



CITY OF ROMA PLANNING & ZONING COMMISSION



NOE GUZMAN, JR, CHAIRMAN
RENE GUERRA, SECRETARY
ROGERIO "ROGIE" ESTRADA, MEMBER
JOSE DANIEL GARZA, MEMBER

FERNANDO PEÑA, VICE CHAIRMAN
JUAN CARLOS SAENZ, MEMBER
ILDEFONSO SALDIVAR, JR, MEMBER

NOTICE OF SPECIAL MEETING

CITY COUNCIL CHAMBERS | 201 W. CONVENT AVE. | MONDAY, JUNE 9, 2025 | 5:30PM

Notice is hereby given that the Planning and Zoning Commission will meet to consider and act upon the following:

AGENDA

- 2025-20** Call to Order
- 2025-21** Roll Call
- 2025-22** Pledge of Allegiance
- 2025-23** Chairman's Opening Comments
- 2025-24** Citizen Comment Period

SUBDIVISIONS

- 2025-25** **Revised Preliminary Plat:** Consideration of Revised Preliminary Plat approval for Buena Vista Subdivision, legally described as a 23.620 acre tract of land out of part or portion of Tract No. 53 of Porcion No. 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas. Applicant: Benito Cantu, on behalf of Buena Vista, LLC. **(SUB#2501, Revised)**

REGULAR MEETING

- 2025-26** **Board Discussion and Action to approve or disapprove item 2025-17,** a Change of Zone Request From Suburban Residential District (SF) to General Commercial District (C2) for a proposed Storage Unit Facility; Legal Description is a 0.753 acre parcel of land out of and forming a part of portion of Share No. 71 out of Porcion No. 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas; Physical Address is 415 Deer Run Avenue, Roma, Texas 78584. **(COZ#2502)**
- 2025-27** Adjournment

DANIEL GARZA, DEVELOPMENT SERVICES DIRECTOR

Attest:

LILIANA S. MEDINA, CITY SECRETARY

City of Roma

Development Services

MEMORANDUM

Date: Monday, June 9, 2025

To: Planning & Zoning Commission

From: Daniel Garza, Development Services Director

Item ID: 2025-25

Subject: Buena Vista Estates Subdivision – Revised Preliminary Plat (**SUB #2501**).

APPLICANT: Benito Cantu, on behalf of Buena Vista, LLC, is submitting a revised Preliminary Plat for consideration of approval of the Buena Vista Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as a 23.620 acre tract of land out of part or portion of Tract No. 53 of Porcion 74, Ancient Jurisdiction of Mier, Mexico, now Starr County, Texas.

LOCATION: The property is located at the Northwest corner of United States Highway 83 and North Efren Ramirez Avenue in Roma, Texas. It is located approximately 750 feet north of U.S. Highway 83. This property lies within Roma Corporate City Limits, and each lot will be addressed accordingly upon Final Plat Approval.

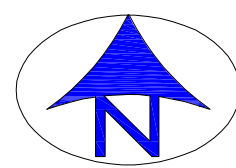
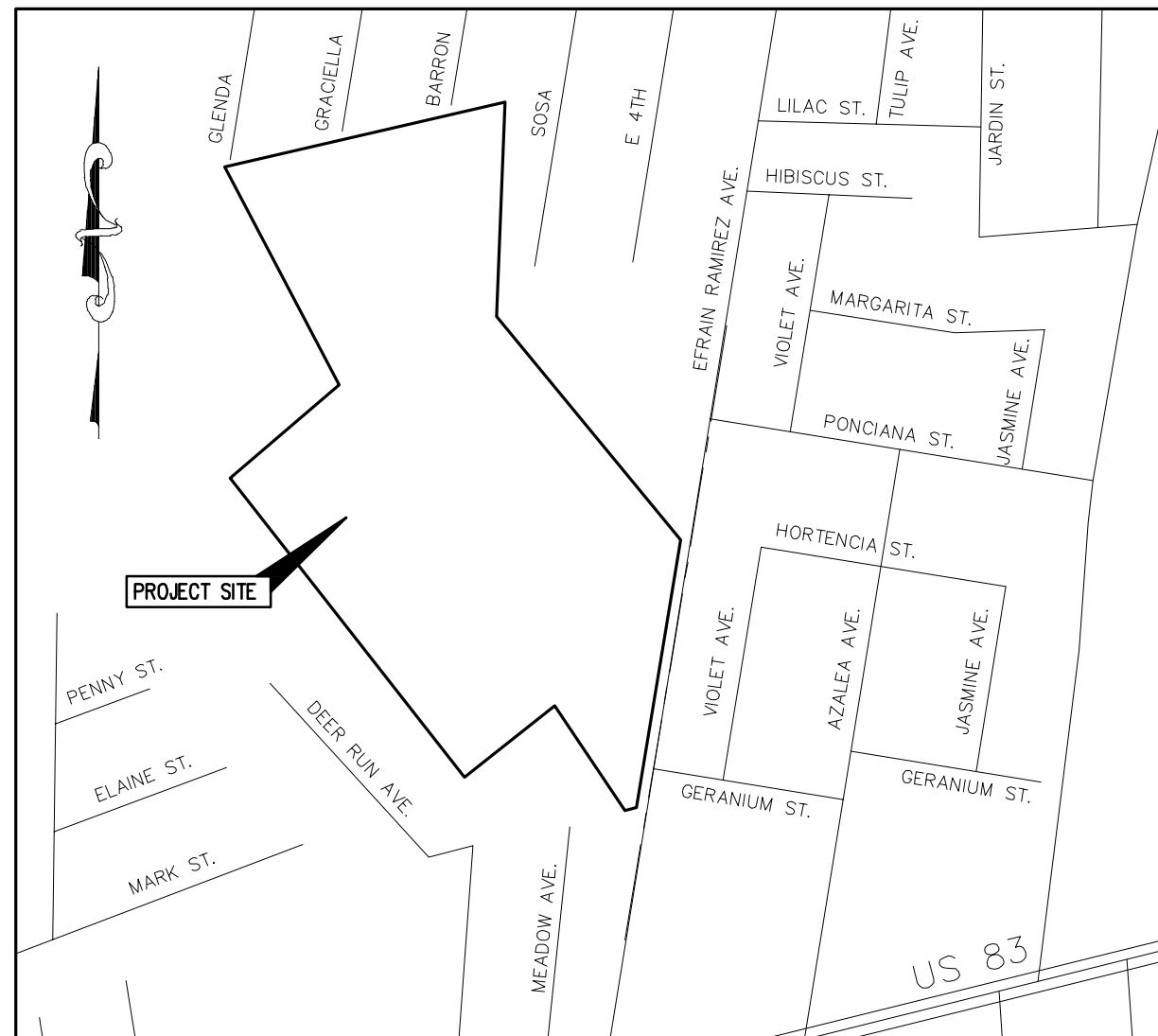
ZONING: The property is currently zoned Suburban Residential (SF). The adjacent zones are Suburban Residential (SF) to the East, and a combination of Neighborhood Commercial (C1), General Commercial (C2), and Suburban Residential (SF) to the South. The property is being proposed for a Residential Subdivision.

BACKGROUND: This item was originally presented to the Planning & Zoning Commission on Monday, June 2, 2025, but it was tabled at the request of the applicant to allow time for revisions. The updated plat reflects an expansion of the subdivision area, an increase in the number of proposed lots, and the dedication of a detention are to double as a public park.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending approval of the Preliminary Plat for the proposed Buena Vista Estates Subdivision, subject to the following conditions:

- Change of Zone process for area of proposed townhomes (Lots 1-12).
- Correction on cover sheet – Citlali Gonzalez, Councilwoman
- Addition of street name for newly added street.
- Correction on Plat Note #2 and Note #3 – Correct Number of Lots
- Correction on Plat Note #6 – Stormwater Detention Requirement
- Correction of drainage easement location between Lots 58-59 and 74-75 (10' on one side)
- Signature Block correction for Public Works Director.
- Correction of hydrant spacing < 500 Linear Feet.
- Administrative Approval of Parkland Dedication Proposal in accordance with Ord. 2022-13, Article VI.

NOTE: This item will go before the City Council Meeting on Wednesday, June 11, 2025, at 5:30pm.



LOCATION MAP:
N.T.S.

PROJECT CONTACTS:

CIVIL ENGINEERING FIRM:

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

NOTE:

CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND ON THESE SET OF DRAWINGS, PRIOR TO ANY CONSTRUCTION.



BUENA VISTA SUBDIVISION

CITY COUNCIL MEMBERS

JAIME ESCOBAR, JR.
GABY RODRIGUEZ
JOSE G. CANTU, JR.
CITLALI N. GONZALEZ
JOEL HINOJOSA, JR.

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN

COVER SHEET:

COVER & INDEX SHEET

SUBDIVISION PLAT:

SUBDIVISION PLAT

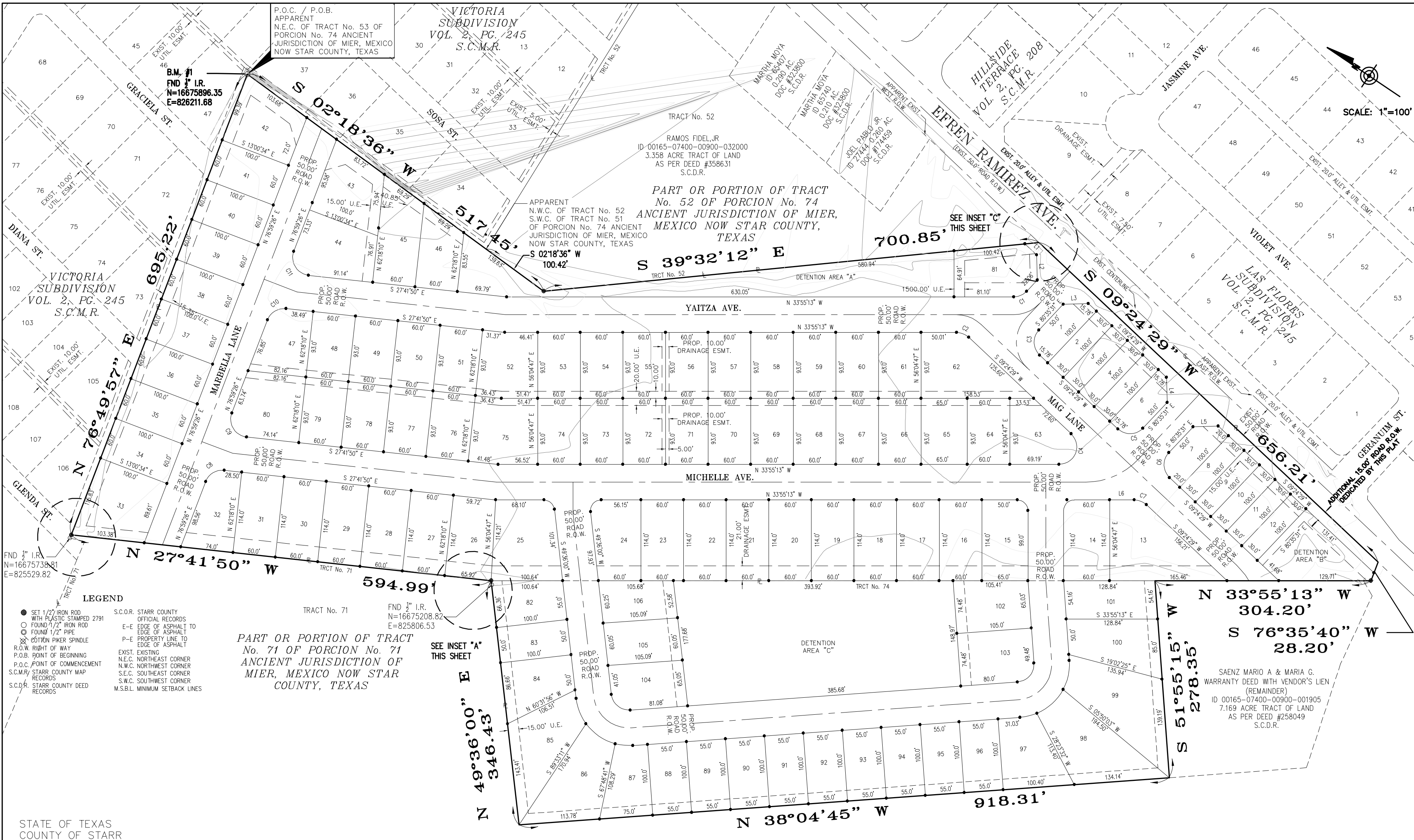
CIVIL & CONSTRUCTION PLANS:

