

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 21, 2021 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes from the meeting held on December 7, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Paul Garcia on behalf of El Patrimonio Apartments LP. for a conditional use permit, for one year, for an institutional use (learning center) at lot 1, El Patrimonio Subdivision, Hidalgo County, Texas; 2601 Sarah Avenue. **(CUP2021-0168)**
2. Request of Israel Villarreal III, for a Conditional Use Permit, for one year, for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. **(CUP2021-0172)**
3. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A2 and A3 Wichita Commercial Park, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2021-0175)**
4. Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174)**

b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: 1 acre out of west ½ of the west ½ of Lot 131, Pride O' Texas Subdivision, Hidalgo County, Texas; 11208 North Bentsen Road. **(REZ2021-0078)**

2. Initial zoning to R-2 (duplex-fourplex residential) District: 9 acres (7.73acres net) out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2021-0081)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 1.77 acres out of Lot 59, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue. **(REZ2021-0079)**
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 5, Block 54, mcallen Addition Subdivision, Hidalgo County, Texas; 604 South 15th Street. **(REZ2021-0080)**
5. Initial zoning to R-1 (single-family residential) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2021-0075)**
6. Initial zoning to R-3A (multifamily residential apartment) District: 25.140 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9000 North Shary Road. **(REZ2021-0076)**
7. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 2.754 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7701 North 10th Street (Rear). **(REZ2021-0077)**

3) CONSENT:

- a) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Empire Inrovestment by Hector Guerra LLC. **(SUB2021-0148)(FINAL)MAS**
- b) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. **(SUB2021-0123)(FINAL)M&H**
- c) The Woodlands on Taylor Subdivision, 701 South Taylor Road, Madiam L.P. (Tomas Gutierrez Jr.) **(SUB2021-0128)(FINAL)RDE**
- d) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC. **(SUB2020-0039)(REVISED FINAL)M&H**

4) SUBDIVISIONS:

- a) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP. **(SUB2021-0061)(REVISED FINAL)CLH**
- b) Retiree Haven No. 2 Lots 82A and 97A, 6206 South 12th Street, Edgar Trigos Rosas, **(SUB2021-0142)(PRELIMINARY)BDE**
- c) Tucked Away Subdivision, 6301 Well Springs Road, Enrique Palacios **(SUB2021-0141)(PRELIMINARY)SE**

- d) Mission Valley Estates Subdivision, 7321 Mile 7 1/2 Road, Antun Domit-North Via Cantera LLC., **(SUB2021-0143)(PRELIMINARY)RDE**

5) INFORMATION ONLY:

- a) City Commission Actions: December 13, 2021

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, December 7, 2021 at 3:31p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Daniel Santos Michael Hovar Gabriel Kamel Marco Suarez Emilio Santos Jr.	Chairperson Member Member Member Member
Absent:	Michael Fallek Jose Saldana	Vice-Chairperson Member
Staff Present:	Isaac Tawil Edgar Garcia Luis Mora Rodrigo Sanchez Omar Sotelo Jose Humberto De La Garza Liliana Garza Kaveh Forghanparast II Mario Escamilla Katia Sanchez Porfirio Hernandez Jacob Salazar Magda Ramirez	City Attorney Planning Director Planning Deputy Director Senior Planner Senior Planner Planner III Planner III Planner II Planner II Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Chairperson Daniel Santos

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a)** Minutes for Regular Meeting held on November 16, 2021

The minutes for the regular meeting held on November 16, 2021 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Gabriel Kamel which carried unanimously with 4 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Alim U. Ansari on behalf of South Texas Educational Technologies Inc. for a Conditional Use Permit, for ONE YEAR, for an institutional use (school) at Lots 5 through 12, Block 36, North Mcallen Townsite Subdivision, Hidalgo County, Texas; 320 North Main Street.
(CUP2021-0165)

Ms. Katia Sanchez stated that the subject property is located along the east side of North Main Street, between Cedar and Date Palm Avenues. It is comprised of eight lots. The L-shaped property is located between Date Palm Avenue and Cedar Avenue. The property is zoned C-3 (general business) District and R-3A (multifamily residential apartments) District to the east. Two of the lots that comprise this tract have frontage along the west side of Broadway Avenue. The adjacent zoning is C-3 (general business) District to the north, south, and west, and R-3A (multifamily residential apartments) District to the east. Surrounding land uses include Archer Park, The Village Condominiums, commercial and office buildings, and apartments. An institutional use (grade school) is permitted in the C-3 zone with a conditional use permit.

The initial conditional use permit was requested for the life of the use; however, it was approved for one year by the Planning and Zoning Commission on June 21, 2011 to allow for the renovation of the building, allow staff to review any changes, and evaluate traffic circulation in the area. The applicant submitted a new Conditional Use Permit application for a Conditional Use Permit on October 2021, since the previously issued Conditional Use Permit lapsed.

Currently, there is a two-story building and an existing pavilion which is located on Lot 6, Block 36; on the property and are part of the Horizon Montessori Elementary and Horizon Middle School expansion.

According to the applicant, the pavilion has existed on the property for over two years, and is used for recreational purposes by the school students. During a site visit, Planning Department staff noticed that the existing pavilion is constructed over 14 parking spaces, displacing these parking spaces, which leaves 5 parking spaces available.

The applicant is proposing to continue to operate a school from the existing building. The total number of classrooms and offices for the school is 31. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required. The Traffic Department has recommended approval for one year in order to continue monitoring the traffic flow.

Following a trip generation worksheet approval and a revised traffic circulation plan from the last permit approval, a circulation pattern was established for the use of the school, which was approved by the Traffic Commission. The intersection of North Main Street and Cedar Avenue is under a stop sign control by the school's security guard, who sets out portable crosswalk pedestrian warning signs before school hours and during the day. The portable crosswalk pedestrian warning signs are to be removed after school hours.

The Fire Department has conducted their respective inspections; however, a follow up inspection is required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The property has direct access to North Main Street, Broadway Avenue and Cedar Avenue;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

There were two phone calls in support of the CUP as establishment makes for being good neighbors to apartments and are not a danger to anyone.

Staff recommends approval of the Conditional Use Permit request, subject to compliance with the Zoning Ordinance, circulation pattern as approved by the Traffic Operations Department, and Health Fire Department requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

- 2) Request of Luis A. Pazos Toledano for a Conditional Use Permit, for ONE YEAR, for a Portable Food Concession Stand, at a 0.67 Acre Irregular Tract at the Southeast corner of Block 29; Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. **(CUP2021-0166)**

Ms. Katia Sanchez stated that the subject property is located along the south side of U.S. Business 83, along the west side of South 21st Street. The subject property is zoned C-4 (commercial industrial) District. There is C-4 (commercial industrial) District in all directions. A portable food trailer is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a portable food trailer on the subject property. The portable food trailer business and a seating area is already in place at the current location and is covered by a tarp. Currently, there are two tables and four benches as the outdoor dining area, however, the applicant is proposing to add five more tables and additional seating to the outdoor dining area as shown on the submitted site plan. Based on the submitted site plan, 23 parking spaces are available on the subject property; based on the portable food trailer and proposed addition to the dining area, seven parking spaces are required which does meet the parking space requirement, leaving 16 parking spaces available on the subject property. The proposed days and hours of operation are, 7 a.m. until 3 a.m. daily.

The Fire and Health Department has completed its inspection.

