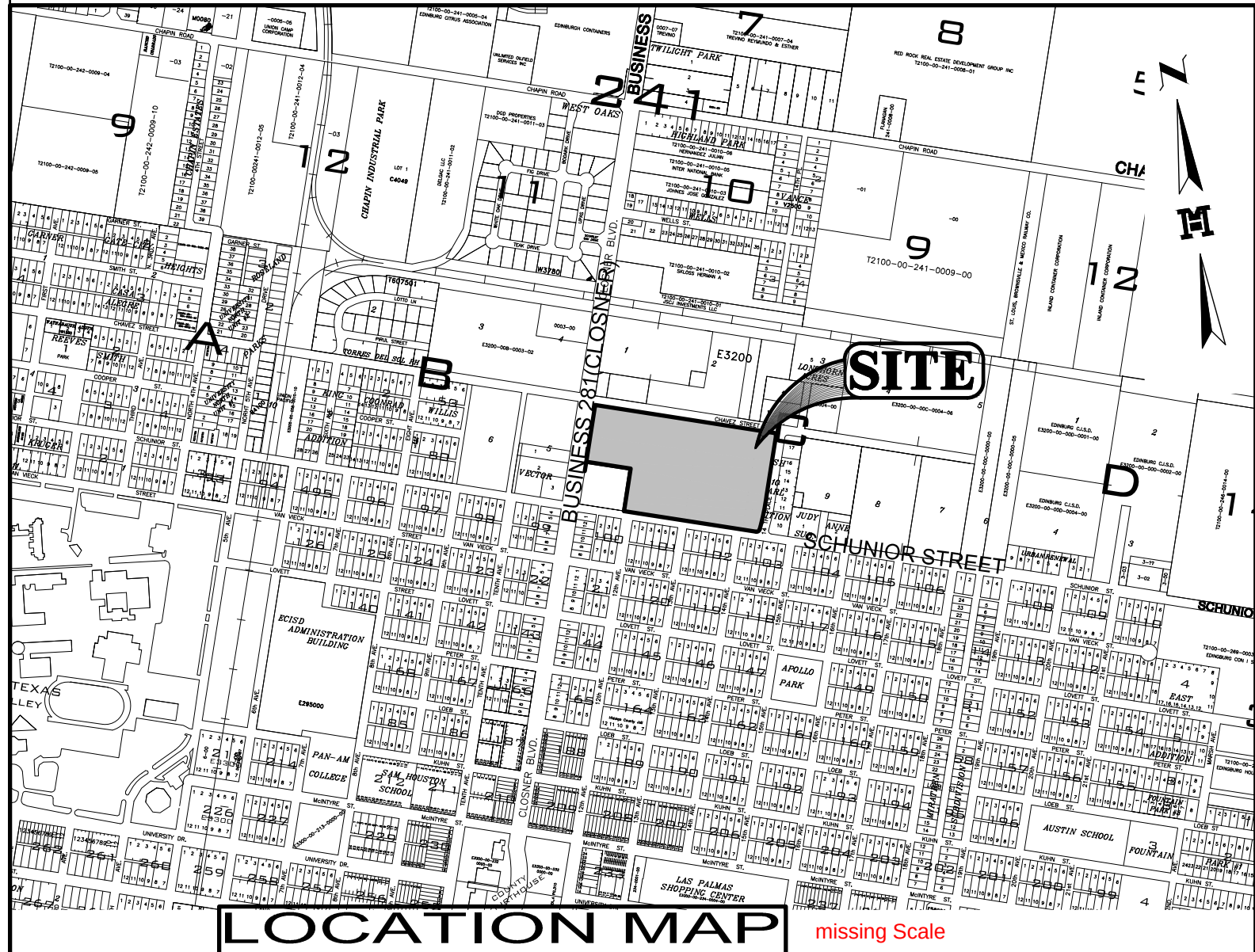
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

(PRIVATE)
SUBDIVISION MAP OF
CLOSNER POINT SUBDIVISION
PLAT SHOWING 16.336 ACRES BEING ALL OF
LOTS 11 AND 12, AND OUT OF LOT 13, ALL OF BLOCK C
AMENDED MAP OF EDINBURG
AND BEING ALL OF LOTS 1 THROUGH 9
OF ASH PARK ADDITION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X" IS "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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
AS PER FLOOD PLAIN COMMUNITY- PANEL NO. 480338 0015 E. AND
AS PER FLOOD PLAIN COMMUNITY- PANEL NO. 480339 0020 E. /REVISED DATE: JUNE 6,2000.
REVISED TO REFLECT LOMR, MAY 14, 2001 CASE NO. 01-95-1095 P
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL URBAN. **Property is currently zoned Residential, Multifamily. Will property be rezoned? If so, subdivision will not get preliminary plat approval until subdivision is approved to rezoned by Planning and Zoning Commission and City Council.**
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 89 (GEOID 2012B) SQUARE CUT TOP OF INLET ELEV. N: 'E: '
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: **6 ft - 50.00** FEET OR EASEMENT, WHICHEVER IS GREATER
STREET SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
GARAGE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
These setbacks are for current zoning
OR TOC, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE BASE FLOOD ELEVATION.
6. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:
120,099 C.F. (1.2757 AC-FT.) TO BE PROVIDED ON SITE.
7. DRAINAGE DETENTION OR OUTPARCEL "X" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR CLOSNER POINT SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNERS ASSOCIATION IS ESTABLISHED.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. THE ACCESS DRIVE 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.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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/MULTI-FAMILY CONSTRUCTION.
11. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIRMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
13. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.
14. ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.
15. NO ACCESS SHALL BE PERMITTED FROM COMMON AREA **LOT A, B, AND C** INTO OR FROM **CESAR CHAVEZ ROAD** **No Lot A, B, or C on plat.**
Should be E Chavez St
16. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOW ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
18. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MIN. SLOPE OF 1%.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
20. DETENTION POND AREA MUST BE MAINTAINED BY THE **HOME OWNERS ASSOCIATION** **HOA documents will have to be provided prior to recording**
21. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 89 (GEOID 2003)

-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP



STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS CLOSNER POINT SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2026.

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE

____ DAY OF _____, 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

FRANK G. HERRERA
4206 LEWIS CREEK DR
RICHMOND, TX 77469

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

ELIZABETH Y. HERRERA
4206 LEWIS CREEK DR
RICHMOND, TX 77469

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED: 02-07-2026
JOB No. 24833.00

DATE:



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 01/06/2025
T. PG.
SURVEY JOB # 24833.08



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

ON: ____ AT ____ AM/PM

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

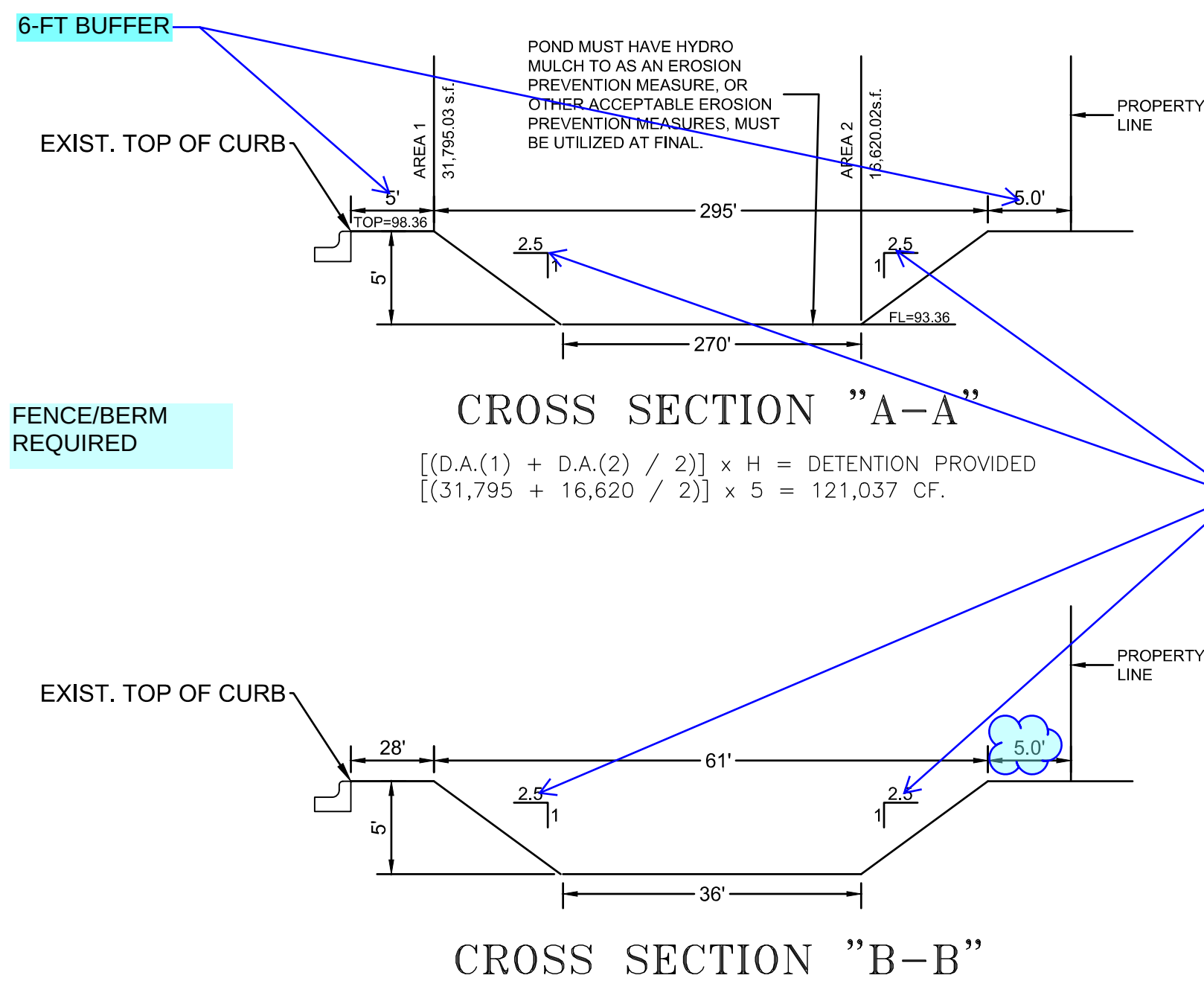
BY: ____ DEPUTY

DRAWN BY: ____ A.D. ____ DATE 02-07-2026
REVISED BY: ____ DATE ____
SURVEYED, CHECKED ____ DATE ____
FINAL CHECK ____ DATE ____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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