- 1 EXISTING TOPOGRAPHICAL SURVEY MAP
- 2 WATER IMPROVEMENTS
- 3 SANITARY SEWER IMPROVEMENTS
- 4 SANITARY SEWER PROFILES
- 5 SANITARY SEWER PROFILES
- 6 PAVING & DRAINAGE IMPROVEMENTS
- 7 STORM SEWER PROFILES
- 8 PARK & DETENTION AMENITIES
- 9 EROSION CONTROL PLAN
- 10 LIGHTING PLAN
- 11 WATER DETAILS
- 12 WATER & SEWER DETAILS
- 13 PAVING & DRAINAGE DETAILS
- 14 PAVING & DRAINAGE DETAILS
- 15 EROSION CONTROL DEVICES DETAILS

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
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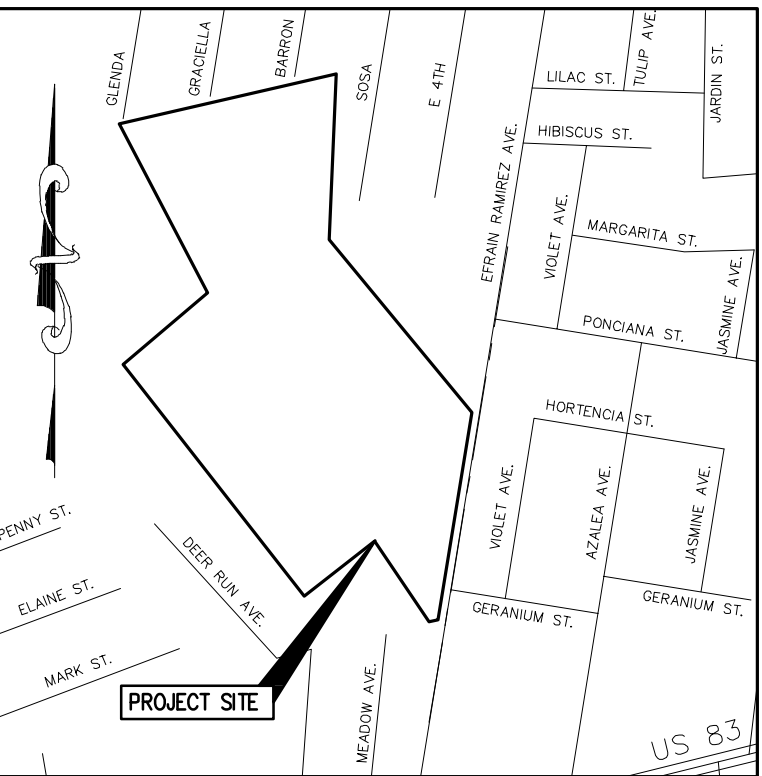


Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, P.E. DATE: 6/04/25
REGISTERED PROFESSIONAL ENGINEER No. 36639



GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: ZONE "X" UNSHADED, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (NO SHADING) AS PER COMMUNITY PANEL NO. 48427C0540C, EFFECTIVE DATE APRIL 19, 2010.
2. THE SUBDIVISION CONSIST OF LOTS 15 TOWNHOMES AND LOTS 16 THRU 86 SINGLE FAMILY RESIDENTIAL. THE LOTS ARE SERVED WITH COMPLETE WATER AND SEWER SERVICES BY THE CITY OF ROMA AND IN ACCORDANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE.
3. SETBACKS: LOTS 13 THRU 84
FRONT: 20.00 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, 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 A PERMIT APPLICATION. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS AND DETENTION AREAS.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 - ELEV. 185.58, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD NORTHEAST CORNER OF LOT 48, BUENA VISTA SUBDIVISION.
6. THIS DEVELOPMENT SHALL BE REQUIRED TO DETAIN _____ CUBIC- FEET (_____ ACRE- FEET) OF STORM WATER RUNOFF.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE STARR COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
9. THIS SUBDIVISION WILL BE PROVIDED BY WATER IMPROVEMENTS AND SANITARY SEWER BY THE CITY OF ROMA.
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
11. THESE LOTS SHALL BE FOR SINGLE RESIDENTIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN RESIDENTIAL THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEED.
12. LOTS 1 THRU 12 SHALL BE FOR TOWNHOUSE USE ONLY. SETBACKS:
FRONT: A- 20.00 FEET REAR: 10.00 FEET SIDE: 00.00 FEET
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES

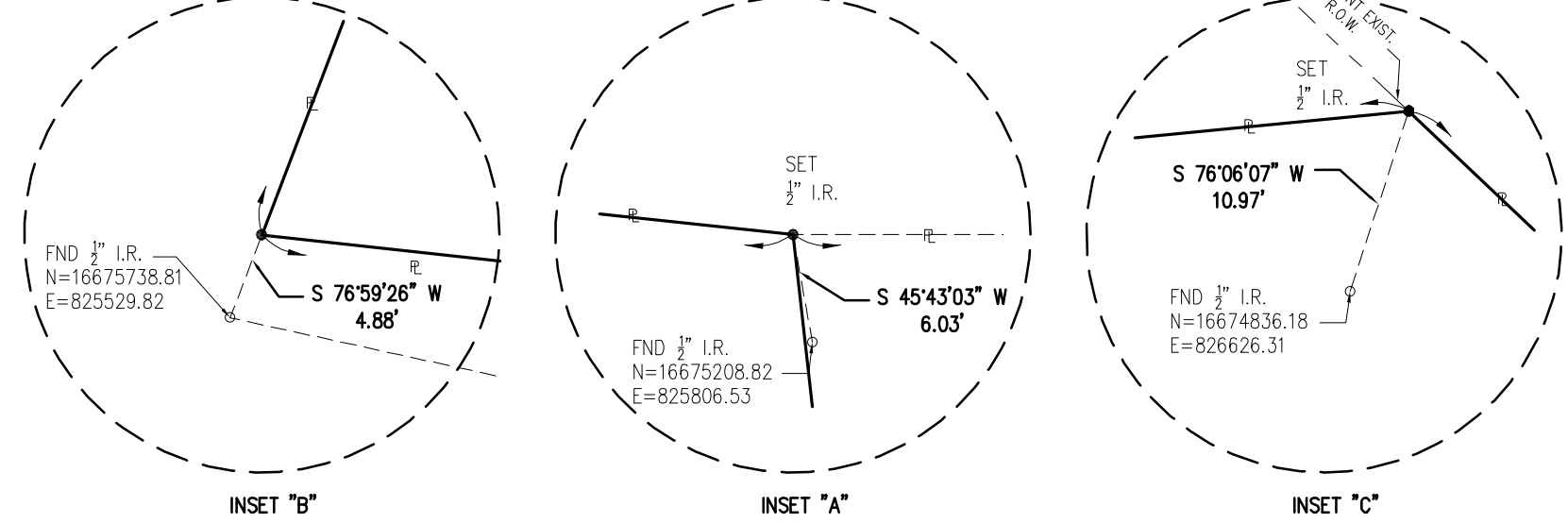


LOCATION MAP

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
BOX 548, McALLEN
TEXAS 78505

DATE PREPARED: 06/04/25
DATE SURVEYED: 03/01/25

BUENA VISTA SUBDIVISION IS LOCATED IN SOUTH CENTRAL STARR COUNTY, ON THE WEST SIDE OF EFREN RAMIREZ APPROXIMATELY 750 FEET NORTH FROM U.S. HIGHWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ROMA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ROMA, THE POPULATION IS 11,554. BUENA VISTA SUBDIVISION LIES INSIDE CITY LIMITS OF THE CITY OF ROMA UNDER LOCAL GOVERNMENT CODE 212.001.



SUBDIVISION PLAT
OF
BUENA VISTA SUBDIVISION
A 23.620 ACRE TRACT OF LAND OUT OF PART OR
PORTION OF TRACT No. 53 OF PORCION No. 74
ANCIENT JURISDICTION OF MIER, MEXICO NOW STARR
COUNTY, TEXAS

Parcel Area Table

Parcel #	Area	AC
1	3631.75	0.08
2	3000.00	0.07
3	3000.00	0.07
4	3000.00	0.07
5	3000.00	0.07
6	3631.75	0.08
7	4053.37	0.09
8	3000.00	0.07
9	3000.00	0.07
10	3000.00	0.07
11	3000.00	0.07
12	3000.00	0.07
13	11960.99	0.27
14	7361.71	0.17
15	7361.71	0.17
16	6840.00	0.16
17	6840.00	0.16
18	6840.00	0.16
19	6840.00	0.16
20	6840.00	0.16
21	6840.00	0.16
22	6840.00	0.16
23	6840.00	0.16
24	7915.46	0.17
25	10345.14	0.24
26	7161.96	0.16
27	6840.00	0.16
28	6840.00	0.16
29	6840.00	0.16
30	6840.00	0.16
31	6840.00	0.16
32	6661.24	0.15
33	10271.96	0.24
34	6000.00	0.14
35	6000.00	0.14
36	6000.00	0.14
37	6000.00	0.14
38	6000.00	0.14
39	6000.00	0.14
40	6000.00	0.14
41	6000.00	0.14
42	8569.67	0.20
43	8616.54	0.20
44	8712.98	0.20
45	8131.52	0.19
46	6025.46	0.14
47	6435.99	0.15
48	5580.00	0.13
49	5580.00	0.13
50	5580.00	0.13
51	5580.00	0.13
52	7703.78	0.18
53	5580.00	0.13
54	5580.00	0.13
55	5580.00	0.13
56	5580.00	0.13
57	5580.00	0.13
58	5580.00	0.13
59	5580.00	0.13
60	5580.00	0.13
61	5580.00	0.13
62	10147.04	0.23
63	6875.01	0.16
64	5580.00	0.13
65	6045.00	0.14
66	5580.00	0.13
67	5580.00	0.13

STATE OF TEXAS
COUNTY OF STARR

I (WE) _____ THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BUENA VISTA SUBDIVISION AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ROMA, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF ROMA.