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

The portable building must also meet the requirements set forth in Section 138.118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

Staff recommends approval of the Conditional Use Permit request.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed

conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to approve and Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

- 3) Request of Gustavo Pineda on behalf of Vape City 64 for a Conditional Use Permit, for ONE YEAR, for a Vape and Smoke Shop, at Lots 8 through 11, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2516 Pecan Boulevard. **(CUP2021-0167)**

City Attorney Isaac Tawil informed the board members that the property on the subject of this item is a grandfathered non-conforming use that does not require a Conditional Use Permit. No action was required, none was taken.

b) REZONING:

- 1) Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: The South 10.09 (10.06 deed) acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 7600 North Taylor Road. **(REZ2021-0068)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Taylor Road, approximately 970 ft. south of Mile 5 Road. It had 333 ft. of frontage along North Taylor Road and 1,320 ft. of depth for a lot size of 10.09 acres.

The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A proposed 40-lot subdivision under the name of Taylor Estates Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on November 16, 2021.

The adjacent zoning is A-O (agricultural and open space) District to the north, south, and east. The properties to the west of subject property are outside the City limits.

There is an orange orchard on the subject property. Surrounding land uses include single-family residences, agriculture, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 (single-family residential) District.

The development trend for this area along North 29th Street is single-family residential.

The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on April 12, 1999. There has been no other rezoning request for the subject property since then.

The requested zoning conforms to the Auto Urban Single family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the rezoning and development trends to single-family residences in the area.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received a phone call or email in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Marco Suarez. seconded the motion, which was approved with four members present and voting.

- **Board Member, Mr. Michael Hovar arrived at 3:38p.m. Mr. Hovar Did not vote on items 2a1-3 & 2b1 due to the case being in discussion when he arrived.**

- 2) Initial zoning to C-3 (general business) District: 1.75 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road. **(REZ2021-0069)**

Mr. Kaveh Forghanparast stated that the property is located on the northeast corner of North Ware Road and Mile 6 Road. The tract has 221 ft. of frontage along Mile 6 Road and a depth of 344.85 ft. for a lot size of 1.75 acres.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to C-3 (general business) District will become effective upon the annexation of the tract into the City. The applicant is requesting C-3 District for commercial use. A proposed 2-lot subdivision under the name of Up North on Ware Road Apartments & Business Center for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 6, 2020.

The properties in all directions of the subject property are outside the City limits.

The property is currently vacant. Surrounding land uses include single-family residences, FMC Industries warehouses, Ware Road Animal Hospital, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to C-1 (office building) to C-3 (general business) Districts.

The development trend for this area along North Ware Road is single-family residential and commercial.

The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since April 16, 1979. Annexation and initial zoning applications for the subject property were submitted on October 29, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2021.

The requested zoning conforms to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. It is also compatible with the surrounding commercial uses.

A recorded subdivision plat and an approved site plan are required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the initial zoning request.

Staff recommends approval of the initial zoning request to C-3 (general business) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Marco Suarez moved to approve and Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- 3) Initial zoning to R-3A (multifamily residential apartment) District: 8.70 acres out of Lots 147 and 148, Pride o' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road (Rear). **(REZ2021-0070)**

Mr. Kaveh Forghanparast stated that the property is located on the north side of Mile 6 Road, 181 ft. east of North Ware Road. The tract has 1,099 ft. of frontage along Mile 6 Road and a depth of 344.85 ft. for a lot size of 8.70 acres.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-3A District for apartments. A proposed 2-lot subdivision under the name of Up North on Ware Road Apartments & Business Center for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 6, 2020.

The properties in all directions of the subject property are outside the City limits.

The property is currently vacant. Surrounding land uses include single-family residences, FMC Industries warehouses, Ware Road Animal Hospital, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial and Auto Urban Single Family, which are comparable to C-1 (office building) to C-3 (general business) Districts and R-1 (single-family residential) District, respectively.

The development trend for this area along North Ware Road is single-family residential and commercial.

The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since April 16, 1979. Annexation and initial zoning applications for the subject property were submitted on October 29, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2021.

The requested zoning does not conform to Auto Urban Commercial or Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is a lesser intense zone than the Auto Urban Commercial land use designation. It also follows the development trend along principal and high-speed arterial roads where commercial uses are proposed at the front and apartments at the rear of the properties. The adjacent tract to the west of the subject property is proposed to be part of this subdivision and is in process for an initial zoning request to C-3 (general business) District.

A recorded subdivision plat and an approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition to the initial zoning request.

Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- 4) Initial zoning to R-1 (single-family residential) District: 7.24 (7.02 deed) acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7018 Mile 6 Road. **(REZ2021-0074)**

Mr. Kaveh Forghanparast stated that the property is located on the north side of Mile 6 Road, approximately 1,640 ft. east of Stewart Road. The tract has 244.43 ft. of frontage along Mile 6 Road with a depth of 1,290 ft. for a lot size of 7.24 acres.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for residential use. A proposed 38-lot subdivision under the name of Versailles Estates Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on October 21, 2021.

The adjacent zoning is R-1 District to the west. The properties to the north, east, and south of the subject property are outside the City limits.

There is a house on the subject property, proposed to be demolished. Surrounding land uses include single-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to A-O and R-1 Districts.

The development trend for this area along Mile 6 Road is single-family residential.

The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since June 8, 1977. The Annexation and initial zoning applications for the subject property were submitted on November 5, 2021, and are scheduled to be heard at the City Commission meeting of December 13, 2021.

A voluntary annexation and an initial zoning request to R-1 District for the adjacent property to the west was approved by the City Commission on November 22, 2021.

The requested zoning conforms to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend of the surrounding area.

A recorded subdivision plat is required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the initial zoning request.

Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- 5) Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 0.50 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7701 North 29th Street. **(REZ2021-0071)**

Mario Escamilla stated that the tract is located between Trenton Road and 29th Street, 330 feet south of Auburn Avenue. The tract has 165 feet of frontage along 29th Street with a depth of 132 feet for a total tract size of 0.50 acres.

The applicant is requesting to rezone the property to R-1(single-family residential) District. The rezoning request is part of the subdivision process for a proposed single-family subdivision under the name of Georgia Subdivision.

Adjacent zoning is A-O (agriculture-open space) District to the north, south and west, and R-1 (single-family residential) District to the east.

The subject property is currently vacant. Adjacent land uses are single family residential, vacant land, and Future Farmers of America Farm.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Single Family, which is comparable to R-1 (single-family residential) District.

The development trend for the area is single family residential. La Lomita Heights, La Lomita Heights Phase 2, La Lomita Heights No.3 and Three Lynn's are similar single family subdivisions in the area.

The tract was zoned A-O District upon annexation. There was a City initiated zoning request to R-1 District in 2015 but was withdrawn by the applicant at that time.

The current zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan, however the proposed zoning would conform to the Comprehensive Plan and Development trend for the area. Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff has not received any calls or letters of opposition to the request.

Staff recommends approval of the rezoning request to R-1(single family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Michael Hovar moved to approve and Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- 6) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 4.5 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4701 Nolana Avenue. **(REZ2021-0072)**

Mr. Mario Escamilla stated that the irregular shaped tract is located on the south side of Nolana Avenue. The subject property has 448.40 feet of frontage along Nolana Avenue and 97.14 feet of frontage along North Bentsen. The tract has a maximum depth of 291.43 feet at its deepest point with a maximum width of 1121 feet for a tract size of 4.5 Acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a larger future multifamily apartment development.

The adjacent zoning is C-4 (commercial industrial) District to north, A-O (agricultural open-space) District to east and west, and R-1 (single-family residential) District to south.

The subject properties are currently vacant. Surrounding land uses include McAllen Public Work Facilities, single family residences on rural tracts, vacant land, and Valley Memorial Gardens Cemetery.

Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

The development trend for the area has remained stable since annexation. Currently there is a proposed commercial subdivision under the name of McAllen Public Works to the North.

The tract was zoned R-1 District upon annexation into the city in 1998. There have been no rezoning requests on the property since that time. A request for R-3A District was disapproved in 2004 at 3901 North Bentsen Road a property located to the south of the subject property.