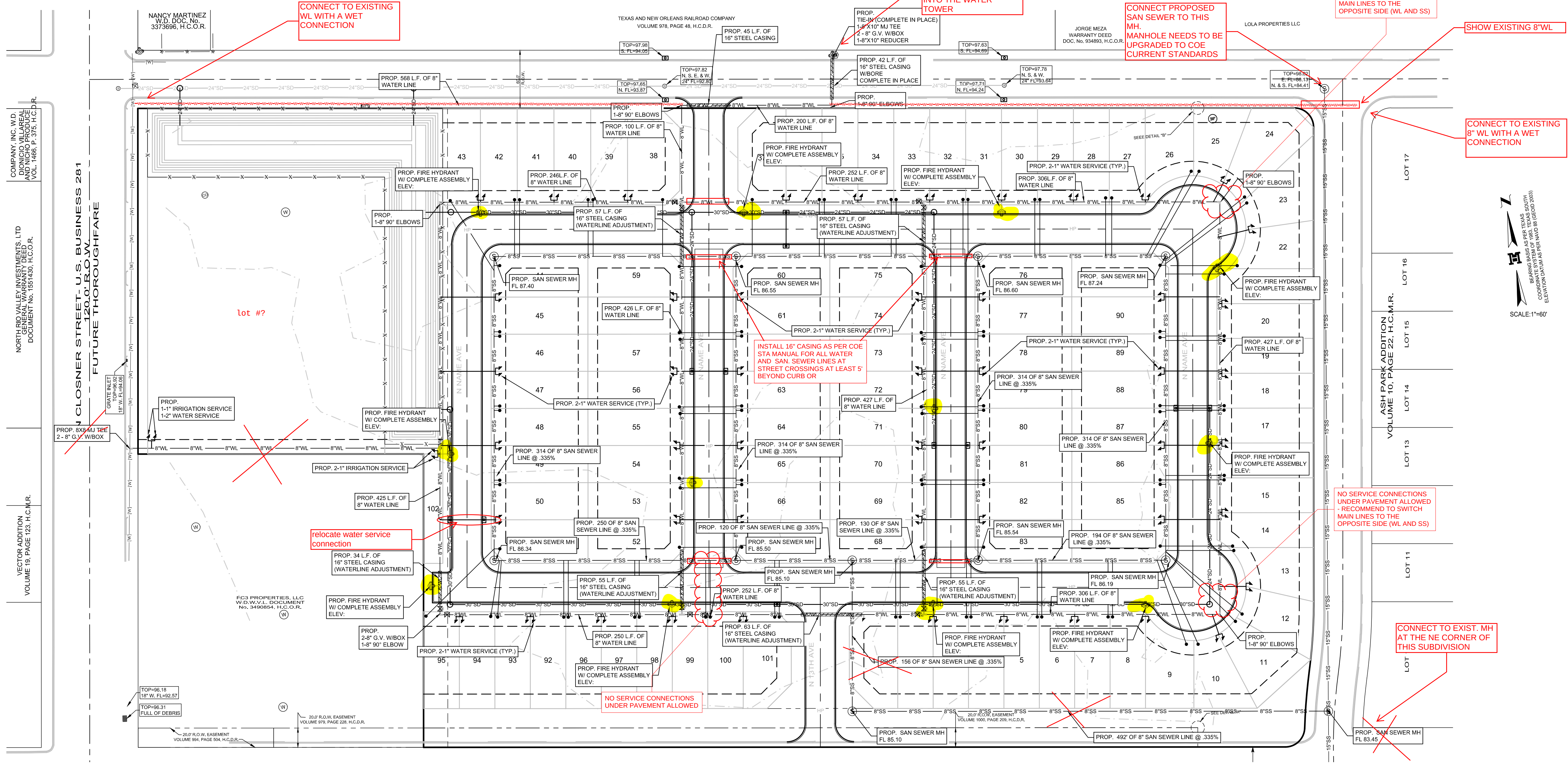
1. Storm crossings underneath roads shall be RCP. RCP lines shall be Rubber Gasketed Bell and Spigot. Tongue and Groove shall not be allowed.
2. The lowest top of curb elevation of the subdivision is to be at the top of detention pond elevation.
3. Provide plans and profiles for paving and grading with flow arrows on perimeter of subdivision and within proposed ditch. Provide inlets every 600' max.
4. Review of Drainage Lines will occur once Maps and Profiles are provided, ensure storm lines are sized for a 10YR storm as per Engineering Standards manual or provide a model of this development. 25-year HGL must be below the gutter line.
5. Provide the 10 and 25-year HGL on plan and profiles.
6. Provide the water surface elevations for 10 and 50-year storm event on all ditch and detention pond cross-sections
7. Pilot channel must be shown and labeled on cross-sections.
8. N/A
9. A Safety Buffer around detention pond shall be 6' for private detention ponds.
10. Project outfall/ bleeder shall be sized to the 10-YR Pre-developed rate.
11. Detention Pond shall indicate the 50-YR and 100-YR Water Surface Elevation (WSE).
12. N/A
13. Provide station numbers for storm layout and display them on layout or provide a centerline of roads and reference storm structures to them.
14. Detention Pond will required a 4' perimeter fence if depth exceeds 2.5 ft.
15. Label all street widths.
16. Show all valley gutters. Valley gutters are to be 6' wide.
17. Provide Street Light Layout Plan. Street lights are to be spaced 250' max. Also, Provide Signage and Striping layout.
18. Provide approved drainage report prior to recording of the plat.
19. Show street profiles with any required vertical curves.
20. Label all street radius and must comply with COE radius requirements.
21. All street slopes shall have a min. slope of 0.25%.
22. Include trash racks into outlet structure design.
23. Provide a detention pond, along with cross-sections of the detention areas to verify dimensions and proposed volume. COE Standards notes that all detention must be calculated for a 50YR storm event, with a discharge to nearby storm system at a 10YR storm event conditions.
24. All Common Lots to have sidewalk installed during Subdivision Phase.

DETENTION REQUIRED=	120,098 C.F.
DETENTION PROVIDED=	121,037 C.F.

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File Name: 25024.00

SHEET 4 OF 5



LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- DUAL WATER SERVICE
- STORM MANHOLE
- TYPE "A" INLET
- STORM MANHOLE
- DUAL SANITARY SEWER SERVICE
- 8" WL 8" WL 8" WL 8" WL WATER LINE
- 8" SS 8" SS 8" SS 8" SS SEWER LINE
- 24" SD 24" SD 24" SD 24" SD STORM LINE

need to clarify if service will have a 2" shd

JOB No.
25024.00

REVISION

DATE

BY

PROJECT ENG. M.A.R.