BUENA VISTA, LLC
11435 BRYAN RD.
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF STARR
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME (S) IS (ARE) _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____ DATE _____

STATE OF TEXAS
COUNTY OF STARR

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 31, 2025 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 20____

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 _____ DATE _____

NAME ADDRESS
OWNER: BUENA VISTA, LLC 11435 BRYAN RD. MISSION, TEXAS 78573
ENGINEER: HOMERO L. GUTIERREZ, P.E., R.P.L.S. P.O. BOX 548, McALLEN, TEXAS 78505
SURVEYOR: HOMERO L. GUTIERREZ, P.E., R.P.L.S. P.O. BOX 548, McALLEN, TEXAS 78505



PHONE NUMBER FAX NUMBER
(956) 519-7111 N/A
(956) 369-0988 N/A
(956) 369-0988 N/A

STATE OF TEXAS
COUNTY OF STARR

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

JAIME ESCOBAR, JR.
MAYOR, CITY OF ROMA TEXAS

ATTEST:
LILIANA SANDOVAL
SECRETARY OF THE CITY OF ROMA, TEXAS

THIS PLAT APPROVED BY THE CITY OF ROMA PUBLIC UTILITIES ON THE _____ DAY OF _____, 2025.

JESSE LARA
DIRECTOR OF UTILITY OPERATIONS

CERTIFICATION BY THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROMA;

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROMA HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BUENA VISTA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY OF ROMA, CHAIRMAN
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
STARR COUNTY CLERK'S RECORDING CERTIFICATE

I, THE UNDERSIGNED COUNTY CLERK OF STARR COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____, 2025 AND WAS RECORDED IN VOLUME _____ PAGE (S) _____ OF THE PLAT RECORDS OF STARR COUNTY TEXAS.

HUMBERTO GONZALEZ JR.
STARR COUNTY CLERK

STATE OF TEXAS
COUNTY OF STARR

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

HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639



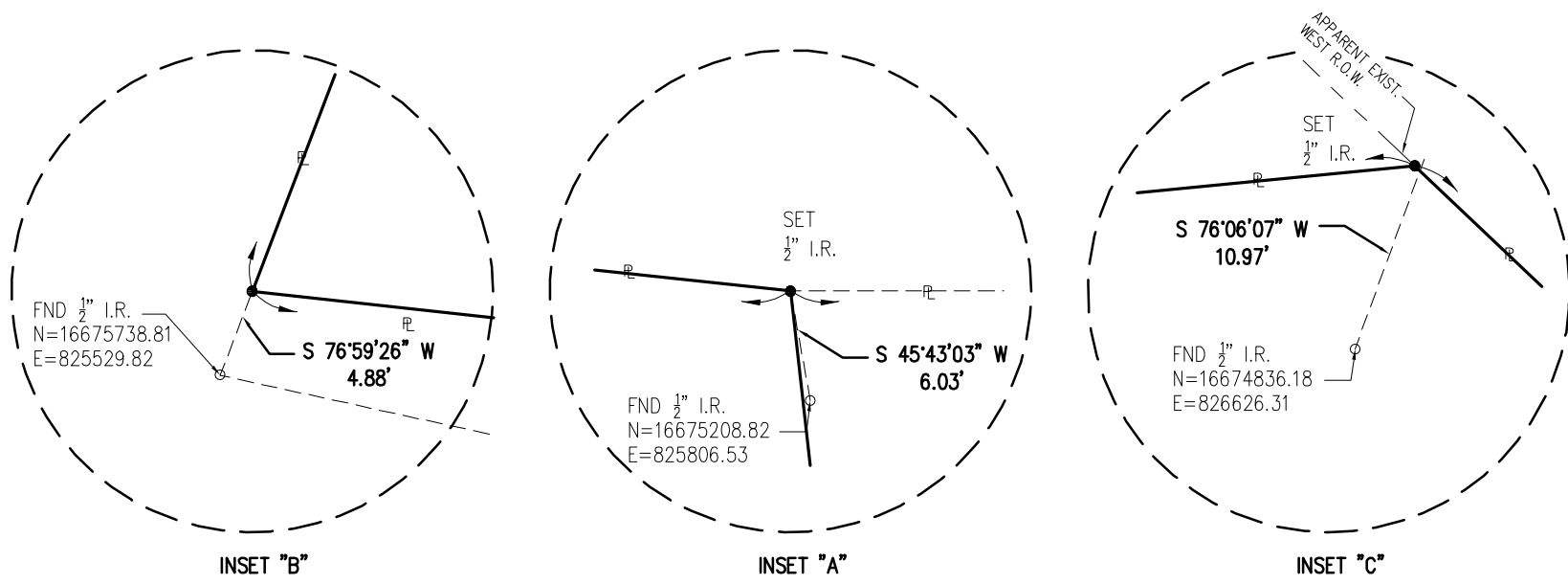
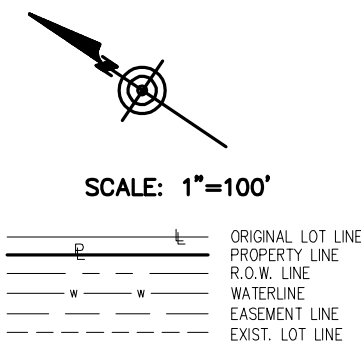
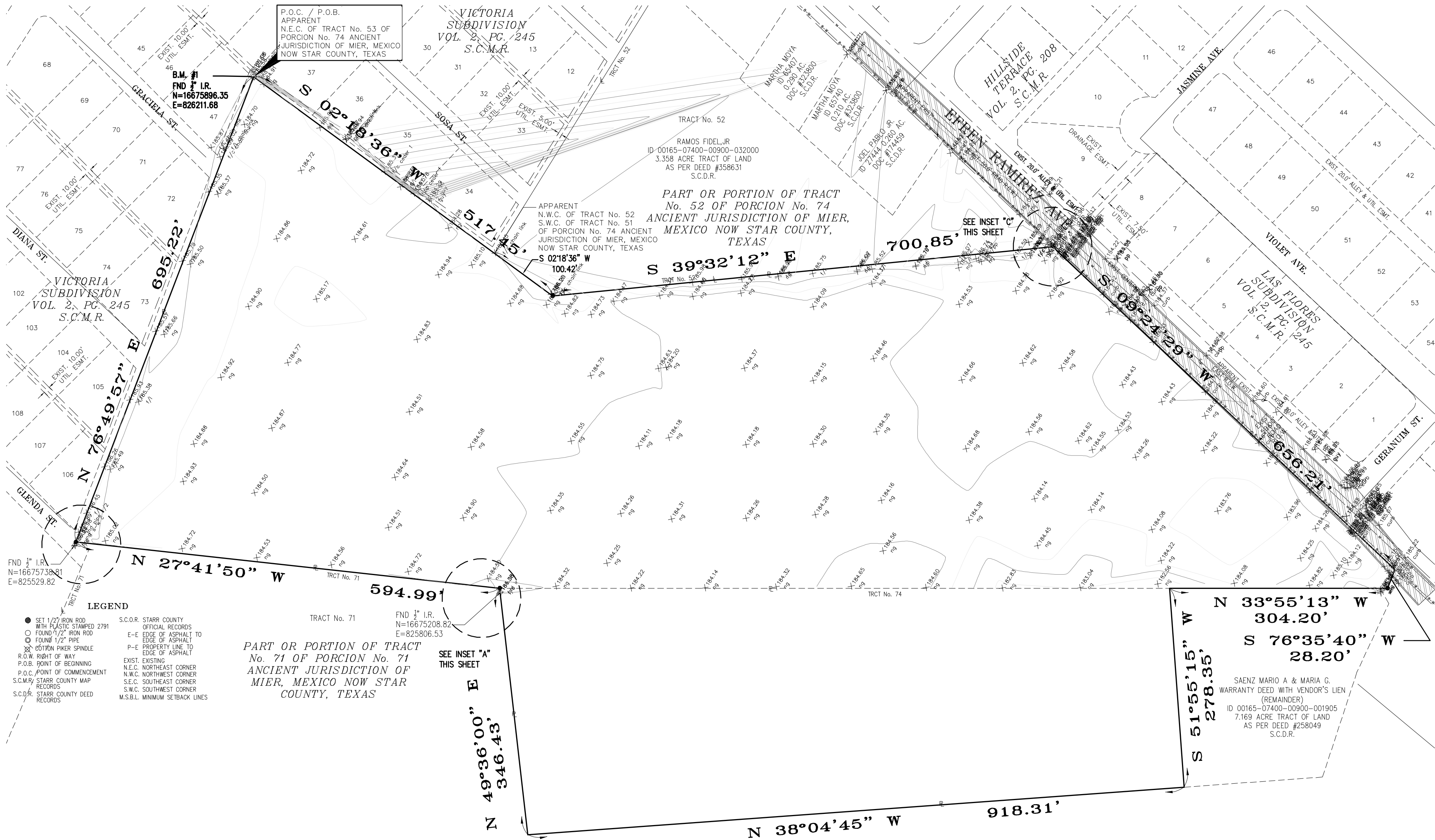
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	20.36	25.00	46.67	S57°15'22"E
C2	18.91	25.00	43.33	N12°15'22"W
C3	39.27	25.00	90.00	S54°24'29"W
C4	39.27	25.00	90.00	S35°35'31"E
C5	59.63	25.00	136.67	N77°44'38"E
C6	39.27	25.00	90.00	S54°24'29"W
C7	18.91	25.00	43.33	N12°15'22"W
C8	32.86	25.00	75.31	N65°21'12"W
C9	45.68	25.00	104.69	S24°38'46"W
C10	32.86	25.00	75.31	N65°21'12"W
C11	45.68	25.00	104.69	S24°38'46"W

Detention Area Table			
Parcel #	Area	AC	
A	26832.83	0.62	
B	8378.90	0.22	
C	63498.73	1.46	

Parcel Area Table			
Parcel #	Area	AC	
94	5500.00	0.13	
95	5500.00	0.13	
96	5500.00	0.13	
97	7897.82	0.18	
98	11646.31	0.27	
99	13001.38	0.30	
100	8673.77	0.20	
101	6959.85	0.16	
102	7420.01	0.17	
103	7686.60	0.18	
104	6708.64	0.15	
105	6305.17	0.14	
106	5923.26	0.14	

Parcel Area Table			
Parcel #	Area	AC	
81	7838.76	0.18	
82	6067.88	0.14	
83	5000.00	0.11	
84	6832.92	0.16	
85	10379.87	0.24	
86	10054.43	0.23	
87	8192.77	0.14	
88	5500.00	0.13	
89	5500.00	0.13	
90	5500.00	0.13	
91	5500.00	0.13	
92	5500.00	0.13	
93	5500.00	0.13	



HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



PROJECT NO.:
PROJECT TITLE:
BUENA VISTA SUBDIVISION
TOPOGRAPHICAL MAP

PROJECT ADDRESS:
ROMA, TEXAS

SCALE: 1"=100'

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DATE: 04/03/25

FB. No.: 001

SURVEY BY: H.L.G.

DRAWN BY: I.F.