The current zoning does not conform to the Auto Urban Commercial use designation as indicated on the Foresight McAllen Comprehensive Plan.

The intensity of the proposed zone would be less as compared to the Foresight McAllen Comprehensive Plan designation of Auto Urban Commercial.

The future development will have access to a principle arterial Nolana Avenue, and a minor arterial North Bentsen Road.

The request provides opportunity for residential development of the vacant land.

The planning department has not received any subdivision plat or feasibility plan on the property at this time. A recorded subdivision plat and approved site plan are required prior to issuing building permits.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff has not received any calls or letters of opposition to this request.

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

- 7) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 1.927 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 4501 Nolana Avenue.
(REZ2021-0073)

Mr. Mario Escamilla stated that the tract is located on the south side of Nolana Avenue. The subject property has 449.67 feet of frontage along Nolana Avenue. The tract has a maximum depth of 194.29 feet at its deepest point with a maximum width of 449.67feet for a tract size of 1.927 Acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a larger future multifamily apartment development.

The adjacent zoning is C-4 (commercial industrial) District to north, A-O (agricultural open-space) District to east and west, and R-1 (single-family residential) District to south.

The subject properties are currently vacant. Surrounding land uses include McAllen Public Work Facilities, single family residences on rural tracts, vacant land, and Valley Memorial Gardens Cemetery.

Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

The development trend for the area has remained stable since annexation. Currently there is a proposed commercial subdivision under the name of McAllen Public Works to the North.

The current zoning does not conform to the Auto Urban Commercial use designation as indicated on the Foresight McAllen Comprehensive Plan.

The intensity of the proposed zone would be less as compared to the Foresight McAllen Comprehensive Plan designation of Auto Urban Commercial.

The future development will have access to a principle arterial Nolana Avenue, and a minor arterial North Bentsen Road.

The request provides opportunity for residential development of the vacant land.

The planning department has not received any subdivision plat or feasibility plan on the property at this time. A recorded subdivision plat and approved site plan are required prior to issuing building permits.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff has not received any calls or letters of opposition to this request.

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Michael Hovar moved to approve and Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

2) CONSENT:

- a) Gosmar Subdivision, 201 North 22nd Street, Gosmar , LLC. Luis Carlos Gonzalez **(SUB2021-0139)(FINAL)CLH**
- b) Avanti Legacy Violet Parc Subdivision, 4601 North McColl Road, Roberto & Aura Salazar **(SUB2021-0110)(FINAL)CE**
- c) Owens Commercial Park Subdivision, 3501 Buddy Owens Boulevard, Oscar Sotelo, MD **(SUB2021-0140)(FINAL)SEC**
- d) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp. **(SUB2021-0114)(REVISED FINAL)M&H**

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Michael Kamel seconded the motion, which items a, b, c and d were approved with five members present and voting.

4) SUBDIVISIONS:

Chairperson Mr. Daniel Santos started the Subdivision Portion on Item j.

- j) The Woodlands on Taylor Subdivision, 701 South Taylor Road, MDM Land Company, LLC. (Tomas Gutierrez Jr.) **(SUB2020-0087)**
(REVISED PRELIMINARY)RD

Mr. Beto De La Garza stated S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Owner must escrow monies for improvements not built prior to plat recording. Street A and B: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides ROWs to be increased to 60 ft. for Street B prior to final. Islands proposed on Street A will require a License Agreement prior to final. Street C and D: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Streets used for single-family residential section of development. 800 ft. Block Length. The E/W block for Lots 1-42 is approximately 1,400 ft. in length, the E/W block Lots 45-73 is 1,145 ft. in length. Engineer submitted an application requesting a variance to allow the block lengths stated above instead of the maximum required of 800 ft. 600 ft. Maximum Cul-de-Sac. 96 ft. paving face-to-face with 10 ft. of ROW back-of-curb required as per Fire Department. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Front: 25 ft. or greater for easements single-family lots. 10 ft. or greater for easements for townhomes lots. Rear: In accordance with the zoning ordinance, or greater for easements. Sides: In accordance with the zoning ordinance, or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd. and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Rd. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Show existing dimensions, per Traffic Department 200 ft. spacing required on Taylor Rd. Minimum lot width and lot area Applied Existing: R-3A Proposed: R-1 and R-3T. Rezoning applications from R-3A to R-1 and R-3T approved at the P&Z meeting of December 16, 2020. Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, TG approved. No TIA required. As per Traffic Department, RG approved; No TIA required. Must comply with City's Access Management Policy Subdivision was formerly known as Taylor Grove Subdivision Subdivision approved in revised preliminary form at the P&Z Board meeting of September 21, 2021. License

agreement for islands proposed is required prior to final.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted, clarification on requested variance.

Mr. Marco Suarez inquired about surrounding areas. Mr. De La Garza mentioned that there's an existing irrigation canal that would prevent a stub-out to go south. There is a property to the north that has direct access to North Taylor Road.

After a brief discussion, Mr. Michael Hovar moved to approve with subject to conditions and variance noted. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- a) Jackson Street Apartments Subdivision, 2200 South Jackson Road, Isosceles, Inc. a Texas Corporation **(SUB2021-0131)(PRELIMINARY)**
G&M

Ms. Liliana Garza stated S. Jackson Road: Required: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Show existing ROW on both sides of centerline to finalize dedication prior to final (show centerline on plat). Show total ROW after accounting for any ROW dedication including both sides of centerline. Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan paving, curb and gutter. Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley/service/drive easement is not shown on plat, please revise plat accordingly prior to final. Subdivision Ordinance: Section 134-105. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Jackson Road. Please add plat note as shown above prior to final. 5ft. sidewalk required as per Tx-dot and Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 134-120. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 134-120. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with City Access Management Policy prior to final. Site plan must be approved by the Planning and Development Department prior to building permit issuance. Site Plan will be reviewed internally by staff prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of

McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section. 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Existing: C-3 & R3-A Proposed: C-3 & R3-A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Site plan will be reviewed internally by staff prior to building permit issuance. Please revise Lot 1 reference on plat, location is incorrect. Please revise scale on plat to 1 ft. = 100 ft.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

b) The Shops at Nolan Phase II, 2909 Nolana Avenue, Ponderosa Investors, LTD **(SUB2021-0135)(PRELIMINARY)HA**

Ms. Liliana Garza stated Nolana Avenue: Existing 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan. Must escrow monies if improvements are not done prior to recording. Paving, curb & gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-105. Alley/service drive easement is not shown on plat. Service drive will be required to be extended from the adjacent property to the east through the property and to the adjacent property to the west. Alley requirement must be resolved prior to final. Front: Nolana Avenue - Proposing: 60 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 135-356. Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section: 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Nolana Avenue. May increase to 5 ft. as per Engineering Department Plat note #10 may need to be revised prior to final to reflect sidewalk requirement. Subdivision Ordinance: 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Landscaping Ordinance: Section 110-46. Plat note #9 reflects buffer requirement. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Plat note #9 reflects buffer requirement. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance. Common Areas and service drive must be maintained by the lot owners and not the City of McAllen.

Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-1. Lots fronting public streets. Zoning Ordinance: Section 138-356. Existing C-3, proposed C-3. Zoning Ordinance: Section 138-1. Rezoning needed before final approval. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy Plat notes to also comply with City's Standards prior to final. Reciprocal access easement agreement and drainage & utility easement agreement recorded under DOC#3100864, as shown on plat. Any changes to reciprocal agreement must be resolved prior to final approval.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

c) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC **(SUB2021-0136)(PRELIMINARY)M&H**

Ms. Liliana Garza stated N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by state Subdivision Ordinance: Section 134-118. COM Thoroughfare Plan Jay Avenue: min. 8 ft. dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft.. Curb & gutter: both sides. Subdivision Ordinance: Section 138-118. COM Thoroughfare Plan. Must escrow monies if improvements are not done prior to recording. Paving, curb and gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-105. Alley/service drive easement is not shown on plat, revise plat accordingly prior to final. Alley requirement must be resolved prior to final. N. 10th Street: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. Please revise plat note as shown above prior to final Setback required for North 10th Street and Jay Avenue will be reviewed prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Setback required for North 10th Street and Jay Avenue will be reviewed prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 10th Street and Jay Avenue. 5 ft. sidewalk might be required prior to final as per Engineering Department Plat note #8 will need to be revised once sidewalk requirement is determined prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please remove reference of subdivision improvement on plat note #9. Landscaping Ordinance: Section 134-120. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please remove reference of subdivision improvement on plat note #100. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with Access Management Policy prior to final. Site plan must be approved by the Planning and Development Department prior to building permit issuance. Remove plat note #7. Site Plan will be reviewed

internally by staff prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Please provide plat note as shown above. Lots fronting public streets. Zoning Ordinance: Section. 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Existing: C-3 & R-1 Proposed: C-3. Rezoning Case is being presented at CC on 11/22/2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Site plan will be reviewed internally by staff prior to building permit issuance.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- d) The District Subdivision Phase I, 7801 North 10th Street,
Pawlik Family Properties, LLC. on behalf of all property owners
SUB2021-0132)(PRELIMINARY)M&H

Mr. Beto De La Garza stated North 10th Street: 10 ft. dedication for 60 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Label CL, ROW on both sides of CL, and total ROW after accounting for ROW dedication prior to final. COM Thoroughfare Plan. Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. Curb & gutter: Both sides. Monies must be escrowed if any improvements are required prior to recording. Provide existing paving layout to verify compliance with paving requirements prior to final. Replace street name to "Wisconsin Road". Include document number where ROWS where dedicated and provide copy to staff prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposed 30 ft. Common Service Drive cannot be dead-ended. Maneuverability requirements will be reviewed prior to final. Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. * Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures. Plat note must be revised as shown above prior to final. Setback required for North 10th Street and Wisconsin Road will be reviewed prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Setback required for North 10th Street and Wisconsin Road will be reviewed prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Wisconsin Road. Plat note to be revised prior to final as shown above. 5 ft. sidewalk as might be required by Engineering Department on North 10th Street prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from

adjacent/between multi-family residential and commercial and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with Access Management Policy prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Site will be reviewed internally by staff prior to building permit issuance. Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final. Include signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures. Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen".

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- e) The District Subdivision Phase II, 1201 Wisconsin Road, Pawlik Family Properties, LLC. on behalf of all property owners
(SUB2021-0133)(PRELIMINARY)M&H

Mr. Beto De La Garza stated Wisconsin Road: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides. Monies must be escrowed if any improvements are required prior to recording. Provide existing paving layout to verify compliance with paving requirements prior to final. Replace street name to "Wisconsin Road". Include document number where ROW was dedicated and provide copy to staff prior to final. COM Thoroughfare Plan. Paving, curb & gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. If a service drive is proposed, minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Add plat note as shown above prior to final. Zoning Ordinance: 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide sidewalk required on Wisconsin Road. Plat note to be revised prior to final as shown above. 5 ft. sidewalk as might be required by Engineering Department on North 10th Street prior to final.

Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Verify compliance with Access Management Policy prior to final. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Plat note not needed for this requirement. Please remove plat note between plat note #3 and #4. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A and C-3 Proposed: R-3A. Rezoning to R 3A for south portion required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before final Approval. Rezoning to R-3A for south portion required prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Parks Department requirements will be based on the amount of units proposed. Amount of unit proposed must be clarified prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Site plan will be reviewed internally by staff prior to building permit issuance. Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final. Include signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures. Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen".

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

- f) The District Subdivision Phase III, 1301 Wisconsin Road,
Pawlik Family Properties, LLC. on behalf of all property owners
(SUB2021-0134)(PRELIMINARY)M&H

Mr. Beto De La Garza stated Paving: 52-57 ft. Curb & gutter: Both sides. Monies must be escrowed if any improvements are required prior to recording. Provide existing paving layout to verify compliance with paving requirements prior to final. Replace street name to "Wisconsin Road". Include document number where ROW was dedicated and provide copy to staff prior to final. COM Thoroughfare Plan. Internal ROW: 60- 80 ft. proposed. Paving: 40 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Gate details must be submitted for staff to review prior to final if applicable. ROW at entrances might be required to be

increased based on proposed gate details. Street name will be assigned prior to final. Subdivision Ordinance: Section 134-105. 800 ft. Block Length: Internal block length appears to be over 800 ft. in length. Please revise layout to comply with requirement or submit a variance prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Plat note #3 to be revised prior to final as shown above. Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Plat note #3 to be revised prior to final as shown above. Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Plat note #3 to be revised prior to final as shown above. Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Plat note must be added as shown above prior to final. Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of all interior streets. Plat note #7 to be revised as shown above prior to final. 5 ft. sidewalk as might be required by the Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-468 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management Policy. Site plan must be approved by the Planning and development Departments prior to building permit issuance. Site plan review is not required for townhomes. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: C-3 Proposed: R-3T. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3T must be finalized prior to final plat review. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees are applicable for this development and total amount of park fees are subject to change depending on the amount of proposed lots. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Staff will review the proposed ROW dedication of the "0.209 acre tract" along the north side of Wisconsin Road prior to final. Rezoning to R-3T must be finalized prior to final plat review. Replace all references of "Auburn Avenue" with "Wisconsin Road" prior to final. Include

signature blocks for all property owners prior to recording. You may include a second page prior to recording for signatures. Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. Subdivision name might have to be revised prior to final since there is an existing recorded subdivision under the name of "The District at McAllen".

Staff recommends approval of the subdivision preliminary form subject to conditions noted, utilities and drainage approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- g) Estancia At Tres Lagos Phase III Subdivision(Private), 4800
Town Lake Drive, Rhodes Development Inc. **(SUB2021-0138)**
(PRELIMINARY)M&H

Mr. Beto De La Garza stated Town Lake Drive: 50 ft. ROW Paving: 32 ft. minimum Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to final. Temporary turnaround and any barricades required at the west end of this street will have to be provided prior to recording. Subdivision Ordinance: 134-105. Paving, curb and gutter. 800 ft. Block Length. Per agreement - Common areas and access walks/drives provided. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 1 of 2). Must comply with PID requirements. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easemenets. 16 ft. or greater for easements for Lots 16-31. Plat note to be revised prior to final since lots 16-31 are included within this phase. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Interior Sides: 5 ft. or greater for easements per agreement. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Must comply with PID requirements. Zoning Ordinance: Section 138-356. ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. 4 ft. wide minimum sidewalk required on interior streets, as per approved sidewalk plan filed with the City at building permit stage. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. City's Access Management Policy. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA Document will be recorded simultaneously with plat. Section 110-72 applies for public subdivisions. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots

fronting public streets. Zoning Ordinance: 138-1. Existing: R-1 and C-4 Proposed: R-1. Rezoning must be completed prior to final plat review. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning must be completed prior to final plat review. Zoning Ordinance: Article V. As per Traffic Department, Master TIA approved. Traffic Impact Analysis (TIA) required prior to Comments: Must comply with City's Access Management Policy. Label strip land located outside west subdivision boundary line. Rezoning must be finalized prior to final plat review. Assure compliance with PID requirements. Must comply with the Agreement and Public Improvement District (PID) conditions. Per Traffic, must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Michael Hovar. seconded the motion, which was approved with five members present and voting.