T.BOOK

1. RELEASE DATE

2. RELEASE DATE

3. RELEASE DATE

SCALE AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS ON MARCH 2, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CLOSER POINT SUBDIVISION EDINBURG, TEXAS HIDALGO COUNTY

UTILITY LAYOUT

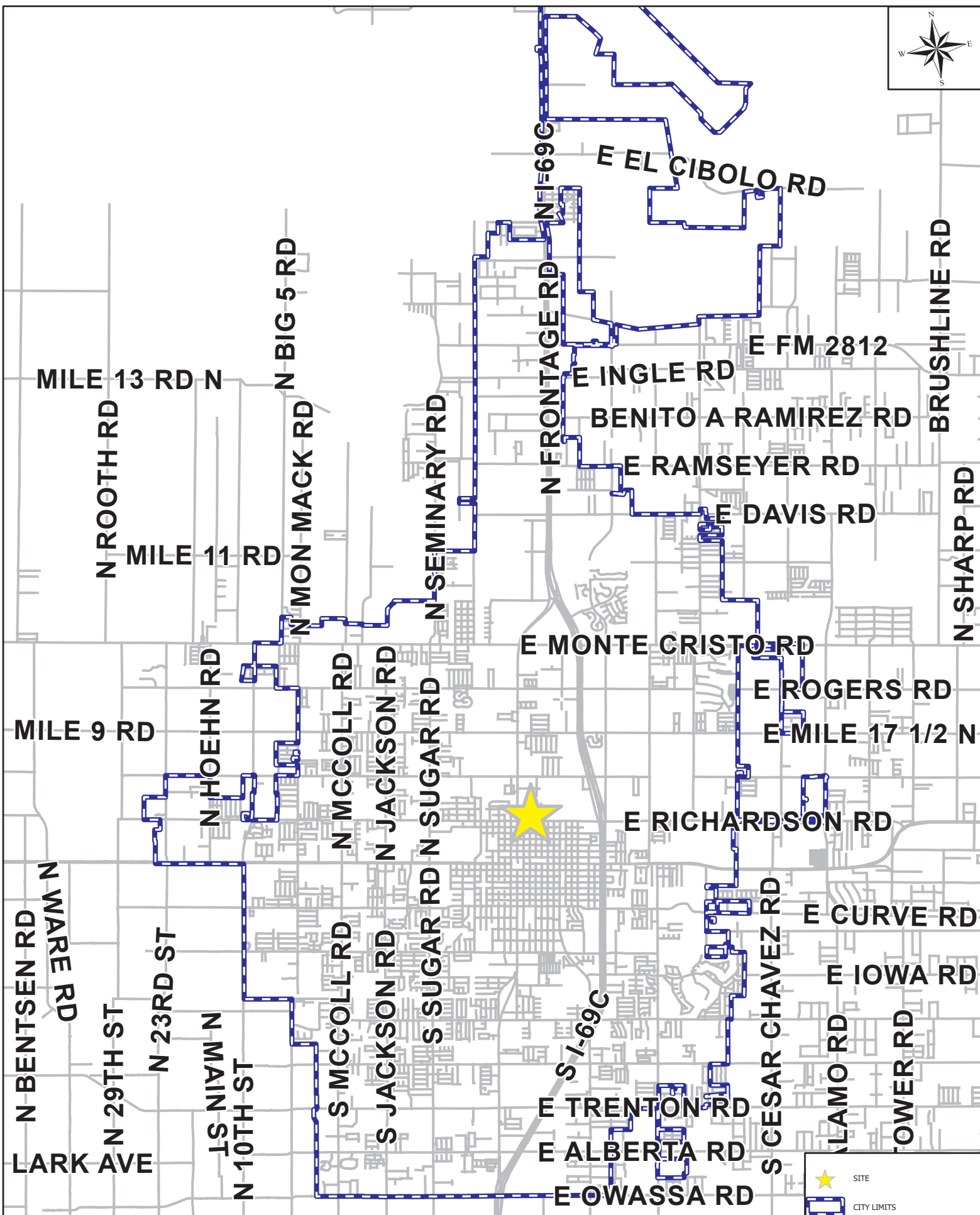
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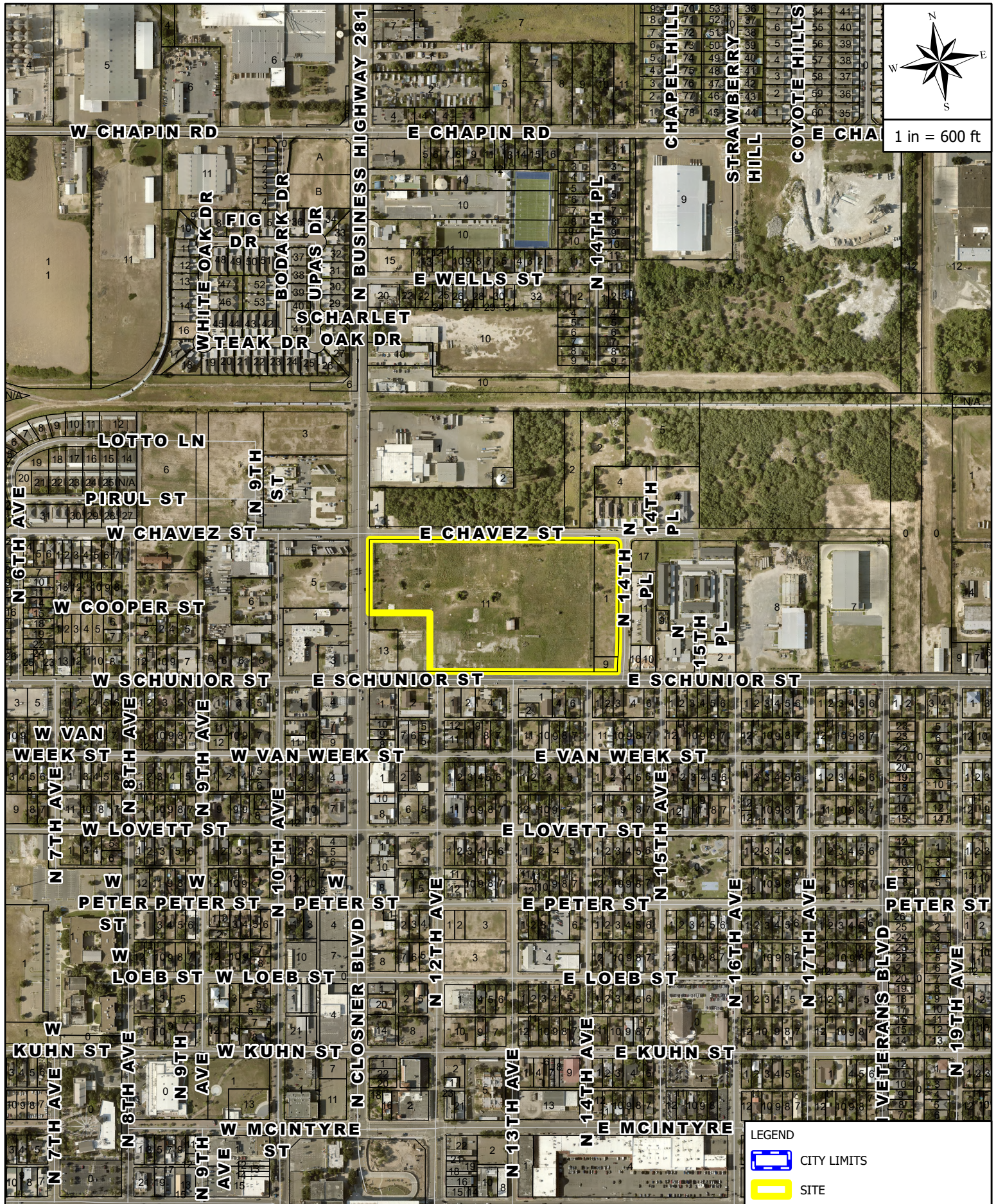
File Name: 25024.00