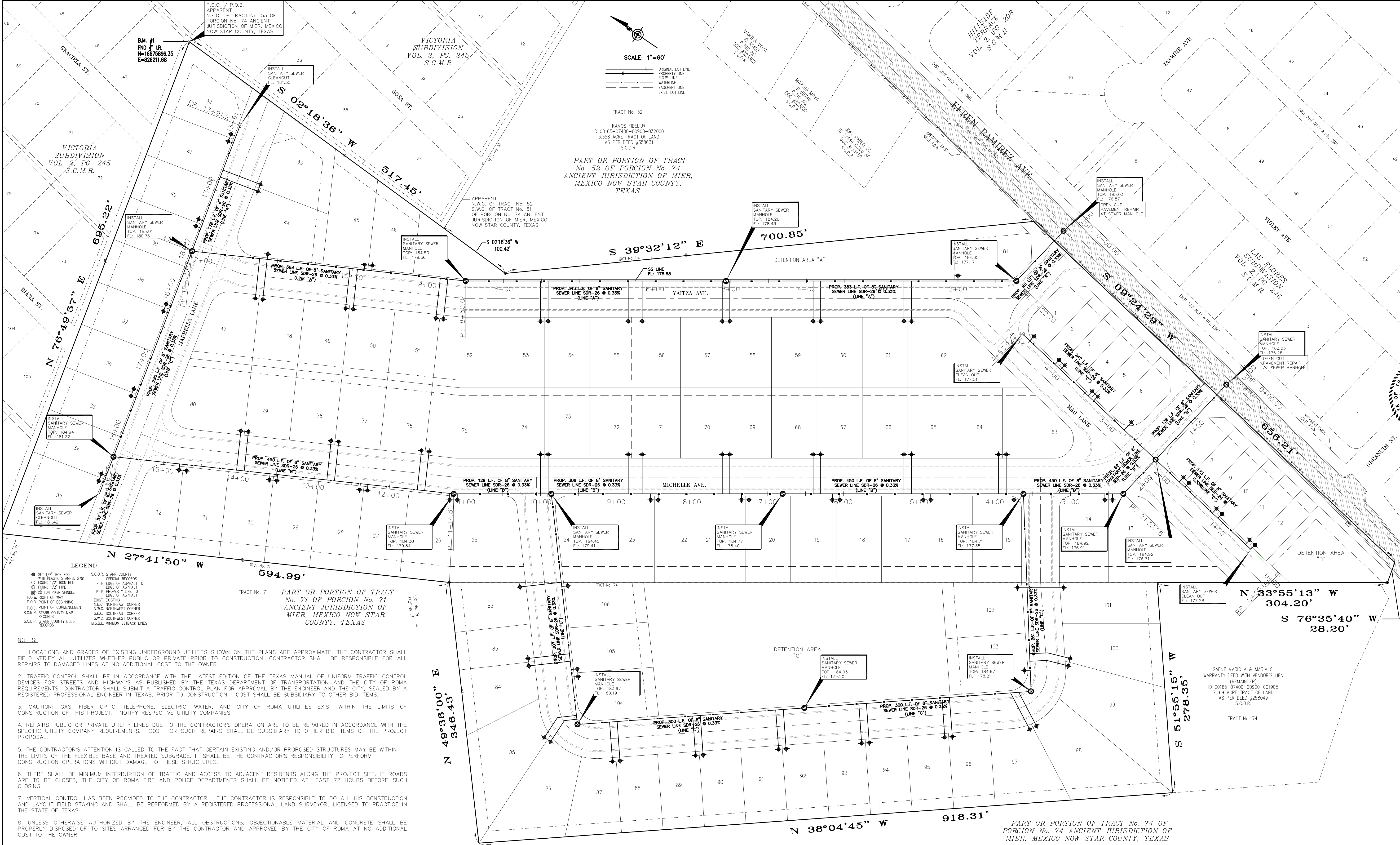
PREPARED BY: I.F.

CHECKED BY: H.L.G., J.L.

SHEET:

1

OF:



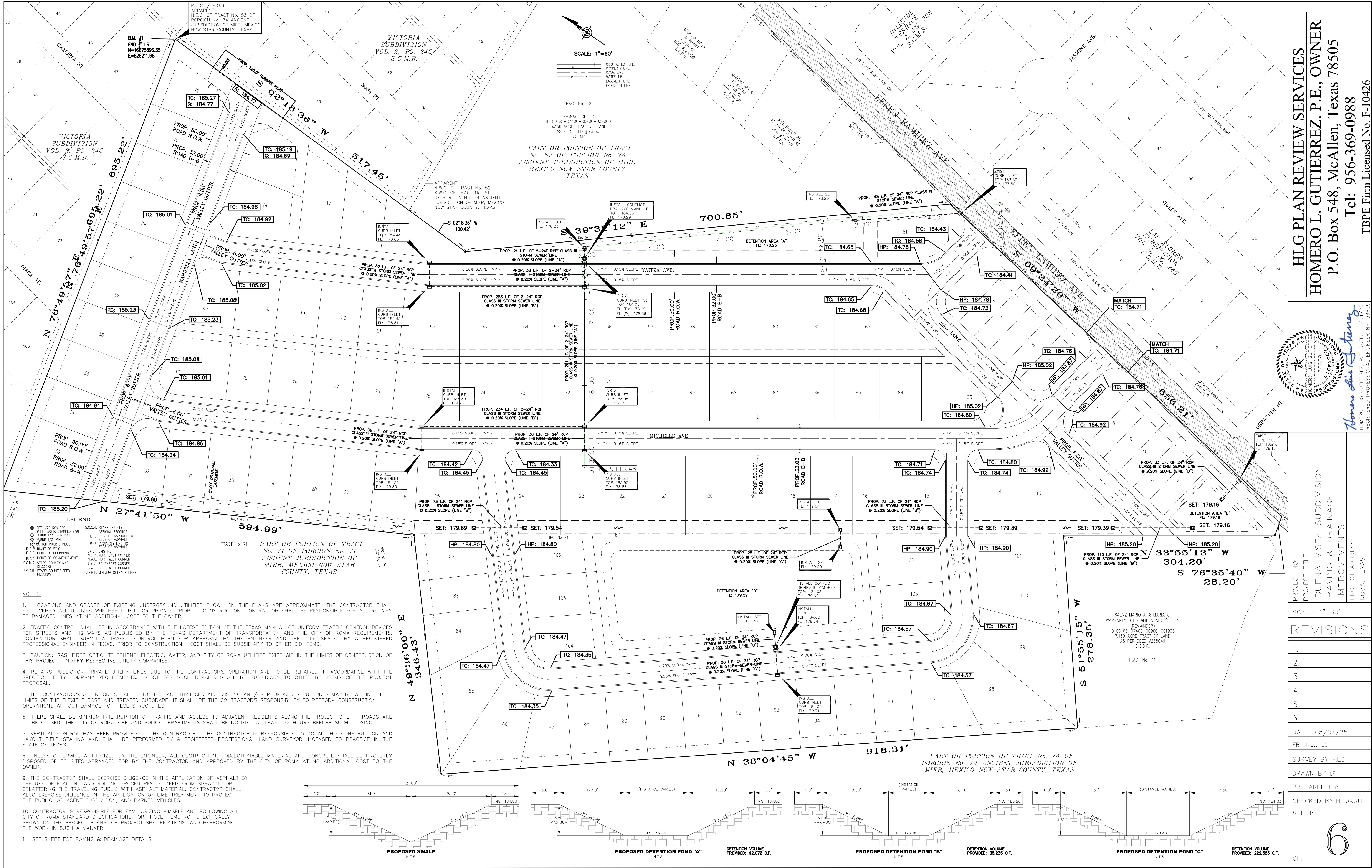
- NOTES:
1. LOCATIONS AND GRADES OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES WHETHER PUBLIC OR PRIVATE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED LINES AT NO ADDITIONAL COST TO THE OWNER.
 2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF ROMA REQUIREMENTS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE ENGINEER AND THE CITY, SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, PRIOR TO CONSTRUCTION. COST SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
 3. CAUTION: GAS, FIBER OPTIC, TELEPHONE, ELECTRIC, WATER, AND CITY OF ROMA UTILITIES EXIST WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT. NOTIFY RESPECTIVE UTILITY COMPANIES.
 4. REPAIRS PUBLIC OR PRIVATE UTILITY LINES DUE TO THE CONTRACTOR'S OPERATION ARE TO BE REPAIRED IN ACCORDANCE WITH THE SPECIFIC UTILITY COMPANY REQUIREMENTS. COST FOR SUCH REPAIRS SHALL BE SUBSIDIARY TO OTHER BID ITEMS OF THE PROJECT PROPOSAL.
 5. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT CERTAIN EXISTING AND/OR PROPOSED STRUCTURES MAY BE WITHIN THE LIMITS OF THE FLEXIBLE BASE AND TREATED SUBGRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION OPERATIONS WITHOUT DAMAGE TO THESE STRUCTURES.
 6. THERE SHALL BE MINIMUM INTERRUPTION OF TRAFFIC AND ACCESS TO ADJACENT RESIDENTS ALONG THE PROJECT SITE. IF ROADS ARE TO BE CLOSED, THE CITY OF ROMA FIRE AND POLICE DEPARTMENTS SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE SUCH CLOSING.
 7. VERTICAL CONTROL HAS BEEN PROVIDED TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO DO ALL HIS CONSTRUCTION AND LAYOUT FIELD STAKING AND SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF TEXAS.
 8. UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, ALL OBSTRUCTIONS, OBJECTIONABLE MATERIAL AND CONCRETE SHALL BE PROPERLY DISPOSED OF TO SITES ARRANGED FOR BY THE CONTRACTOR AND APPROVED BY THE CITY OF ROMA AT NO ADDITIONAL COST TO THE OWNER.
 9. THE CONTRACTOR SHALL EXERCISE DILIGENCE IN THE APPLICATION OF ASPHALT BY THE USE OF FLAGGING AND ROLLING PROCEDURES TO KEEP FROM SPRAYING OR SPLATTERING THE TRAVELING PUBLIC WITH ASPHALT MATERIAL. CONTRACTOR SHALL ALSO EXERCISE DILIGENCE IN THE APPLICATION OF LIME TREATMENT TO PROTECT THE PUBLIC, ADJACENT SUBDIVISION, AND PARKED VEHICLES.
 10. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND FOLLOWING ALL CITY OF ROMA STANDARD SPECIFICATIONS FOR THOSE ITEMS NOT SPECIFICALLY SHOWN ON THE PROJECT PLANS, OR PROJECT SPECIFICATIONS, AND PERFORMING THE WORK IN SUCH A MANNER.
 11. SEE SHEET FOR WATER DETAILS.
 12. SEE SHEET FOR SANITARY SEWER DETAILS.
 13. SEE SHEET FOR PAVING & DRAINAGE DETAILS.