- h) The Tree Apartments Phase III, 1101 South Taylor Road,
Majima III, LLC. Miguel Ramirez **(SUB2021 0137)**
(PRELIMINARY)RDE

Mr. Beto De La Garza stated South Taylor Road: 10 ft. dedication for 40 ft. from CL for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Paving, curb and gutter. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Plat note must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Taylor Road. Plat note must be revised as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Taylor Road. Plat note to be revised prior to final as shown above. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along South Taylor Road. Plat note to be revised as shown above prior to final. City's Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior

to recording. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees at a \$700 per unit rate will apply to the new amount of units proposed. As per Traffic Department, a Trip Generation is required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, a Trip Generation is required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Clarify "20 ft. conditional easement Doc. #1069247" and "30 ft. drain easement Doc. # 1069247" shown on "The Tree Apartments" recorded plat. Clarify prior to final. If any abandonments are required, abandonment document number must be shown on plat prior to final.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals.

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- i) Falcon's Cove Subdivision, 9901 North 23rd Street, John R. Willis Management Partnership, LTD **(SUB2021-0099)**
(REVISED PRELIMINARY)M&H

Mr. Beto De La Garza stated North 23rd Street: 20 ft. dedication for 60 ft. from centerline for 120 total ROW. Paving: By the state Curb & gutter: By the state. Please provide copy of document where 40 ft. existing ROW was dedicated prior to final. COM Thoroughfare Plan. Freddy Gonzalez Road: 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Show ROW dedication ranges throughout the curved section of road prior to final to verify compliance with dedication requirements. Verify road alignment prior to final with staff. Show document number where existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105. E/W Residential Collector along south boundary: 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. Internal Streets: 50 ft. Paving: 32 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Gate details required prior to final to review for all entrances. Please clarify if subdivision will be proposed to be public or private prior to final. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. 800 ft. Block Length requirements exceeded. Block for Lots 1-11 is approximately 850 ft. in length. Engineer submitted an application requesting a variance to exceed the maximum 800 ft. block length allowed for the block stated above. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements except 45 ft. or greater for easements for Lots 131, 132, 142. Plat note must be revised as shown above. Submit mail center layout (Lot 142) for staff to review requirements prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Plat note must be revised as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North 23rd Street (FM 1926). 4 ft. wide minimum sidewalk required on Freddy

Gonzalez, and both sides of all interior streets. Sidewalk requirements might increase prior to final subject to Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 23rd Street (FM 1926) and Freddy Gonzalez Road. Landscaping Ordinance: Section 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 23rd Street (FM 1926) and Freddy Gonzalez Road. Common and/or Detention Areas, any private streets/drives, mail center (Lot 142) etc. must be maintained by the lot owners and not the City of McAllen. Mail Center (Lot 142) will be private and maintained by the HOA/property owners and not the City of McAllen. Provide Mail Center layout prior to final to verify compliance with requirements. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout might have to be revised prior to final to comply with requirements. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parkland Dedication Advisory Board review will be required prior to final to determine if land dedication or park fees will be required prior to recording. As per Traffic Department, Trip Generation approved; TIA under review. As per Traffic Department, Trip Generation approved; TIA under review. Must comply with City's Access Management Policy. Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout, like Lot 125, 142, etc., might have to be revised prior to final to comply with requirements. Mail Center (Lot 142) will be private and maintained by the HOA/property owners and not the City of McAllen. Provide Mail Center layout prior to final to verify compliance with requirements. Please clarify if subdivision will be proposed to be public or private prior to final. Gate details required prior to final to review for all entrances. If subdivision is proposed to be private, additional requirements will be triggered.

Staff recommends approval of the subdivision revised preliminary form subject to conditions noted, drainage and utilities approvals, and clarification on requested variance.

Mr. Marco Suarez asked what would have to be changed to make the subdivision comply with requirements. Mario Reyna P.E., mentioned that the alignment of the collector rodd would have to be relocated.

Mr. Edgar Garcia, Planning Director mentioned to the board that an ordinance amendment was going to be presented to the City Commission at their following meeting to increase the requirement. This subdivision would be in compliance if the amendment is approved at the City Commission meeting.

After a breif discussion, Mr Gabriel Kamel moved to approve subject to conditions noted and variance. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

6) INFORMATION:

- a) City Commission Actions for November 22, 2021 was given by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:13p.m.and Mr. Marco Suarez seconded the motion, which carried unanimously with five members present and voting.

Chairperson, Daniel Santos

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

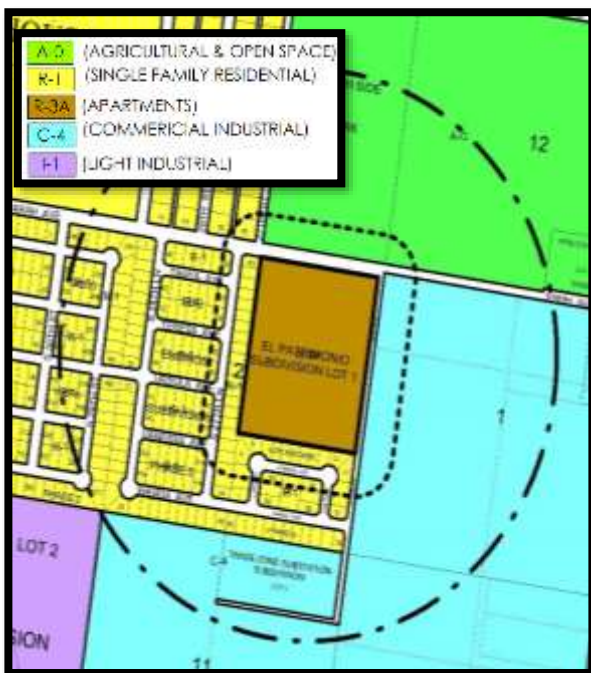
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 10, 2021

SUBJECT: REQUEST OF PAUL GARCIA ON BEHALF OF EL PATRIMONIO APARTMENTS LP. FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (LEARNING CENTER) AT LOT 1, EL PATRIMONIO SUBDIVISION, HIDALGO COUNTY, TEXAS; 2601 SARAH AVENUE. (CUP2021-0168)

DESCRIPTION: The subject property is located at the southeast corner of Sarah Avenue and South 26th Street. The property is zoned R3-A (multifamily apartments) District. The adjacent zoning is A-O (agricultural open space) District to the north, R-1 (single family residential) District to the west and south, and C-4 (commercial industrial) District to the east. Surrounding land uses include single-family residences, el Patrimonio apartments and vacant land. An institutional use (learning center) is permitted in the R3-A zone with a conditional use permit.



HISTORY: A site plan for a 48 building apartment complex was approved in November 21, 2000, this site plan included the 48 apartment buildings, a laundry room and a daycare center.

REQUEST/ANALYSIS: Currently, there is a 3,047 SF one-story building with a gated playground area. The applicant is proposing to operate a learning center the existing building. Proposed hours of operation are from Monday through Friday from 8:00AM to 5:00PM. There are 3 classrooms

and 2 offices, 8 parking spaces are required; 13 spaces are provided on site A. Should the number of offices and classrooms increase, then additional parking will be required.