SHEET 3 OF 5

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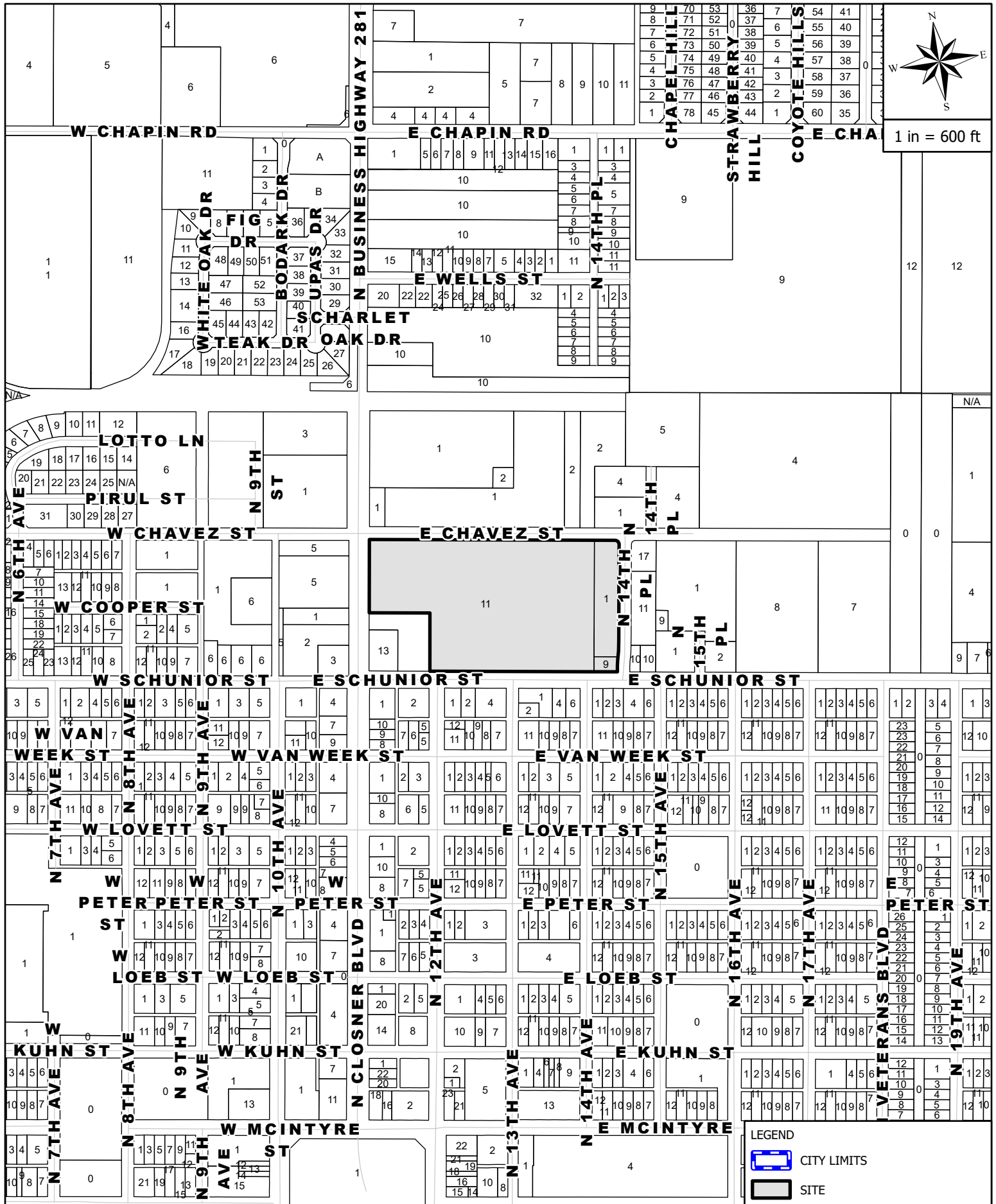
1115 W. MONTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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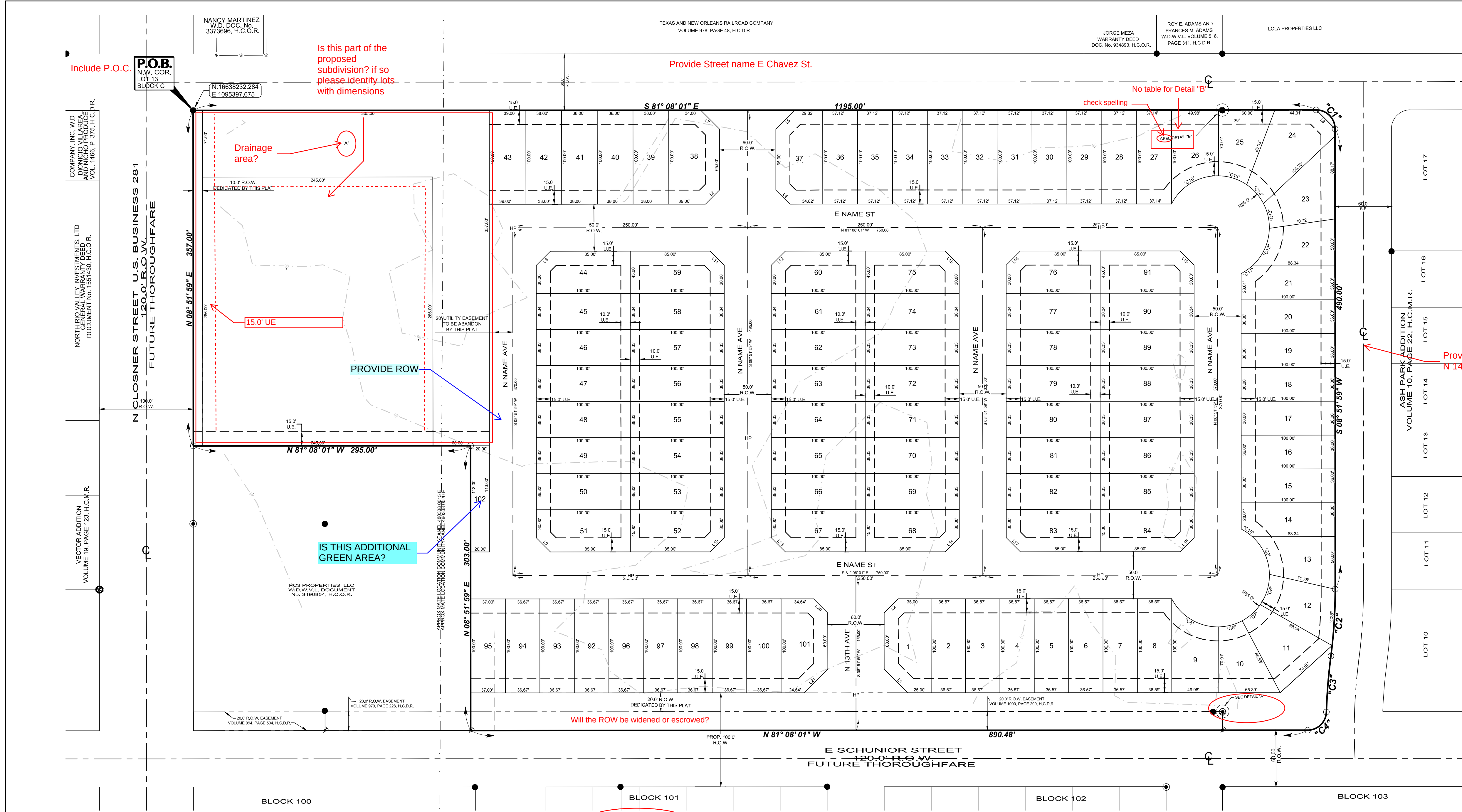




AERIAL MAP

299 E SCHUNIOR ST





Verify street names with GIS team.

Missing 17, 18, & 19

Provide Street name N 14th PL

clarify what lot 102 is on the plat?

Lot 103 not on plat, please verify.

Will ROW be widened or escrowed?

Provide Gate details

Verify location

Include scale

Lot widths do not comply with Table 3.102-4.

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MHI DISK

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- ROAD CENTER LINE

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	090° 09' 00"	20.00'	31.42'	20.00'	28.28'	S 36° 08' 01" E
"C2"	007° 30' 41"	543.14'	71.21'	35.65'	71.15'	S 12° 37' 19" W
"C3"	005° 41' 11"	603.14'	59.86'	29.95'	59.03'	S 13° 32' 09" W
"C4"	088° 10' 25"	20.00'	30.78'	19.37'	27.83'	S 54° 46' 42" W
"C5"	063° 59' 44"	55.00'	61.43'	34.36'	58.29'	S 50° 10' 02" E
"C6"	027° 10' 06"	55.00'	26.08'	13.29'	25.94'	N 84° 10' 03" E
"C7"	027° 04' 57"	55.00'	26.00'	13.25'	25.76'	N 87° 07' 31" E
"C8"	035° 38' 10"	55.00'	34.18'	17.66'	33.63'	N 25° 46' 58" E
"C9"	047° 18' 48"	55.00'	45.42'	24.09'	44.14'	N 15° 40' 31" W
"C10"	014° 49' 58"	55.00'	14.17'	7.13'	14.14'	N 64° 29' 51" W
"C11"	014° 49' 58"	55.00'	14.17'	7.13'	14.14'	N 64° 29' 51" E
"C12"	047° 09' 23"	55.00'	45.27'	24.00'	44.00'	N 33° 29' 11" E
"C13"	088° 29' 28"	55.00'	27.30'	13.96'	27.07'	N 84° 20' 15" W
"C14"	028° 15' 24"	55.00'	27.12'	13.84'	26.85'	N 32° 42' 42" W
"C15"	033° 15' 48"	55.00'	31.93'	16.43'	31.48'	N 63° 28' 18" W
"C16"	063° 59' 41"	55.00'	61.43'	34.36'	58.29'	S 67° 53' 58" W

Line #	Length	Direction
L1	35.36'	S36° 08' 01"E
L2	21.21'	N53° 51' 59"E
L3	28.28'	S36° 08' 01"E
L4	21.21'	S36° 08' 01"E
L5	28.28'	N53° 51' 59"E
L6	21.21'	N53° 51' 59"E
L7	28.28'	S36° 08' 01"E
L8	21.21'	N53° 51' 59"E
L9	21.21'	S36° 08' 01"E
L10	21.21'	S53° 51' 59"W
L11	21.21'	N36° 08' 01"W
L12	21.21'	N53° 51' 59"E

Line #	Length	Direction
L13	21.21'	S36° 08' 01"E
L14	21.21'	S53° 51' 59"W
L15	21.21'	N36° 08' 01"W
L16	21.21'	N53° 51' 59"E
L17	21.21'	S36° 08' 01"E
L18	21.21'	S53° 51' 59"W
L19	21.21'	S36° 08' 01"E
L20	21.21'	S36° 08' 01"E
L21	35.36'	N53° 51' 59"E

Lot #	SQ. FT.	Area
"A"	3815.70	0.0891

General Comments:

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

WILL ROW BE WIDENED OR ESCROWED?