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
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Tel: 956-369-0988
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PROJECT NO.:
PROJECT TITLE:
BUENA VISTA SUBDIVISION
SANITARY SEWER
IMPROVEMENTS
PROJECT ADDRESS:
ROMA, TEXAS

SCALE: 1"=60'	
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DATE: 06/03/25	
FB. No.: 001	
SURVEY BY: H.L.G.	
DRAWN BY: I.F.	
PREPARED BY: I.F.	
CHECKED BY: H.L.G., J.L.	
SHEET:	
OF:	

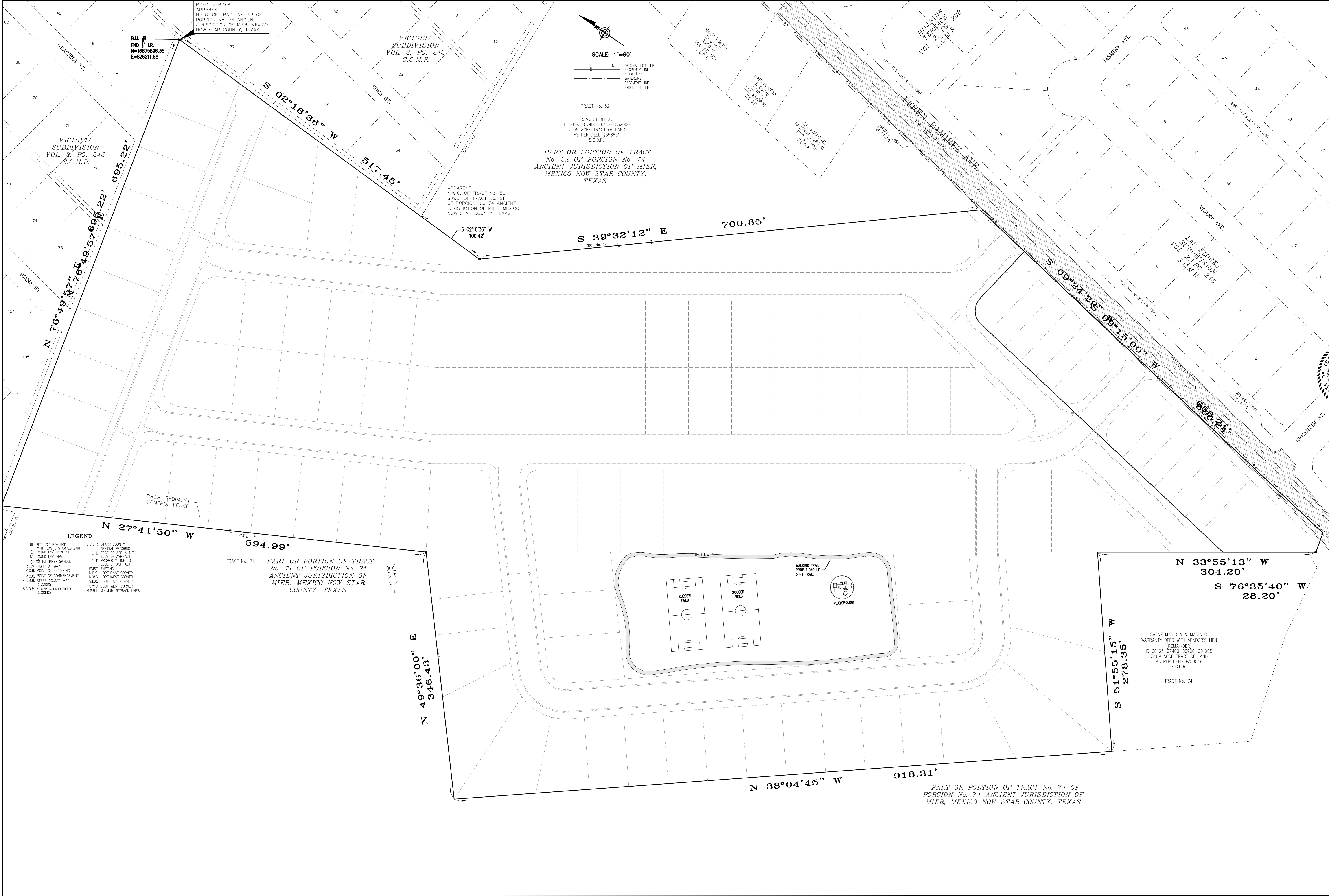


HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



PROJECT NO.:
PROJECT TITLE:
BUENA VISTA SUBDIVISION
PAVING & DRAINAGE
IMPROVEMENTS
PROJECT ADDRESS:
ROMA, TEXAS

SCALE: 1"=60'	
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DATE: 05/06/25	
FB. No.: 001	
SURVEY BY: H.L.G.	
DRAWN BY: I.F.	
PREPARED BY: I.F.	
CHECKED BY: H.L.G., J.L.	
SHEET:	
OF:	



HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER

P.O. Box 548, McAllen, Texas 78505

Tel: 956-369-0988

TBPE Firm Licensed No. F-10426

PROJECT NO:

PROJECT TITLE:

BUENA VISTA SUBDIVISION

PARK AMENITIES

PROJECT ADDRESS:

ROMA, TEXAS

SCALE: 1"=60'

REVISIONS

1.

2.

3.

4.

5.

6.

DATE: 05/06/25

FB. No.: 001

SURVEY BY: H.L.G.

DRAWN BY: I.F.

PREPARED BY: I.F.

CHECKED BY: H.L.G., J.L.

SHEET:

OF:

SEAL

HOMERO LUIS GUTIERREZ

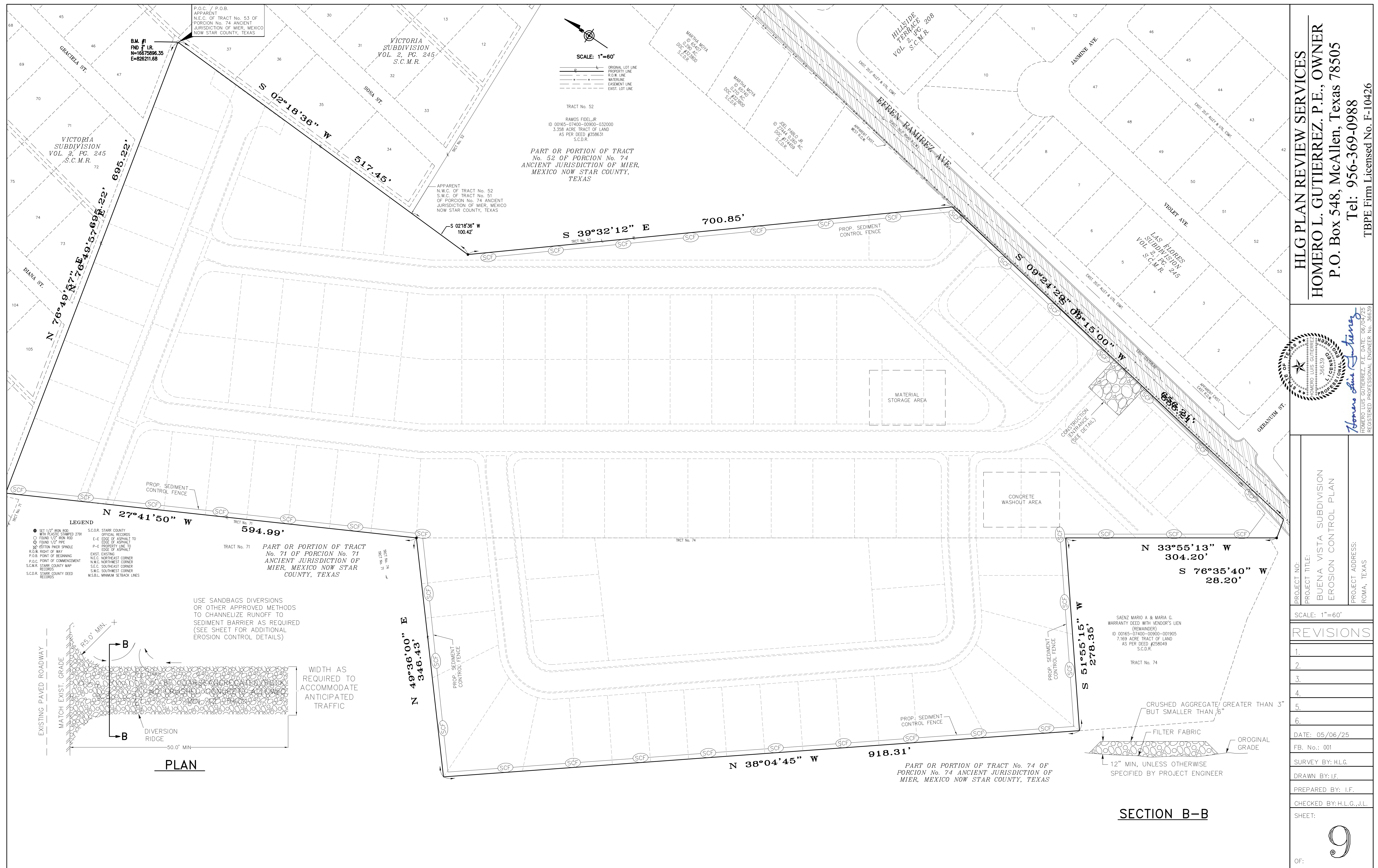
REGISTERED PROFESSIONAL ENGINEER NO. 36533

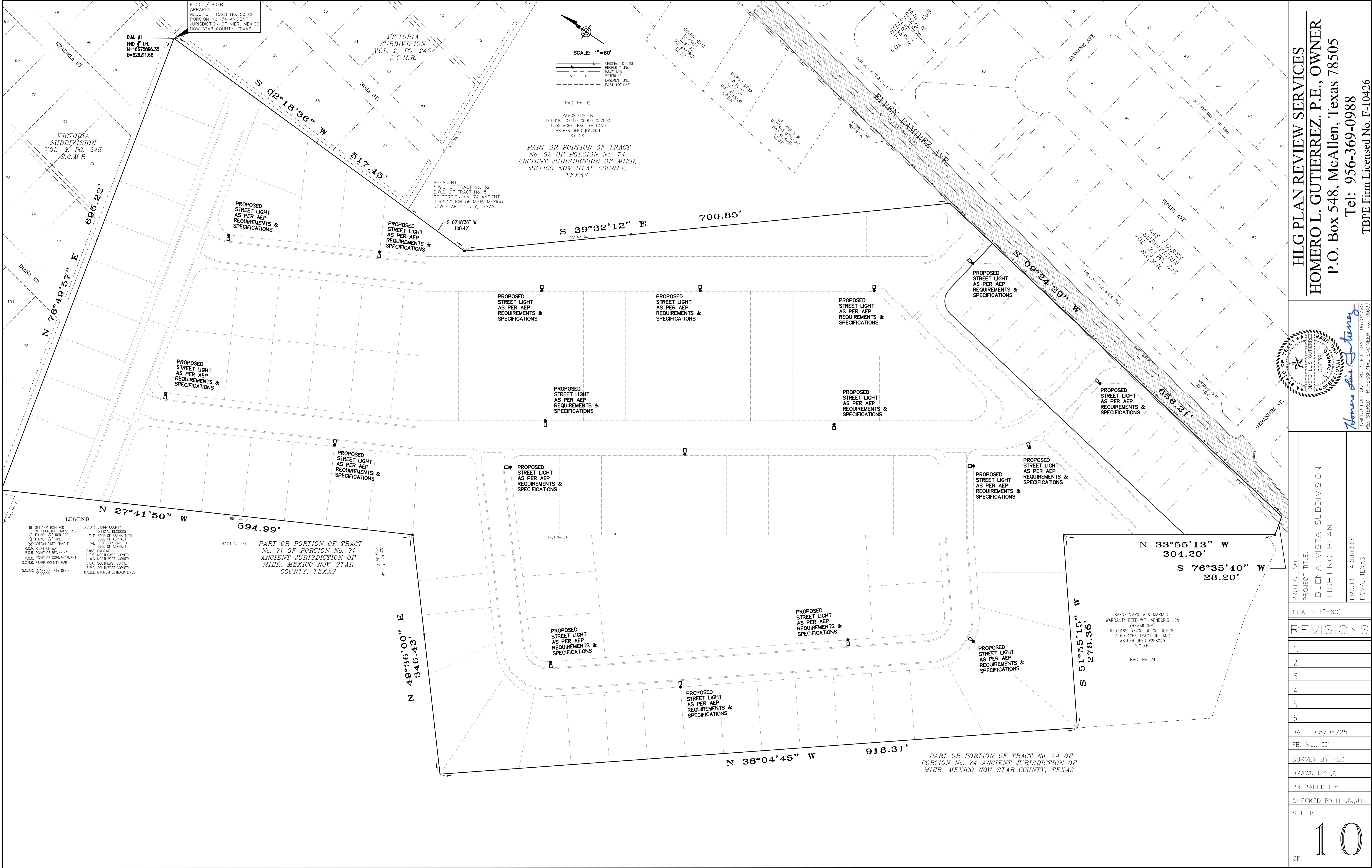
DATE: 06/04/25

Homero Luis Gutierrez

HOMERO LUIS GUTIERREZ, P.E. DATE: 06/04/25

REGISTERED PROFESSIONAL ENGINEER NO. 36533





City of Roma

Development Services

MEMORANDUM

Date: Monday, June 9, 2025

To: Planning & Zoning Commission

From: Daniel Garza, Development Services Director

Item ID: 2025-26

Subject: Request for a Change of Zone from Suburban Residential District (SF) to General Commercial District (C2) (**COZ #2502**).