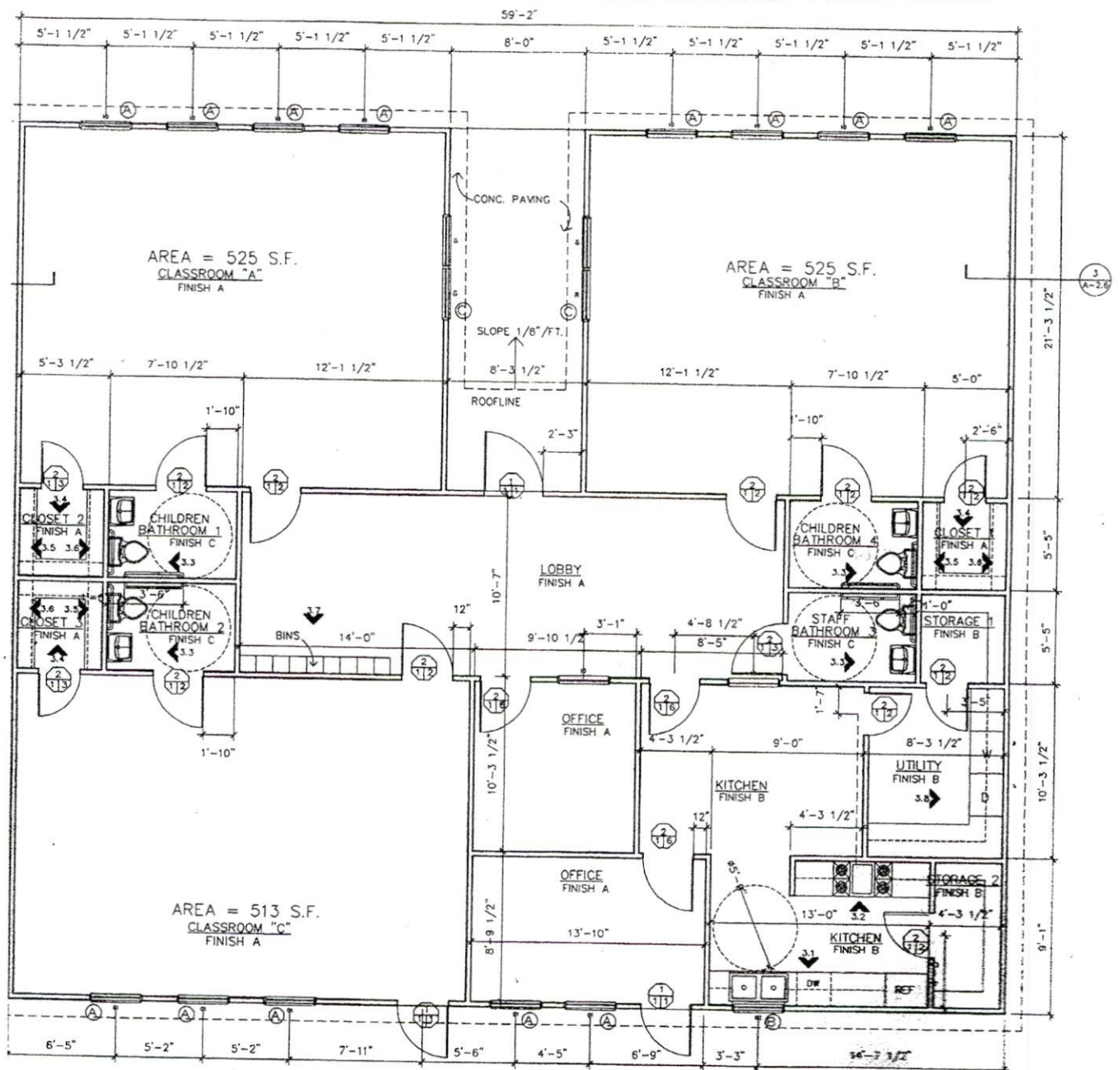
The Fire Department has conducted their initial inspection; however, follow up inspection is required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The property fronts Sarah Avenue and is approximately 1,230 ft. west of South 23rd Street
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 8 parking spaces are required; 11 spaces are provided on site A. Should the number of offices and classrooms increase, then additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request for one year, subject to compliance with the Zoning Ordinance, Fire and Building Dept. requirements.



LEARNING CENTER

ENTERED
NOV 6 5 021
Cm
Initial:

El Patrimonio Learning Center 601 Sarah Ave., McAllen, Texas 78503

Available parking:

There are 11 parking spaces along the North side (Entrance side) of the building, as well as 2 handicap parking spaces with a ramp between them. "A"

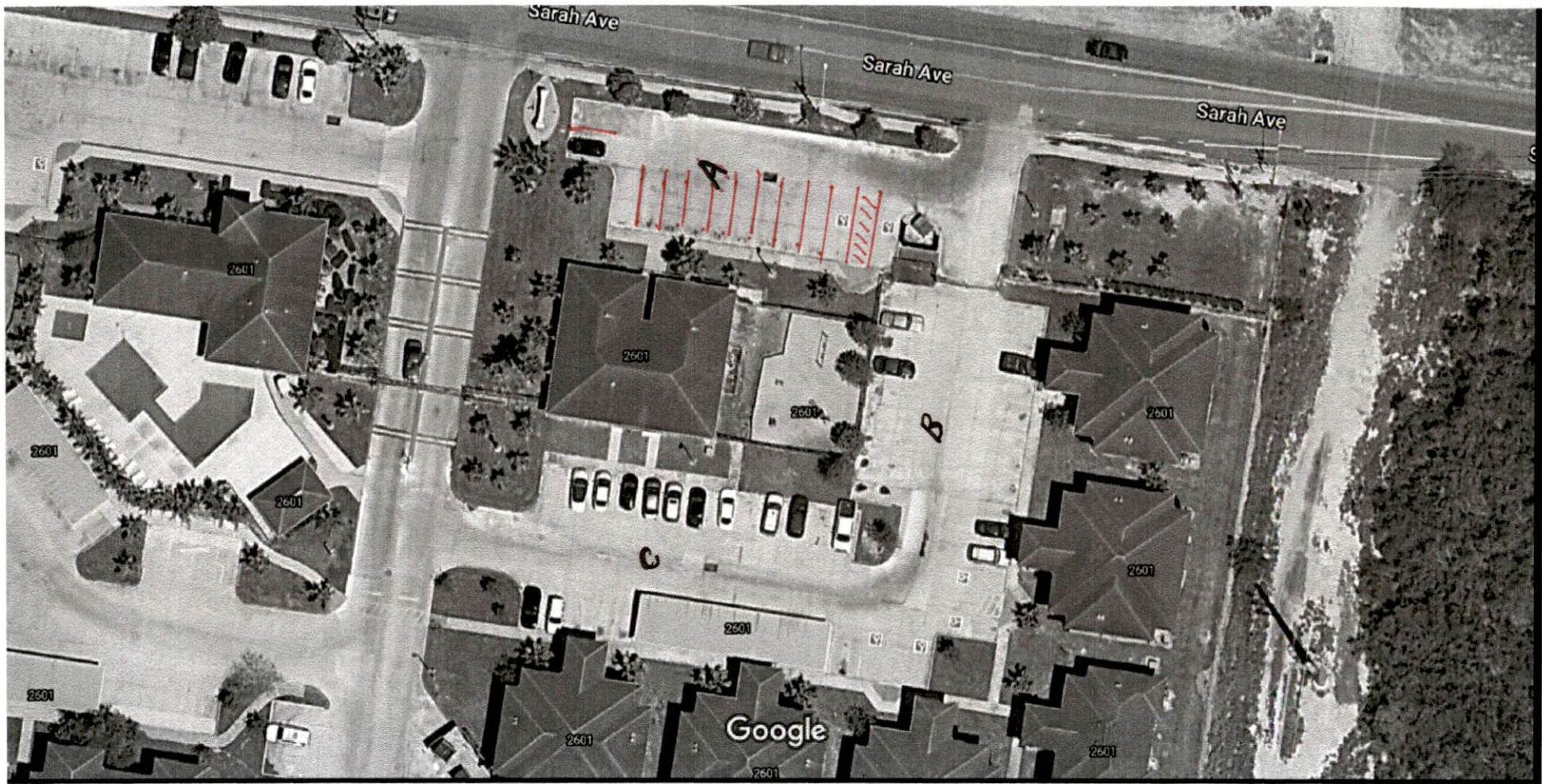
There are 9 parking spaces on the West side of the building "B", and 13 parking spaces along the South side (Rear) of the building.