Provide Gate details

Verify location

Include scale

GENERAL COMMENTS:

- PROVIDE PAVING LAYOUT, INCLUDING SIDEWALK AND ADA RAMPS
- PROVIDE LIGHTING LAYOUT
- PROVIDE SW3P
- GET WITH GIS TEAM REGARDING STREET NAMES

LOCATION MAP

Principal Contacts

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: FRANK & ELIZABETH HERRERA	4206 LEWIS CREEK	RICHMOND, TX 77469	(956) 322-5295	()
ENGINEER: MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 16.336 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 11 AND 12, AND OUT OF LOT 13, ALL OF BLOCK C, AMENDED MAP OF EDINBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, HIDALGO COUNTY MAP RECORDS, AND BEING ALL OF LOTS 1 THROUGH 9, OF ASH PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 22, HIDALGO COUNTY MAP RECORDS, SAID 16.336 ACRES WERE CONVEYED TO TIDE PRODUCTS, INC., BY VIRTUE OF A DEED, RECORDED IN VOLUME 1486, PAGE 564, HIDALGO COUNTY DEED RECORDS, SAID 16.336 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [N-16638232.284, E-1095397.675] AT THE NORTHWEST CORNER OF SAID LOT 13, BLOCK C, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 08' 01" E ALONG THE NORTH LINES OF SAID LOTS 13, 12, 11 AND 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF CHAVEZ STREET, AT A DISTANCE OF 340.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 13, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 12, BLOCK C, AT A DISTANCE OF 705.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 12, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 11, BLOCK C AT A DISTANCE OF 1,095.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 11, BLOCK C AND THE NORTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 1,195.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
2. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERNMOST CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 088° 09' 00" A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET, AND A CHORD THAT BEARS S 36° 08' 01" E A DISTANCE OF 28.28 FEET, ALONG THE EAST LINE OF SAID LOT 1 AND OF SAID ASH PARK ADDITION, TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 51' 59" W ALONG THE EAST LINE OF SAID LOTS 1-9 AND EXISTING WEST RIGHT-OF-WAY LINE OF N. 14TH PLACE AVENUE, AT A DISTANCE OF 39.41', PASS THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, AT A DISTANCE OF 98.78' PASS THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 3, AT A DISTANCE OF 158.15 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 4, AT A DISTANCE OF 217.52 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 4, AND THE NORTHEAST CORNER OF SAID LOT 5, AT A DISTANCE OF 278.89 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6, AT A DISTANCE OF 336.28 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 6 AND THE NORTHEAST CORNER OF SAID LOT 7, AT A DISTANCE OF 355.63 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 8, AT A DISTANCE OF 455.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 9, CONTINUING A TOTAL DISTANCE OF 480.00 FEET TO A NO. 4 REBAR SET FOR A CORNER OF THIS TRACT;
4. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 007° 30' 41" A RADIUS OF 543.14 FEET, AN ARC LENGTH OF 71.21 FEET, A TANGENT OF 35.65 FEET, AND A CHORD THAT BEARS S 12° 37' 19" W, A DISTANCE OF 71.15 FEET, ALONG THE EAST LINE OF SAID LOT 9, TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 005° 41' 11", A RADIUS OF 603.14 FEET, AN ARC LENGTH OF 59.86 FEET, A TANGENT OF 29.95 FEET, AND A CHORD THAT BEARS S 13° 32' 09" W, A DISTANCE OF 59.83 FEET, ALONG THE EAST LINE OF SAID LOT 9 AND TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG AN EAST LINE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 088° 10' 25", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.78 FEET, A TANGENT OF 19.37 FEET, AND A CHORD THAT BEARS S 54° 46' 42" W, A DISTANCE OF 27.83 FEET, ALONG THE EAST LINE OF SAID LOT 9 AND TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
7. THENCE, N 81° 08' 01" W ALONG THE SOUTH LINE OF SAID LOTS 9, 11, 12, AND 13, AT A DISTANCE OF 804.88 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 9, SOUTHWEST CORNER OF SAID LOT 11, AT A DISTANCE OF 480.48 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF SAID LOT 12, AT A DISTANCE OF 845.48 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 12 AND SOUTHEAST CORNER OF SAID LOT 13, CONTINUING A TOTAL DISTANCE OF 890.48 FEET TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
8. THENCE, N 08° 51' 59" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SCHUNIOR STREET, CONTINUING A TOTAL DISTANCE OF 303.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 81° 08' 01" W A DISTANCE OF 295.00 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID LOT 13 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNOR STREET-U.S. BUSINESS 281, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
10. THENCE, N 08° 51' 59" E ALONG THE WEST LINE OF SAID LOT 13 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF CLOSNOR STREET-U.S. BUSINESS 281, A DISTANCE OF 357.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.336 ACRES, OF WHICH 0.387 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SCHUNIOR STREET, LEAVING AN EXISTING NET OF 15.949 ACRES OF LAND, MORE OR LESS.

DRAWN BY: A.D. DATE: 02-07-2026

REVISED BY: DATE

SURVEYED, CHECKED: DATE

FINAL CHECK: DATE

MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

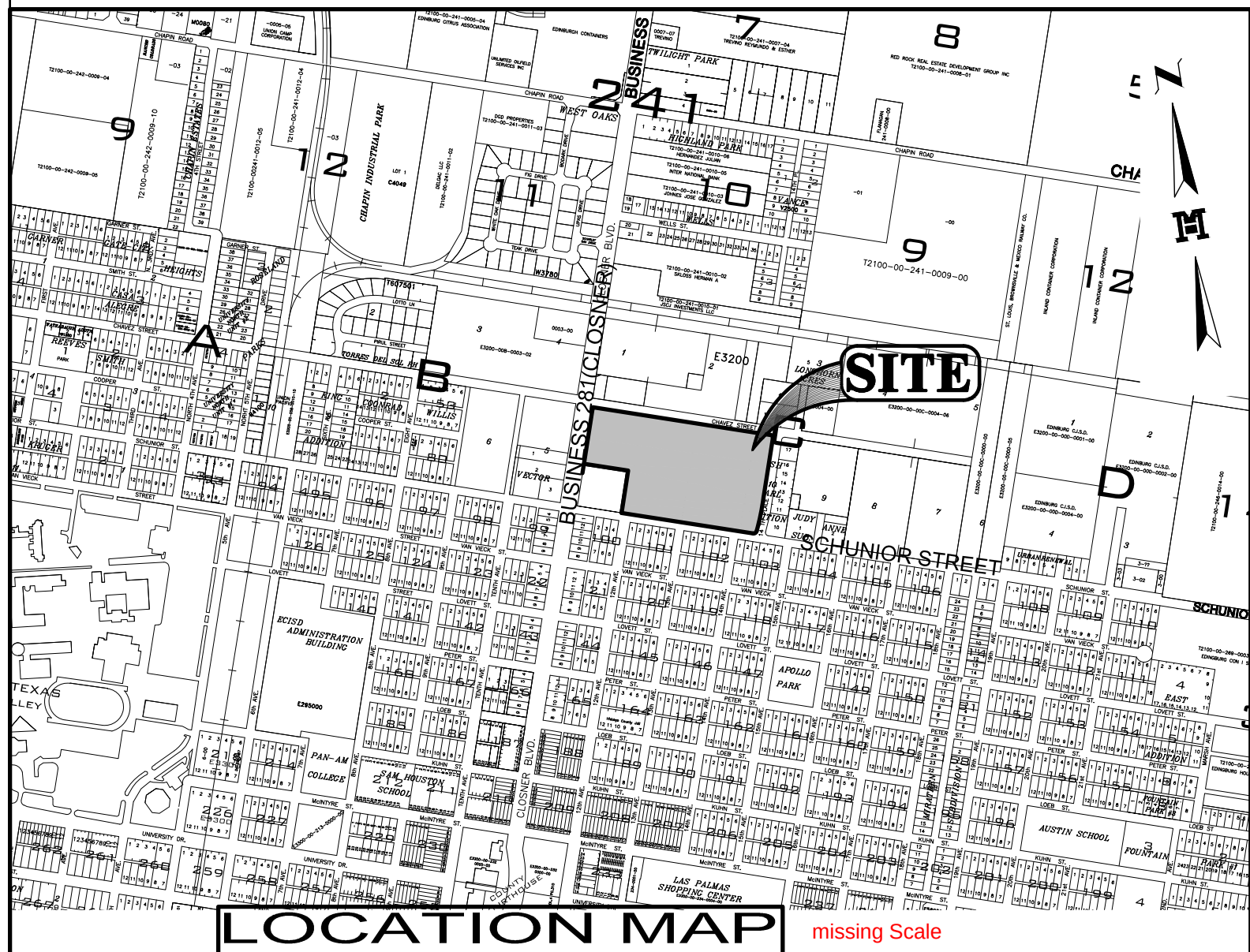
SHEET 1 OF 2

(PRIVATE)
SUBDIVISION MAP OF
CLOSNER POINT SUBDIVISION
PLAT SHOWING 16.336 ACRES BEING ALL OF
LOTS 11 AND 12, AND OUT OF LOT 13, ALL OF BLOCK C
AMENDED MAP OF EDINBURG
AND BEING ALL OF LOTS 1 THROUGH 9
OF ASH PARK ADDITION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X" IS "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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
AS PER FLOOD PLAIN COMMUNITY- PANEL NO. 480338 0015 E. AND
AS PER FLOOD PLAIN COMMUNITY- PANEL NO. 480339 0020 E. /REVISED DATE: JUNE 6,2000.
REVISED TO REFLECT LOMR, MAY 14, 2001 CASE NO. 01-95-1095 P
- THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL URBAN. **Property is currently zoned Residential, Multifamily. Will property be rezoned? If so, subdivision will not get preliminary plat approval until subdivision is approved to rezoned by Planning and Zoning Commission and City Council.**
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 89 (GEOID 2012B) SQUARE CUT TOP OF INLET ELEV. N. 'E': '
These setbacks are for current zoning
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: **6 ft. - 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER**
STREET SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
GARAGE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
OR TOC, WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE BASE FLOOD ELEVATION.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:
120,099 C.F. (1.2757 AC-FT.) TO BE PROVIDED ON SITE.
- DRAINAGE DETENTION OR OUTPARCEL "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR CLOSNER POINT SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNERS ASSOCIATION IS ESTABLISHED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE ACCESS DRIVE 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER 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/MULTI-FAMILY CONSTRUCTION.
- ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIRMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
- LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMITS.
- ALL LOT CORNERS SET 1/2" IRON RODS OR AS NOTED.
- NO ACCESS SHALL BE PERMITTED FROM COMMON AREA **LOT A, B, AND C** INTO OR FROM **CESAR CHAVEZ ROAD** **No Lot A, B, or C on plat.**
- N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT. **Should be E Chavez St**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOW ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MIN. SLOPE OF 1%.
- PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
- DETENTION POND AREA MUST BE MAINTAINED BY THE **HOME OWNERS ASSOCIATION** **HOA documents will have to be provided prior to recording**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 89 (GEOID 2003)

-Must submit a SW3P
-Must obtain approval for cost estimate to receive the amount for the 2% inspection fee to paid prior to NTP



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FRANK & ELIZABETH HERRERA	4206 LEWIS CREEK	RCHMOND, TX 77469	(956) 322 -5295	(---)-----
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE SUBDIVISION PLAT KNOWN AS CLOSNER POINT SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2026.