APPLICANT: Cesar Gonzalez, owner, has filed a request for a Change of Zone from Suburban Residential District (SF) to General Commercial District (C2) for a proposed Storage Unit Facility.

LEGAL DESCRIPTION: The property is legally described as a 0.753 acre parcel of land out of and forming a part of portion of Share No. 71 out of Porcion No. 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas.

LOCATION: The property is located along Deer Run Avenue and has a physical address of 415 Deer Run Avenue.

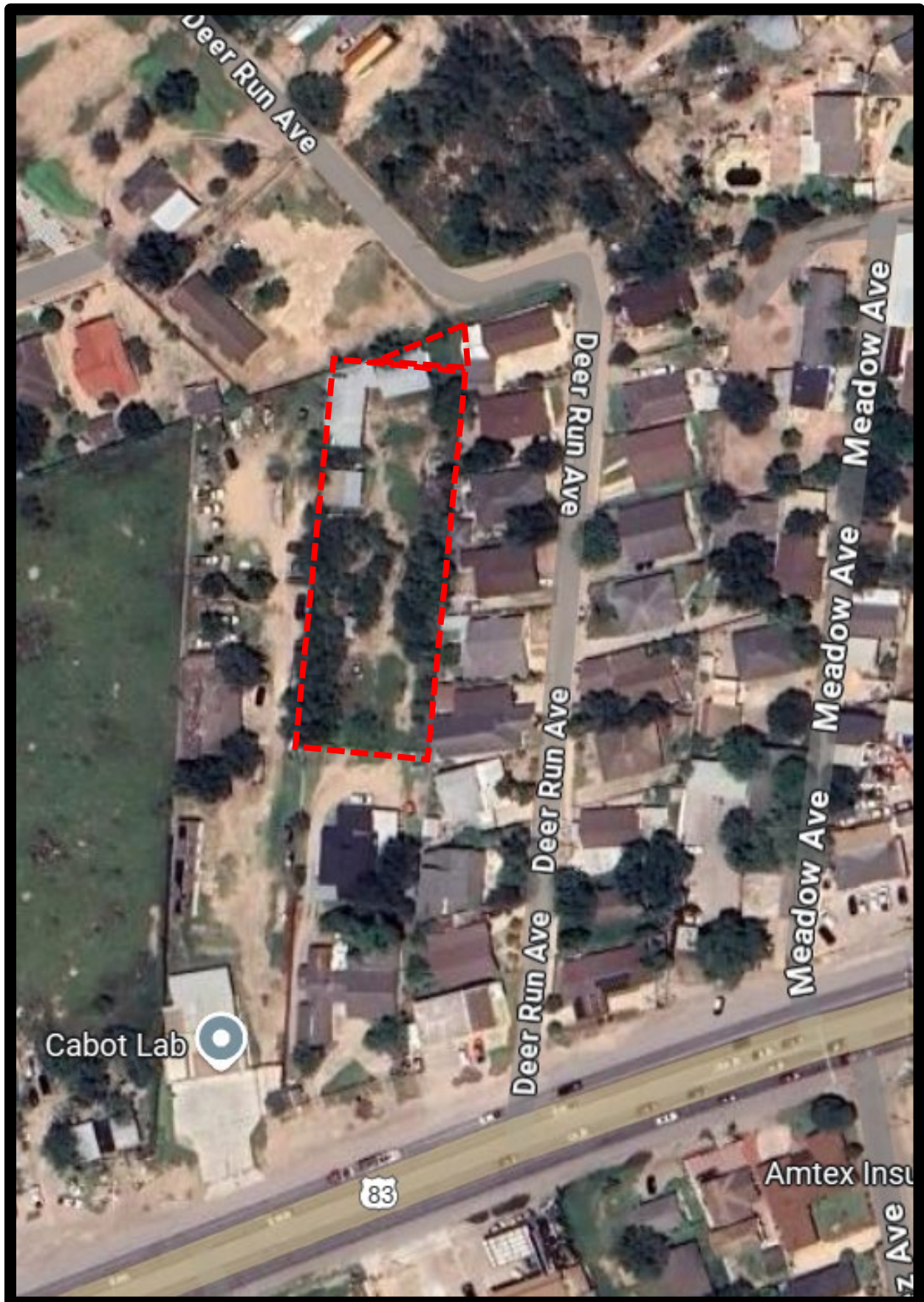
ZONING: The property is currently zoned Suburban Residential District (SF). The adjacent zones are Suburban Residential District (SF) to the East and West, and a combination of Suburban Residential District (SF) and Office/Professional/Retail (OPR) to the South. The property is generally designated as Single-Family Use in the Future Land Use Plan.

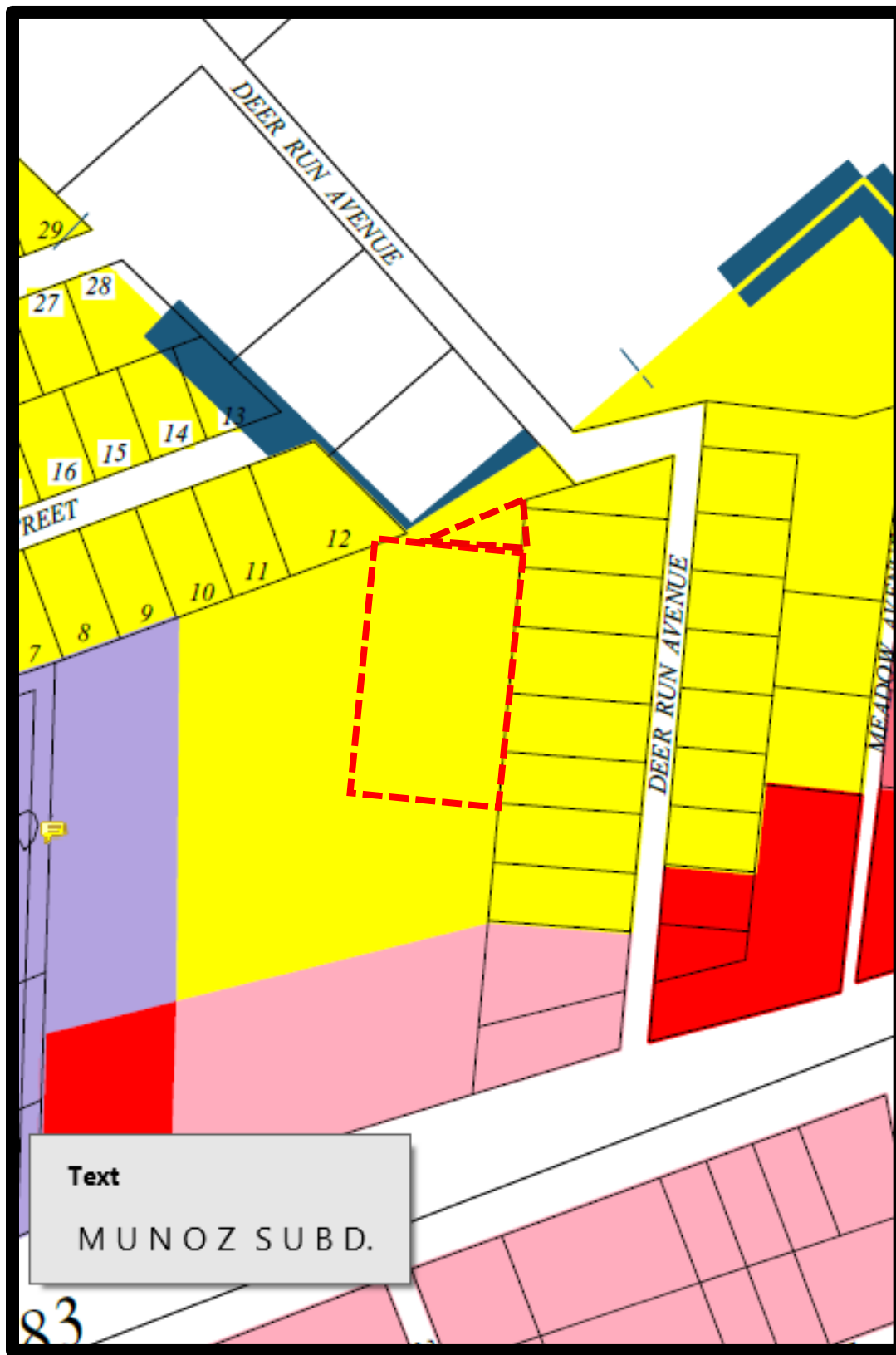
NOTICE INFORMATION: Twenty-nine (29) surrounding property owners were notified of the request by letter on May 16, 2025, and a legal notice was published in the Starr County Towncrier Newspaper on May 14, 2025. Staff received zero (0) responses to the letters or the legal notice.