ENTERED

NOV 05 2021

Initial: Am

Handwritten red mark resembling a stylized 'H' or '4' with small ticks.







NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2021-0168

 CITY OF MCALLEN PLANNING DEPT.
361-431-1100
WWW.MCALLENNET.NET

Planning Department

Memo

TO: Planning and Zoning Commission

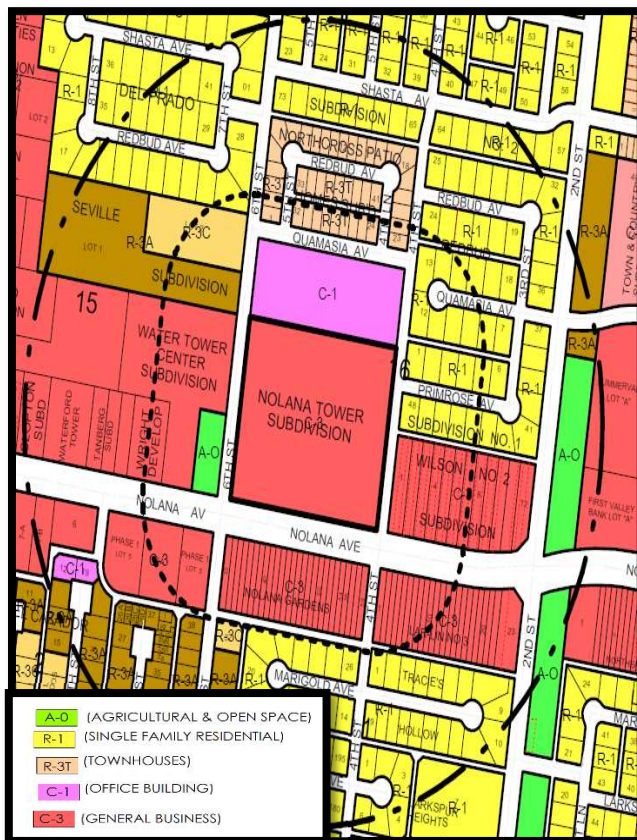
FROM: Planning Staff

DATE: December 10, 2021

SUBJECT: REQUEST OF ISRAEL VILLARREAL III, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITES I, J, K. (CUP2021-0172)

BRIEF DESCRIPTION:

The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is part of the Nolana Tower Shopping Center. Surrounding land uses include El Callejon De Los Milagros, Chanin Engineering, Kemper Life, and residential homes. A bar and grill is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS:

The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana Tower Shopping Center. The applicant is proposing to operate a bar (80's Brewery) from combined suites I, J and K with an area of 6,989 sq. ft. as shown on the submitted site plan. The hours and days of operation would be from 11:00 A.M. to 2:00 A.M. daily.

The Fire Department and Health Department has conducted the necessary inspection for this property and is pending compliance with applicable code requirements. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. Staff has not received any calls with concerns or complaints of the request. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the residential zones and uses, however, staff has not received any complaints from the residents;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

SITE GENERAL NOTES

1. ALL WORK SHALL BE EXISTING UNLESS NOTED AS NEW
2. REFER TO REVISIONS SHEET FOR ALL CHANGES
3. NO WORK SHALL BE DONE TO EXISTING AND EXPOSED SLOPE NOT EXPOSED IN OTHERS OF EXPOSED SLOPE

NOMA

400 N. NOLANA SUITE 200
MCALLEN, TX 78504
PHONE 361.888.3333
FAX 361.888.3333
WWW.NOMADESIGNSTUDIO.COM

SITE PLAN KEY NOTES

- EXISTING BUILDING
- EXISTING DRIVEWAY TRAIL REF. HEREON

BUILDING DATA

AREA	DATA
BUILDING	6,500 SQ. FT.
TOTAL AREA	4,000 SQ. FT.

PARKING REQUIREMENTS

- PARKING SPACE FOR EACH 100 SQ. FT. OF FLOOR AREA
- 8,000 SQ. FT. OF FLOOR AREA
- PARKING SPACE REQUIRED = 80
- PARKING SPACE PROVIDED = 70

REVISIONS

NO.	DATE	PHASE

PROJECT NAME

80'S BREWERY

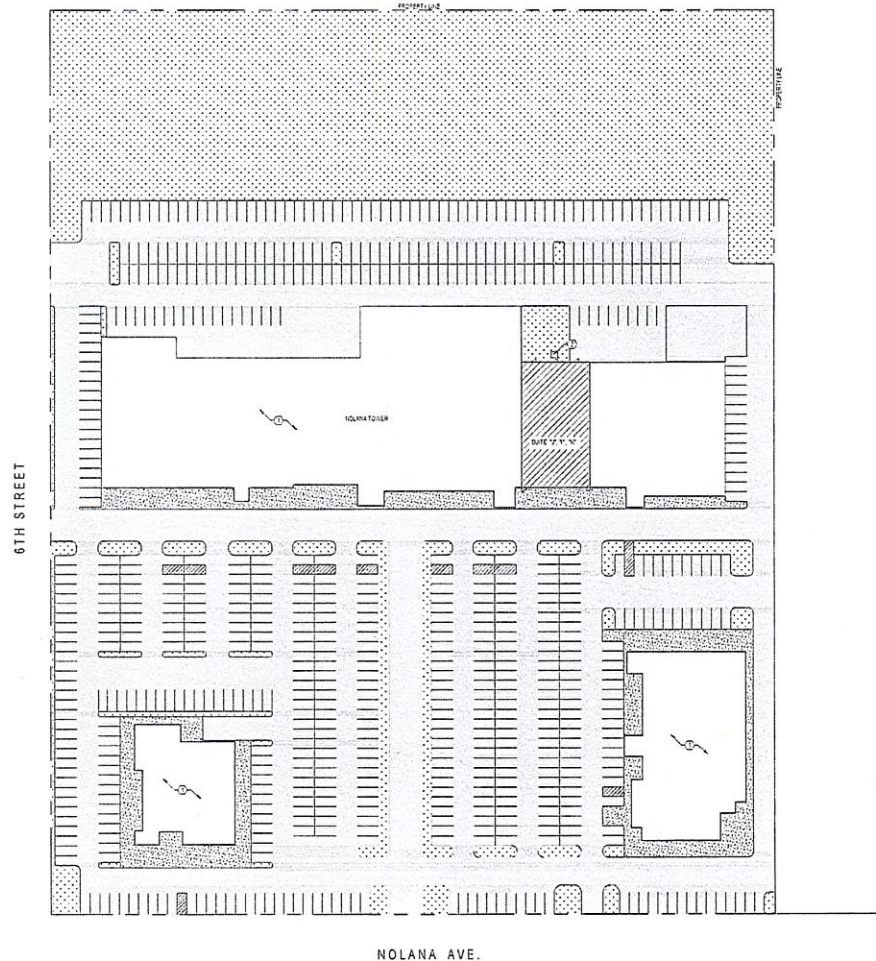
400 NOLANA STE. K, McALLEN, TX 78504

PROJECT NO. 2125
PHASE CD
ISSUE DATE: 10.01.2021
DRAWN BY: RG
CHECKED BY: FA

S H E E T

D1.0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO



1 SITE PLAN
Scale: 1" = 50'

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2021-0172**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