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE

____ DAY OF _____, 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

FRANK G. HERRERA
4206 LEWIS CREEK DR
RICHMOND, TX 77469

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

Is this part of the subdivision name?

STATE OF TEXAS
COUNTY OF HIDALGO

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

ELIZABETH Y. HERRERA
4206 LEWIS CREEK DR
RICHMOND, TX 77469

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

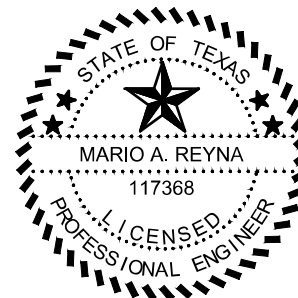
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED: 02-07-2026
JOB No. 24833.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20 ____.

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

DATE SURVEYED: 01/06/2025
T. PG.
SURVEY JOB # 24833.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: _____	A.D. _____	DATE 02-07-2026
REVISED BY: _____	DATE _____	
SURVEYED, CHECKED _____	DATE _____	
FINAL CHECK _____	DATE _____	

STAFF REPORT: VALENCIA TRAILS PHASE I SUBDIVISION

Date Prepared: July 15, 2026
Planning and Zoning Meeting: July 23, 2026
Final Plat Approval

Subject: Consider the Final Plat approval of Valencia Trails Phase I Subdivision, being a 4.7947 acres tract of land, more or less, out of 19.112 acres tract, being comprised of 2.110 Acres out of Lot 1, Section 238 and 17.002 acres out of Lot 8 Section 238, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 1798 Cari Nicole Ave., as Requested by Benavides Engineering

Location: The property is located on the west side of N. Mon Mack Road and approximately 659 feet north of W. Chapin Road, and within the City of Edinburg, City Limits.

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

Setbacks: UDC Setbacks for Residential, Multifamily (RM) District, Street 20 ft., Side 15 ft., Parking rear and side 8 ft, and Rear 20 ft.

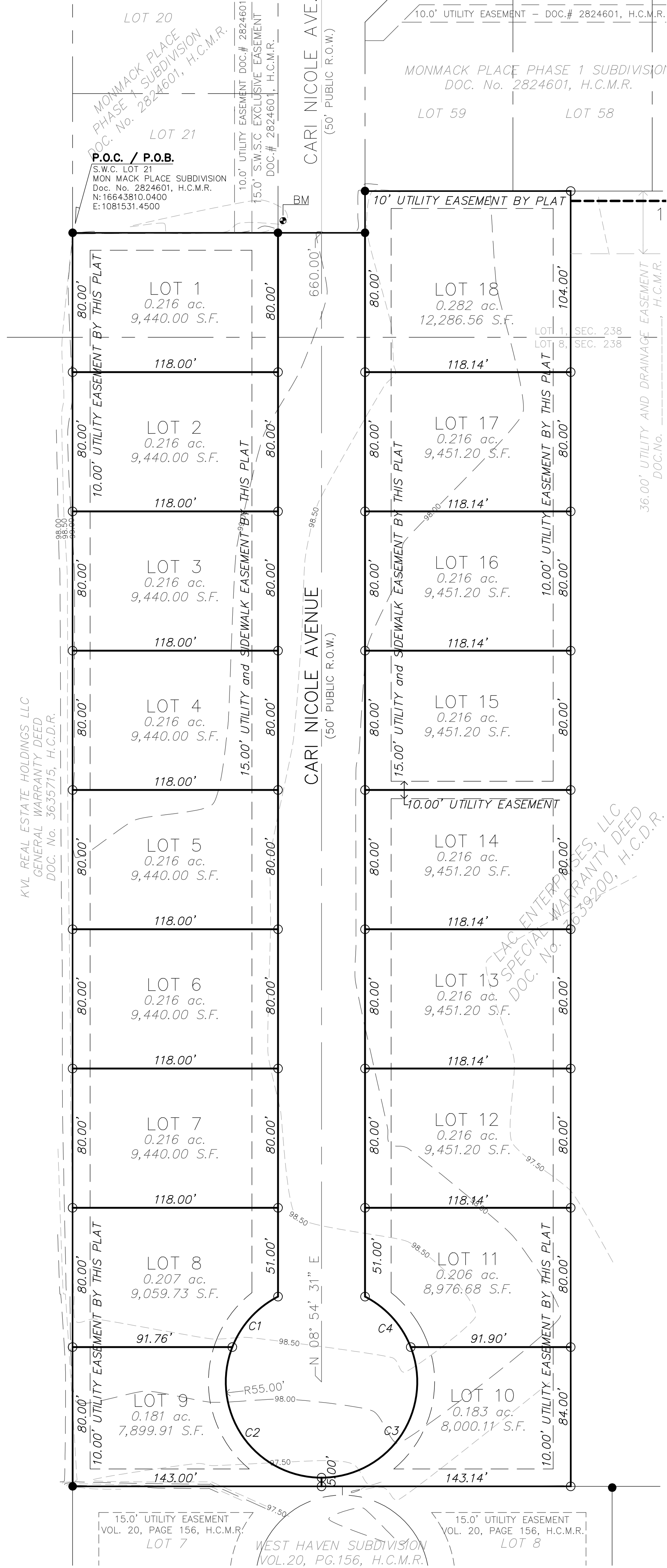
Analysis: The Final Plat development consists of 18 Multi-family lots averaging approximately from 7,900 square feet to 12,287 square feet.

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

Recommendations:

City of Edinburg Planning & Zoning Department:

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



STATE OF TEXAS
COUNTY OF HIDALGO
I, LEONEL CANTU, AS OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VALENCIA TRAILS PHASE 1, AN ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LEONEL CANTU, MANAGING MEMBER
LAC ENTERPRISES, LLC
5105 N. 10TH STREET, SUITE A
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEONEL CANTU, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER NO.140950
P.O. BOX 832
ALAMO, TEXAS 78516
956-310-8373



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
P.O. BOX 548
MCALLEN, TEXAS 78505
956-369-0988



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS VALENCIA TRAILS PHASE 1 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____.

CHAIR PERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 ON THIS _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS, SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT RIGHTS-OF-WAY OR EASEMENTS.

GENERAL MANAGER

ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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 TEX. WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

SUBDIVISION NOTES

- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE PROPOSED STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED)
FEMA FIRM PANEL No. 480334 0325 D
MAP DATED JUNE 6, 2003
MAP REVISED MAY 17, 2001
ZONE "X" (UNSHADED) ARE DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AND OUTSIDE THE REGULATORY FLOOD PLAIN.
- A 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE PROPOSED CARI NICOLE AVENUE AT BUILDING PERMIT STAGE
- SETBACKS
FRONT 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
PARKING SETBACK 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER

*CITY OF EDINBURG UDC (SEC. 3.102-5)

- BENCHMARK: FIRE HYDRANT ALONG WEST R.O.W. OF CARI NICOLE STREET AT END OF EXISTING STREET
NORTHING 16643798.0200
EASTING 1081651.9200
ELEVATION 99.63
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 34,309 CUBIC-FEET (0.79 ACRE-FEET) OF STORM WATER RUNOFF.
- 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/INDUSTRIAL ZONES/USES DONE AT SUBDIVISION PHASE.
- ALL LOT GRADING TO BE AT MINIMUM OF 1.00% AND WILL PROVIDE POSITIVE DRAINAGE TOWARDS THE STREET
- THIS SUBDIVISION IS INTENDED TO BE MULTIFAMILY.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 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.
- PARKLAND FEE:
\$150.00 PER UNIT
4 UNITS PER LOT = 72 TOTAL UNITS
72 UNITS * \$150.00 PER UNIT = \$10,800.00 PARKLAND DEDICATION FEE TO BE PAID PRIOR RECORDING OF SUBDIVISION