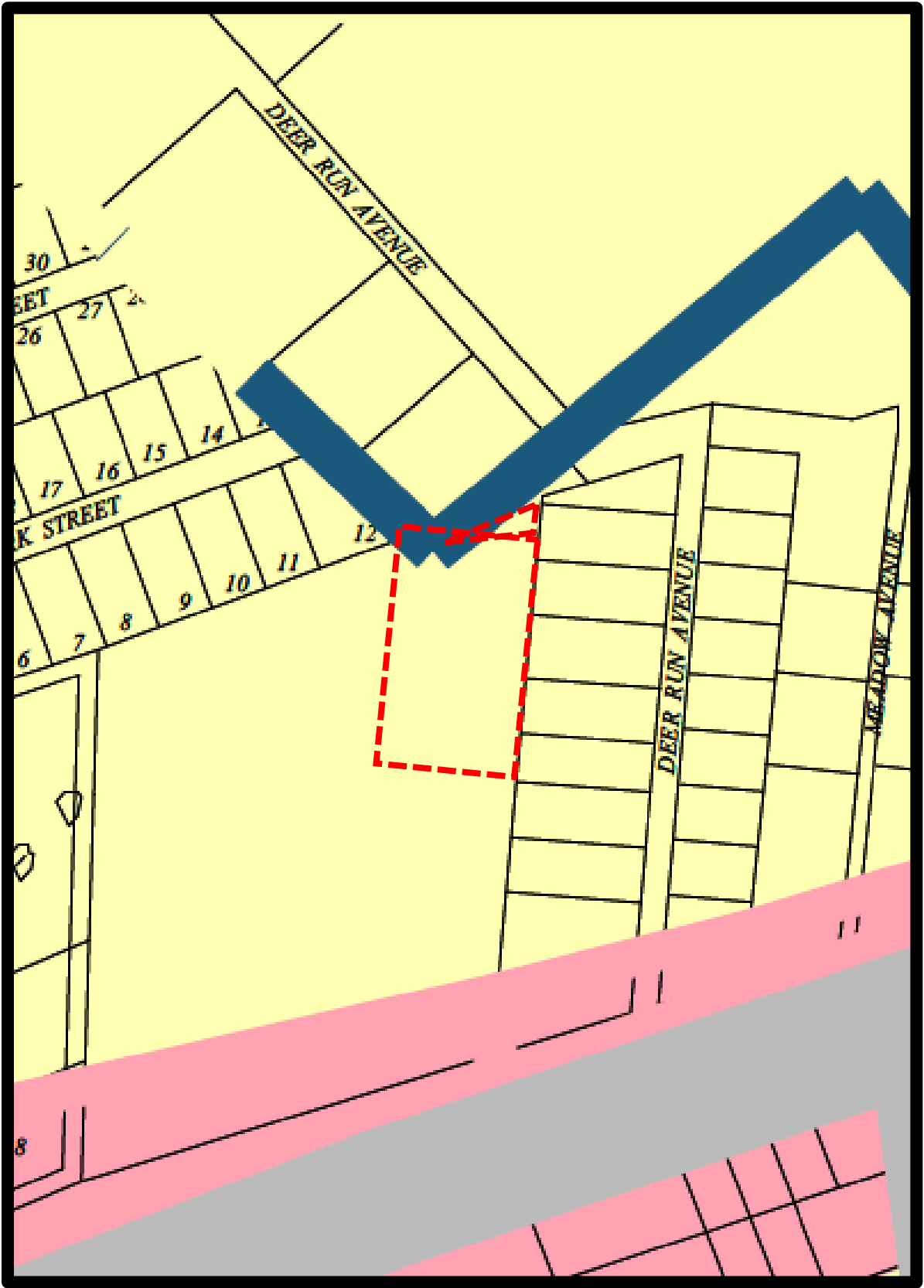
DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of the Change of Zone request from Suburban Residential District (SF) to General Commercial District (C2).

If approved, the property owner must comply with all City Ordinances and meet the requirements of all City Departments.

NOTE: This item will go before the City Council Meeting on Wednesday, June 11, 2025, at 5:30pm.



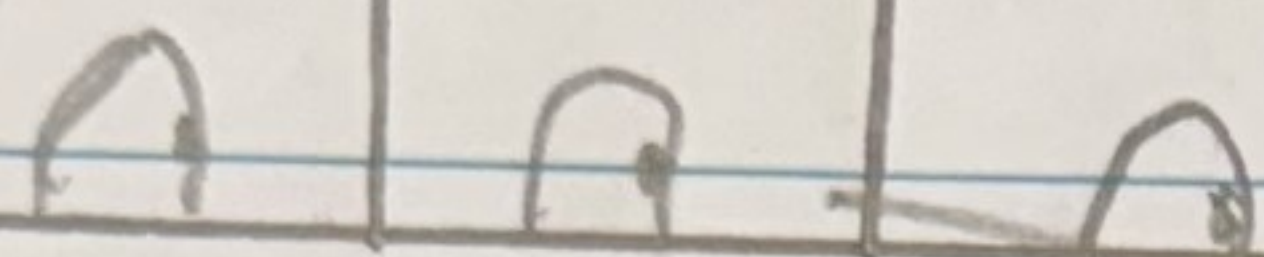




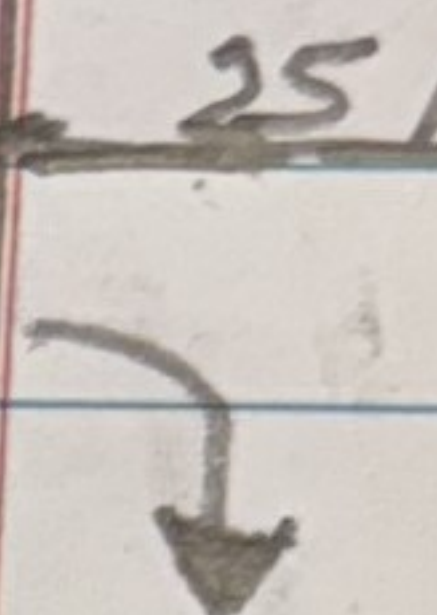
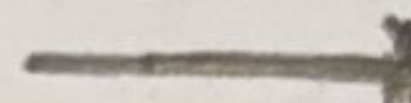


200 Ft. Largo 11 Ancho

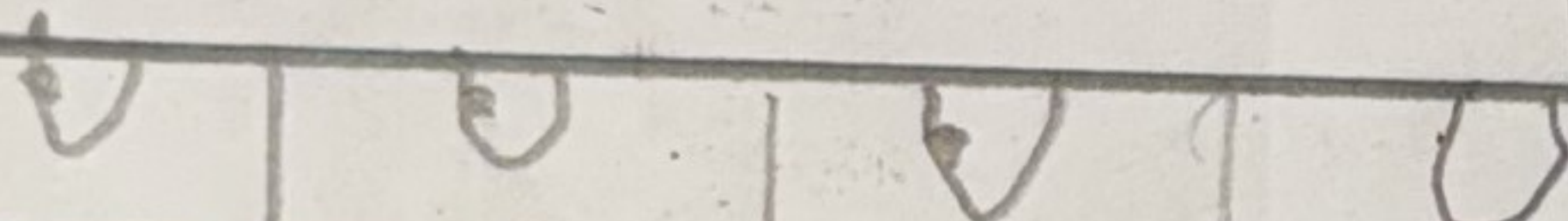
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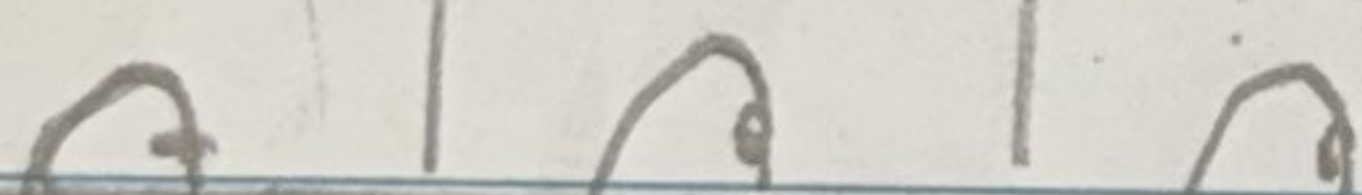
20 Ft.
Ancho



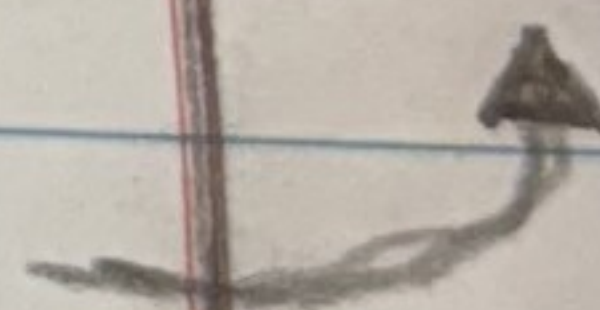
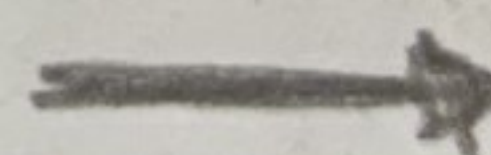
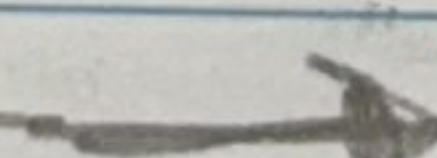
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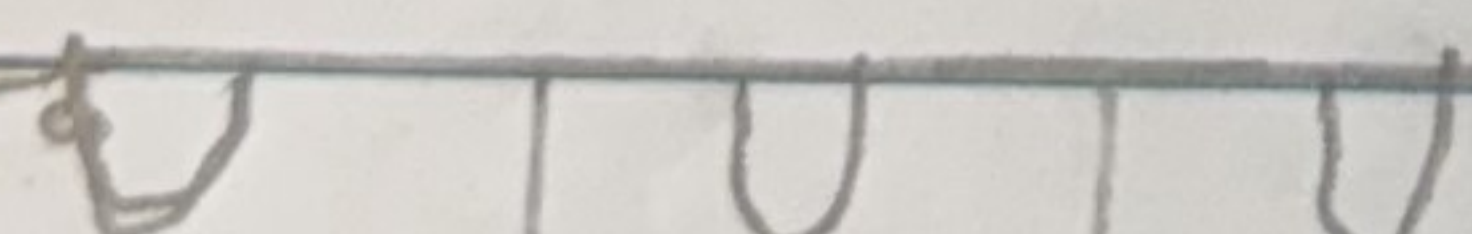
Storage



20 Ft.



Storage



200 Ft. Largo 11 Ancho

Cesar Gonzales

CITY OF ROMA
DEVELOPMENT SERVICES

CHANGE OF ZONE APPLICATION
PLANNING & ZONING DIVISION

APPLICATION CHECKLIST

- ☐ Completed Application ☐ Copy of Property Warranty Deed ☐ Owner Authorization Letter (if applicable)
☐ Application Fee (\$500.00) ☐ Site Plan of Property w/ Details ☐ Copy of Subdivision Plat or Metes & Bounds

(Applications will not be placed on agenda until all items are submitted and application is considered complete by staff)

PROPERTY INFORMATION:

Subject Property Address/Location: 415 DEER RUN AVE, ROMA, TX. 78584

Legal Description: _____

Property ID#: _____ Platted: ☐ Yes ☐ No (If not platted, a metes and bounds description is required)
(Property ID # can be found at esearch.starrcad.org)

Existing Land Use: VACANT Proposed Land Use: STORAGE UNITS

Existing Zoning District:

<input type="checkbox"/> AGO – Agricultural / Open Space	<input checked="" type="checkbox"/> SF – Suburban Residential	<input type="checkbox"/> MF – Multi-Family <u>1.2</u>	<input type="checkbox"/> MH – Mobile Home Residential	<input type="checkbox"/> MDR – Mixed-Density Residential
<input type="checkbox"/> MU – Mixed Use	<input type="checkbox"/> C1 – Neighborhood Commercial	<input checked="" type="checkbox"/> C2 – General Commercial	<input type="checkbox"/> HTC - Historic Town Center	<input type="checkbox"/> OPR - Office/Professional/Retail
<input type="checkbox"/> PFI - Public Facilities / Institutional	<input type="checkbox"/> LI - Light Industrial	<input type="checkbox"/> HI – Heavy Industrial	(Zoning District can be found at: www.cityofroma.net/government-2/development-services)	

Proposed Zoning District:

<input type="checkbox"/> AGO – Agricultural / Open Space	<input type="checkbox"/> SF – Suburban Residential	<input type="checkbox"/> MF – Multi-Family	<input type="checkbox"/> MH – Mobile Home Residential	<input type="checkbox"/> MDR – Mixed-Density Residential
<input type="checkbox"/> MU – Mixed Use	<input type="checkbox"/> C1 – Neighborhood Commercial	<input checked="" type="checkbox"/> C2 – General Commercial	<input type="checkbox"/> HTC - Historic Town Center	<input type="checkbox"/> OPR - Office/Professional/Retail
<input type="checkbox"/> PFI - Public Facilities / Institutional	<input type="checkbox"/> LI - Light Industrial	<input type="checkbox"/> HI – Heavy Industrial	(Zoning District can be found at: www.cityofroma.net/government-2/development-services)	