METES AND BOUNDS

A 4.7947-ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 19.112-ACRE TRACT BEING COMPRISED OF 2.110 ACRES OUT OF LOT 1, SECTION 238, AND 17.002 ACRES OUT OF LOT 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES LOCATED APPROXIMATELY 1,034 FEET WEST OF MON MACK ROAD, APPROXIMATELY 1,236 FEET SOUTH OF MILE 17 1/2 ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF MONMACK PLACE PHASE 1 SUBDIVISION (DOCUMENT NO. 2824601, MAP RECORDS, HIDALGO COUNTY, TEXAS); THE WESTERmost NORTHWEST CORNER OF SAID 2.110 ACRES AND OF SAID 4.7947-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°05'29" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 8, AND WITH THE APPARENT WESTERmost SOUTH LOT LINE OF SAID MONMACK PLACE PHASE 1 SUBDIVISION, THE WESTERmost NORTH LOT LINE OF SAID 2.110 ACRES AND OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 118.00 FEET PAST THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF CARI NICOLE AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 168.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID CARI NICOLE AVENUE FOR AN APPARENT INTERNAL LOT CORNER OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°54'31" E, WITH THE SAID CARI NICOLE AVENUE EXISTING EAST RIGHT-OF-WAY LINE, THE APPARENT NORTHERmost WEST LOT LINE OF SAID 2.110 ACRES AND OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 24.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHERmost NORTHWEST LOT CORNER OF SAID 2.110 ACRES AND OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

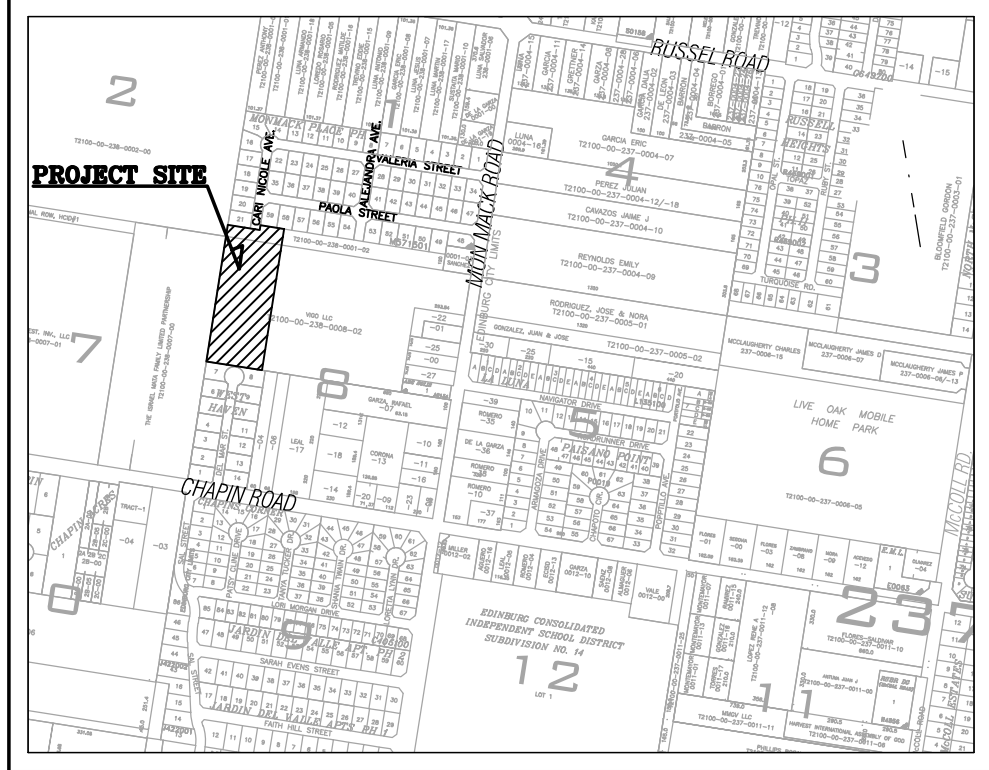
THENCE, S 81°05'29" E, ALONG AN EXISTING CEDAR FENCE, AND PARALLEL TO THE SAID NORTH LOT LINE OF LOT 8, AND WITH AN APPARENT SOUTHERN LOT LINE OF SAID MONMACK PLACE PHASE 1 SUBDIVISION, THE NORTHERmost NORTH LOT LINE OF SAID 2.110 ACRES AND OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 118.14 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE NORTHEAST LOT CORNER OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°54'31" W, WITH THE EAST LOT LINE OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 84.00 FEET PAST A POINT ON THE APPARENT COMMON LOT LINE OF SAID LOT 8 AND OF SAID LOT 1, CONTINUING WITH THE EAST LOT LINE OF SAID 4.7947-ACRE TRACT FOR A TOTAL DISTANCE OF 744.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 279 FOR THE SOUTHEAST CORNER OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°05'29" E (N 80 DEGREES 55 MINUTES W RECORDED), PARALLEL TO THE SAID LOT 8 NORTH LOT LINE, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 17.002 ACRES AND OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 286.14 FEET TO A NO.4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF SAID LOT 8 FOR THE APPARENT SOUTHWEST LOT CORNER OF SAID 17.002 ACRES AND OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°54'31" E (N 09°05'00" N RECORDED), WITH THE SAID SAID LOT 8 WEST LOT LINE AND OF SAID 17.002 ACRES, AND WITH THE APPARENT SOUTHERmost WEST LOT LINE OF SAID 19.112-ACRE TRACT AND OF SAID 4.7947-ACRE TRACT, A DISTANCE OF 660.00 FEET PAST A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 1, BEARING N 81°05'29" W A DISTANCE OF 1,320.00 FEET FROM A NO.4 REBAR FOUND ON THE APPARENT ORIGINAL EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MON MACK ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 8 AND THE EASTERmost NORTHEAST CORNER OF SAID 19.112-ACRE TRACT, CONTINUING WITH THE APPARENT WEST LOT LINE OF SAID LOT 1 AND THE SOUTHERmost WEST LOT LINE OF SAID 4.7947-ACRE TRACT FOR A TOTAL DISTANCE OF 720.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE WESTERmost NORTHWEST CORNER OF SAID 4.7947-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.7947 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.



LOCATION MAP
SCALE : 1" = 1,000'

VALENCIA TRAILS PHASE 1 SUBDIVISION

A 4.7947-ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 19.112-ACRE TRACT BEING COMPRISED OF 2.110 ACRES OUT OF LOT 1, SECTION 238, AND 17.002 ACRES OUT OF LOT 8, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS,

BENAVIDES
ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benauideseng.com
956-310-8373



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

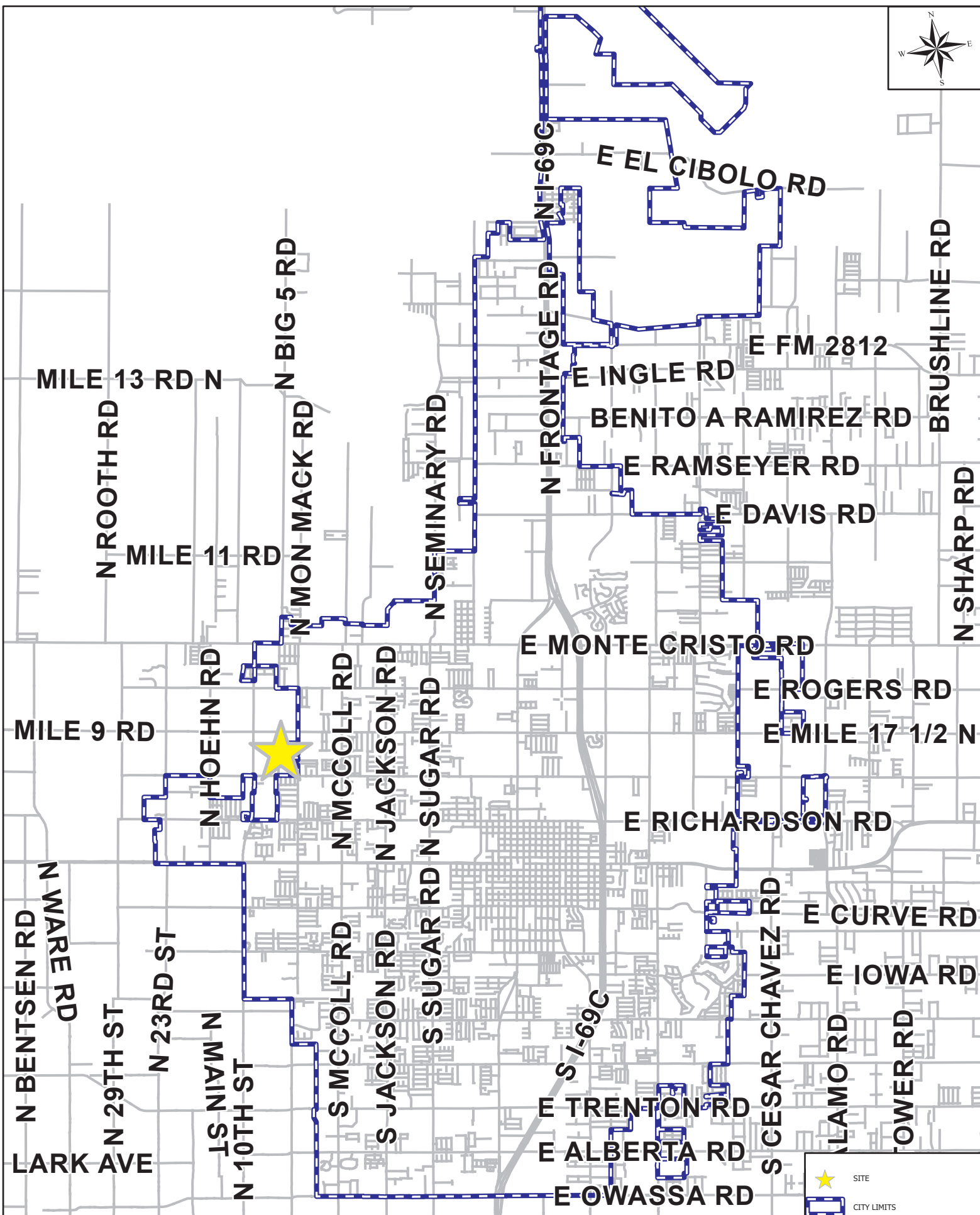
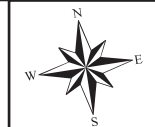
ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY _____ DATE _____

OWNER	LAC ENTERPRISES, LLC	LEONEL CANTU	5105 N. 10TH STREET, STE A, MCALLEN TX	956-739-0830
ENGINEER	BENAVIDES ENGINEERING, LLC	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832, ALAMO TX 78516	956-310-8373
SURVEYOR		HOMERO L. GUTIERREZ, P.E., CFM	P.O. BOX 548, MCALLEN, TX 78505	956-369-0988

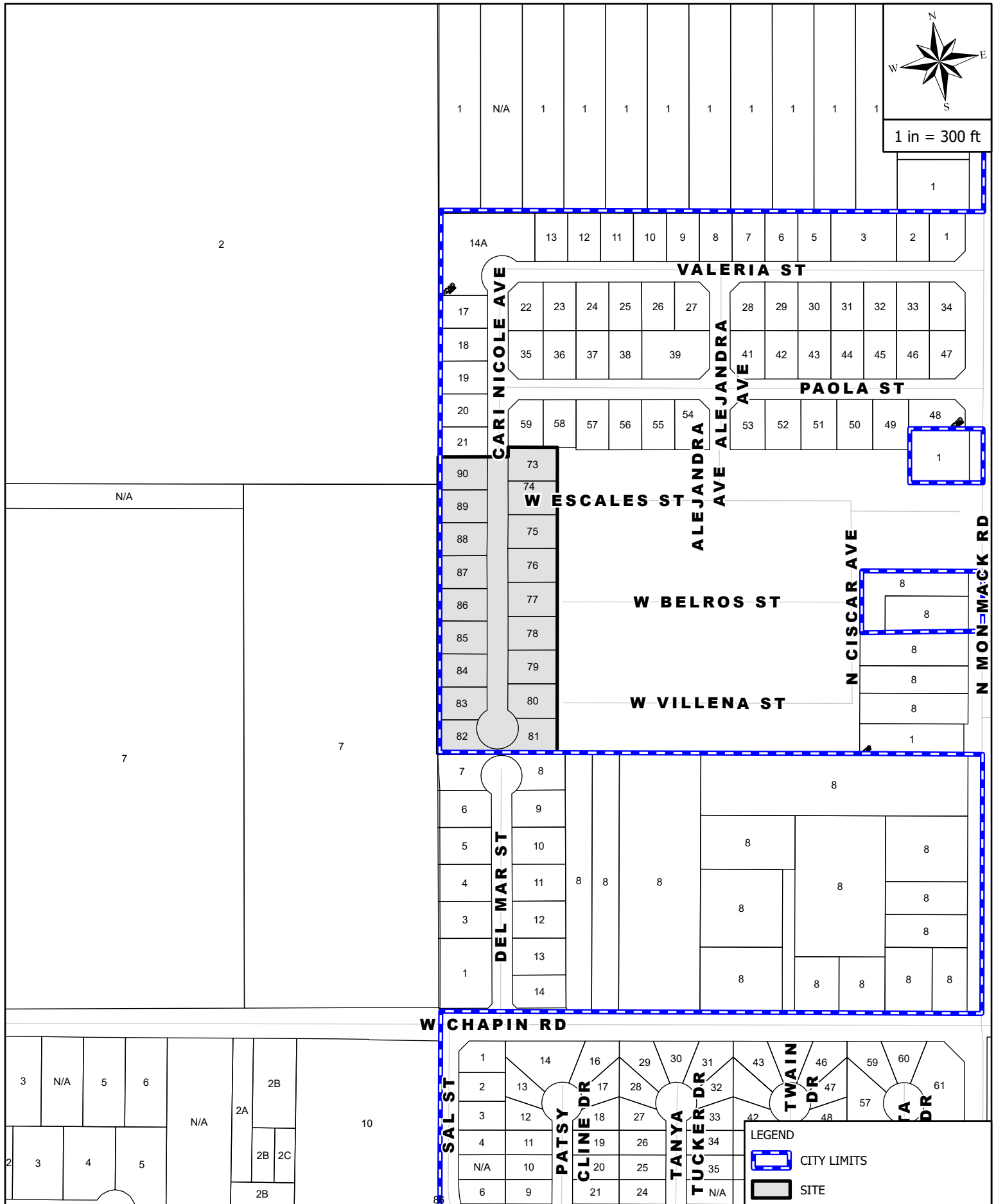
DATE PREPARED 05/16/2025 - DATE REVISED 09/26/2025





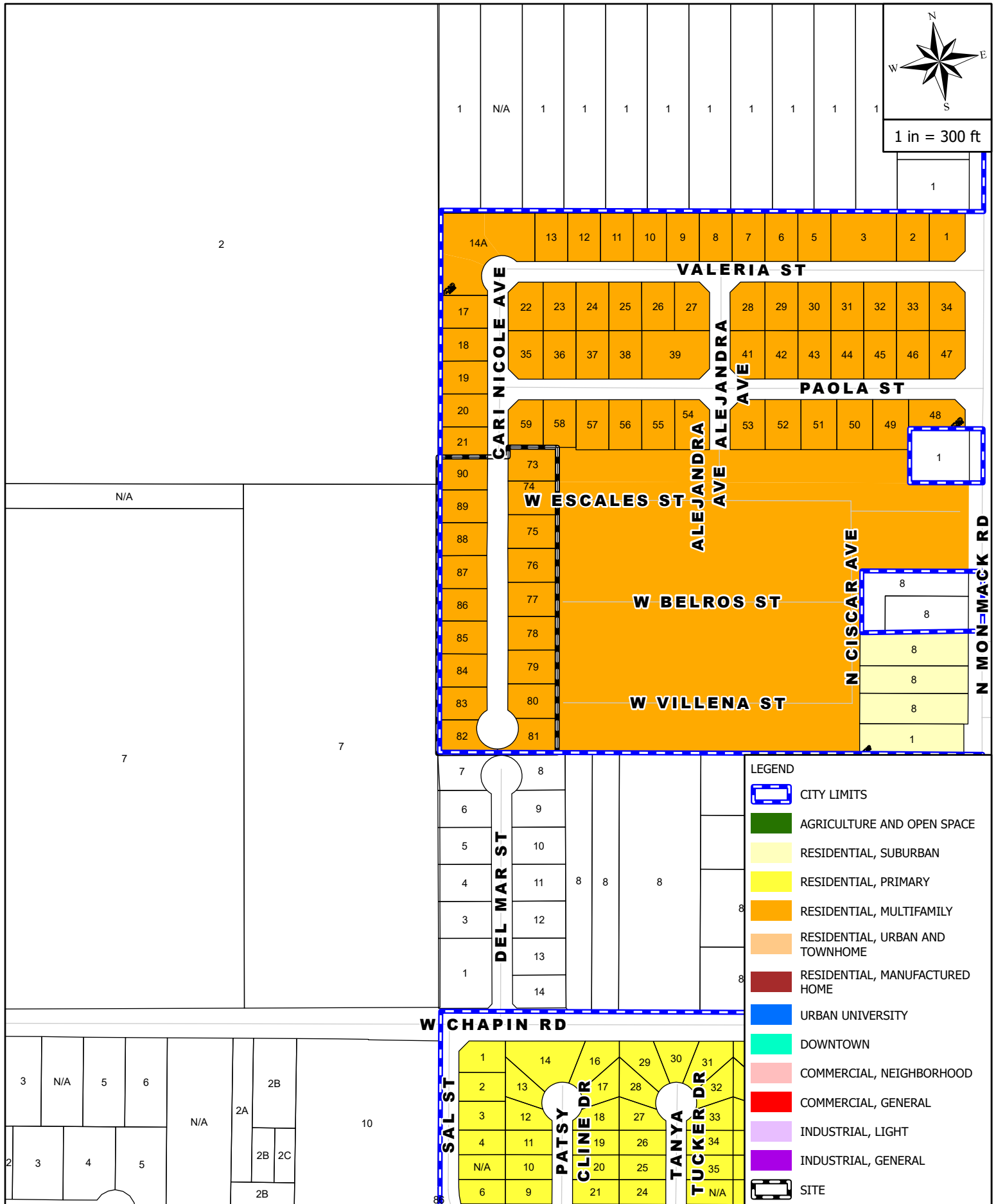
AERIAL MAP

1798 Cari Nicole Ave.



MAILOUT AND SITE MAP

1798 Cari Nicole Ave.



ZONING MAP

1798 Cari Nicole Ave.