Please state the reason(s) for requesting a Change of Zone and why you feel the Planning & Zoning Commission should approve the request: Requesting a Change to Build STORAGE UNITS

CONTINUE TO NEXT PAGE

OWNER INFORMATION:

Name: ERIC C. Gonzalez, Cesar E. Gonzalez, ERIC O. Gonzalez, MARCIAL. Gonzalez
Mailing Address: 2567 E. GRANT ST. City: Roma State: Tx. Zip: 78584
Phone: (956) 263-7638 Email: CESARMARE1963@gmail.com

APPLICANT / AUTHORIZED AGENT INFORMATION:

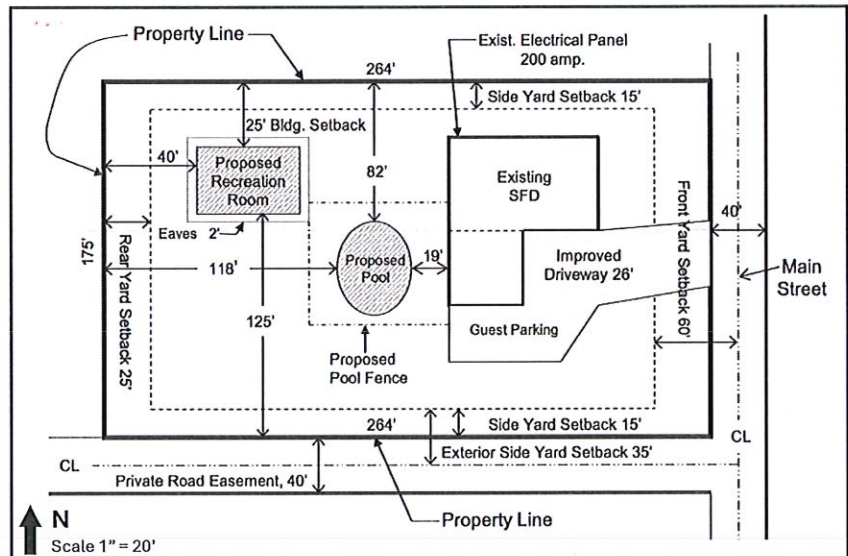
Company Name: CB'S STORAGE Contact Person: Cesar E. Gonzalez
Mailing Address: P.O. Box 61 City: Roma State: Tx. Zip: 78584
Phone: (956) 263-7638 Email: CESARMARE1963@gmail.com

(If you are applying on behalf of the owner, an Authorization Letter from the owner must accompany this application).

SITE PLAN REQUIREMENTS

This application must be accompanied by a site plan, indicating existing improvements to the property and the proposed use of the property. The site plan shall contain the following items:

- The location of all structures on the subject property and on adjoining property
- Landscaping and/or fencing of yards and setback areas, and proposed changes
- Off-street parking and loading facilities
- Proposed uses
- Narrative – Proposed Use and Intent of Property



This example is for illustration purposes only. Your site plan will differ.

ACKNOWLEDGEMENT:

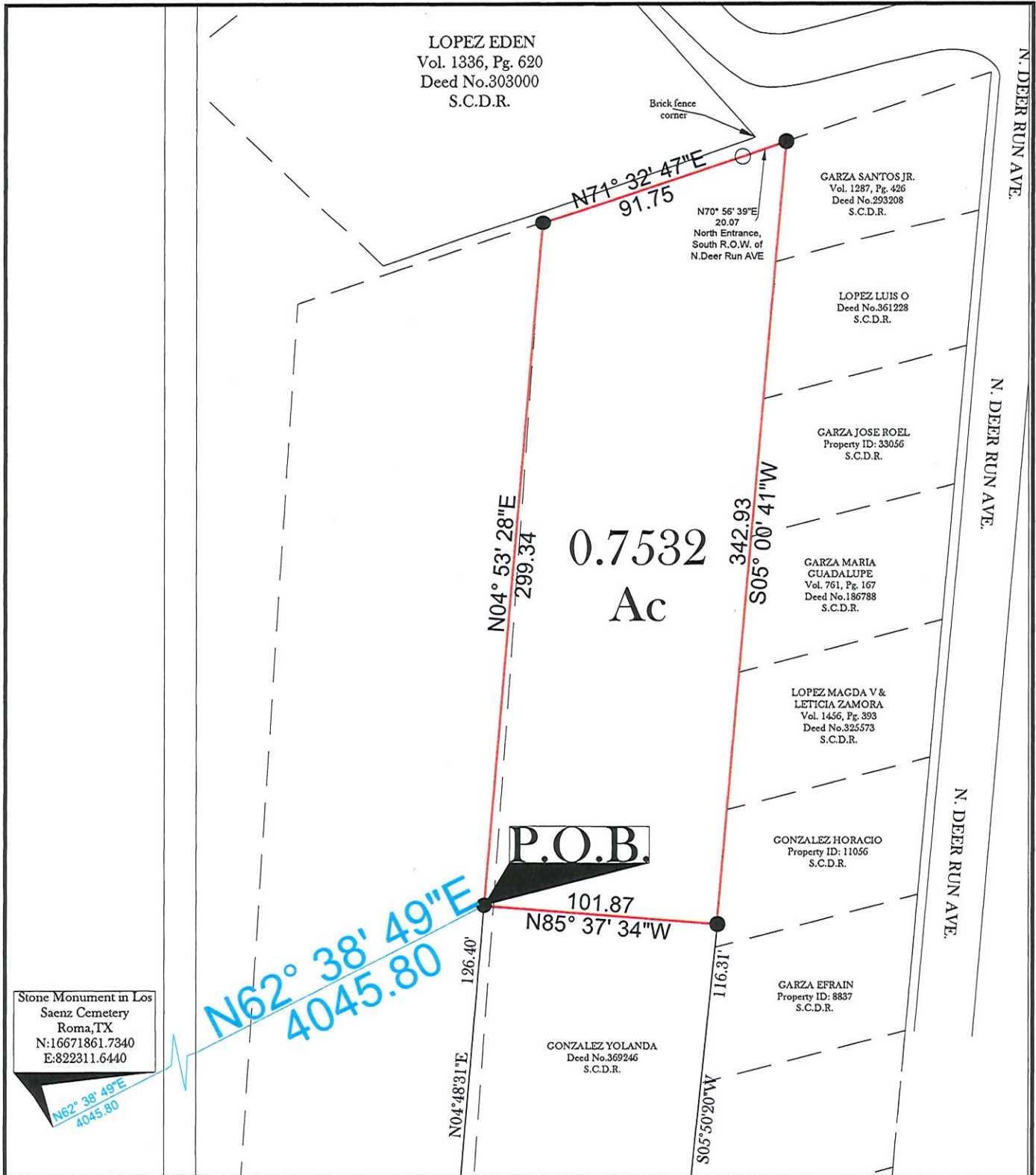
I hereby certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request. I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. ☐ Owner ☐ Authorized Agent

Applicant's Signature: Cesar E. Gonzalez Applicant's Name: Cesar E. Gonzalez Date (MM/DD/YYYY): _____

DATE RECEIVED: (OFFICE USE ONLY)

APPLICATION ID: (OFFICE USE ONLY)

APPLICATION FEE: (OFFICE USE ONLY)



Stone Monument in Los
Saez Cemetery
Roma, TX
N:16671861.7340
E:822311.6440
N62° 38' 49"E
4045.80



0 60'
SCALE: 1" = 60'

LEGEND

- I.R.S. IRON ROD SET
- I.R.F. IRON ROD FOUND
- BOUNDARY LINE
- P.O.B. POINT OF BEGINNING

MAP

Showing survey of a 0.7532 acre parcel of land out of and forming a part or portion of Share No. 71 out of Porcion No. 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas

Property Address: STARR COUNTY, TX

This Survey was prepared for:

NAME: Sylvia Gonzalez

EULALIO AGUILAR R.P.L.S.

P.O. BOX 425

Rio Grande City, Texas 78582

PH: 956-487-0973 / 956-488-1995

BEARING BASIS STATEMENT:

Bearings on this survey are based on the TEXAS STATE PLANE COORDINATE SYSTEM NAD83 (FIPS 4205), TEXAS SOUTH ZONE. U.S. FEET.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT NOR A ABSTRACT OF TITLE.

SEAL OF EMBOSSEMENT



I, EULALIO AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY ALL PAGES OF THIS PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

EULALIO AGUILAR, R.P.L.S.

Registered Professional Land Surveyor Registration No. 4912, Firm #10194370

DATE:

4-23-25

Job No. 04072025_WO-1

Page 1 of 2 Pages - "Survey Drawing and Certification"

Field Work By: AA/MM/BS Date: 04/18/25

Drawn By: J.Salinas Date: 04/23/25

Checked By: E.Aguilar Date: 04/23/25

Revisions/Modifications

No.	DATE	DESCRIPTION	BY	CHK'd
1	04/23/25	Initial Submittal	EA	EA
2				
3				
4				

* Copyright 2025 Eulalio Aguilar.

This survey is being provided, solely, to the named parties and no license is being created, expressed or implied, to transfer or copy this survey for use in any other future transaction or exchange of the property surveyed.

STANDARD ACREAGE SURVEY OF:

Field Note Description
of
0.7532 Acre parcel of land
in
Starr County, Texas

Being a 0.7532 acre parcel of land out of and forming a part or portion of Share No. 71 out of Porcion No. 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas and being more particularly described by metes and bounds as follows to wit:

Metes and Bounds Description for Survey:

BEGINNING at a found cotton picker spindle (cps) for Southwest corner hereof, with said rod and corner being distant, N. 62°38'49" E., a distance of 4045.80 feet from the Stone Monument in Los Saenz Cemetery (N:16671861.7340,E:822311.6440) lying on the dividing line between Porcion No. 73 and 74, Ancient Jurisdiction of Mier, Mexico now Starr County, Texas;

THENCE N. 04°53'28" E., a distance of 299.34 feet to a found 5/8" rod for the Northwest corner hereof;

THENCE N. 71°32'47" E., a distance of 91.75 feet to a set 5/8" rod for angle point in the boundary line hereof;

THENCE N. 70°56'39" E., a distance of 20.07 feet to a found 3/4" pipe for the Northeast corner hereof;

THENCE S. 05°00'41" W., a distance of 342.93 feet to a found cotton picker spindle (cps) for the Southeast corner hereof;

THENCE N. 85°37'34" W., a distance of 101.87 feet to the place of BEGINNING and containing within these metes and bounds, a 0.7532 Acre parcel of land, more or less.

NAME: Sylvia Gonzalez

EULALIO AGUILAR R.P.L.S.
P.O.BOX 425
Rio Grande City, Texas 78582
PH: 956-487-0973 / 956-488-1995

SEAL OR EMBOSSEMENT
EULALIO AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY ALL PAPERS OF THIS PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 7, CONDITION C, HORIZONTAL CONTROL SURVEY.
EULALIO AGUILAR, R.P.L.S. DATE: 4-23-25
Registered Professional Land Surveyor Registration No. 4912 Firm #10194370

Job No. 04072025_WO-1				
Page 2 of 2 Pages - "Metes and Bounds Description"				
Surveyed Date:		Date: 04/18/25		
Written By: E.Alanis		Date: 04/23/25		
Checked By: E.Aguilar		Date: 04/23/25		
Revisions/Modifications				
No.	DATE	DESCRIPTION	BY	CHK'd BY
1	04/23/25	Initial Submittal		EA
2				
3				
4				

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