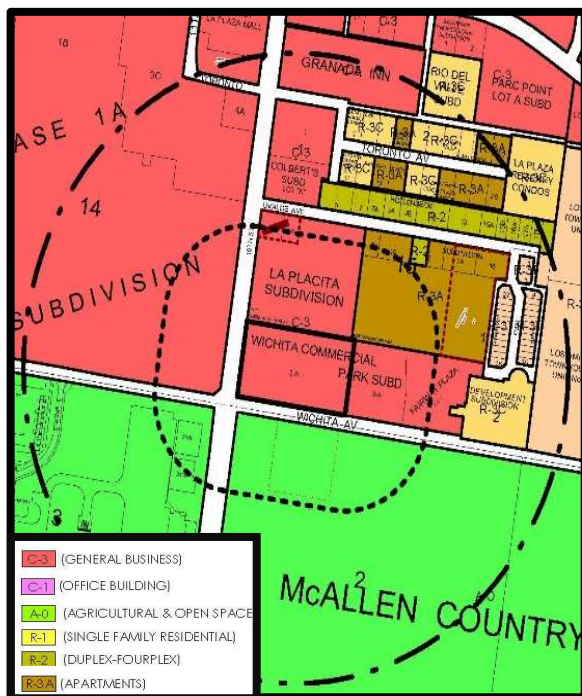
FROM: Planning Staff

DATE: December 10, 2021

SUBJECT: REQUEST OF OL BEVERAGE HOLDINGS, LLC FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A2, LOTS A2 AND A3 WICHITA COMMERCIAL PARK, HIDALGO COUNTY, TEXAS; 2121 SOUTH 10TH STREET. (CUP2021-0175)

DESCRIPTION:

The property is located on the corner of South 10th Street and Wichita Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and west, A-O (agricultural and open space) District to the south and R-3A (multifamily residential apartments) District to the northeast. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, Mccrery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and multifamily condominiums. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial Conditional Use Permit was approved by the City Commission on December 4, 2020 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property. The permit must be

renewed annually therefore, it has to come before the Planning and Zoning Commission for consideration.

ANALYSIS:

The applicant is proposing to operate bar (Ojos Locos Sports Cantina) from the existing 6,450 sq. ft. building. The proposed hours of operation would be from 11 a.m. to 12 a.m. Sunday through Wednesday and 11 a.m. to 2 a.m. Thursday through Saturday.

The Fire Department has inspected the building, and is pending compliance with safety codes and regulations. The Health Department inspected the bar and determined the property to be in compliance. The police activity report is attached and indicates service calls from December 2020 to present. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 65 parking spaces are required and are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

RAL PROPERTIES, LTD.

1308 E. Jasmine
McAllen, TX 78501
(956) 631-7131

November 9, 2021

VIA FEDEX AND EMAIL

City of McAllen
Attn.: Planning Department
311 N. 15th Street
McAllen, TX 78501
planning@mcallen.net

RE: OL Beverage Holdings, LLC d/b/a Ojos Locos Sports Cantina
2121 S. 10th Street, McAllen, TX 78503
Conditional Use Permit Renewal Application

Dear Administrator:

I am the Secretary/Treasurer of the General Partner of RAL Properties, Ltd. ("Owner"), owner of the property located at 2121 S. 10th Street, McAllen, TX 78503. The Owner authorizes OL Beverage Holdings, LLC ("Applicant") to renew the Conditional Use Permit #CUP2020-0118 for this location, the original of which expires on December 14, 2021.

If you need anything further to process this request, please contact Cecilia Martin at cmartin@addisonlaw.com or (972) 341-8128, authorized representative of the Applicant. Thank you for your attention to this matter.

Very truly yours,

RAL Properties, Ltd.

By: 

Alter Holand, Secretary/Treasurer of
its General Partner, RGV Properties, Inc.

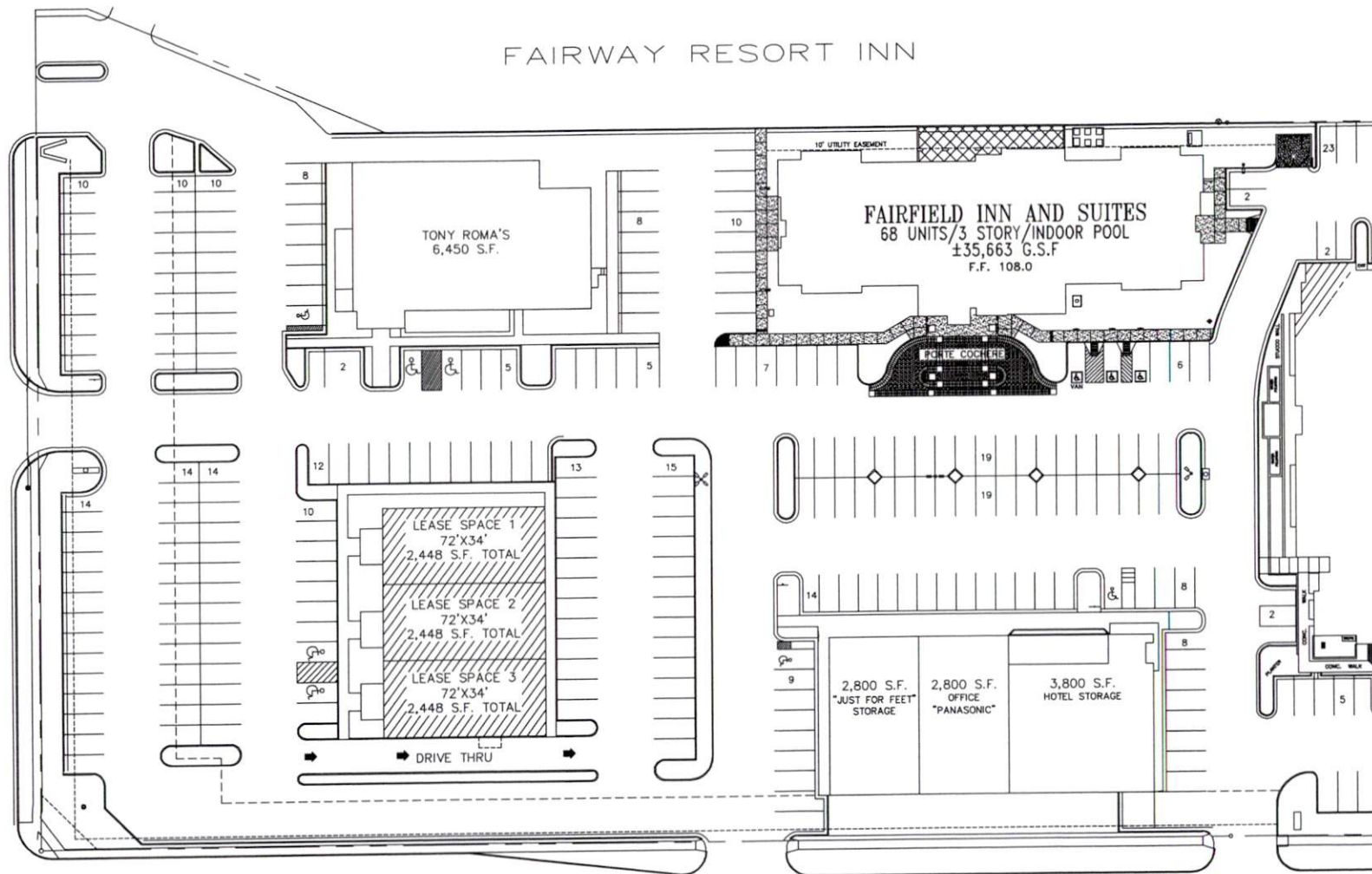
ENTERED

NOV 18 2021

Initial: An

SOUTH 10th STREET

FAIRWAY RESORT INN

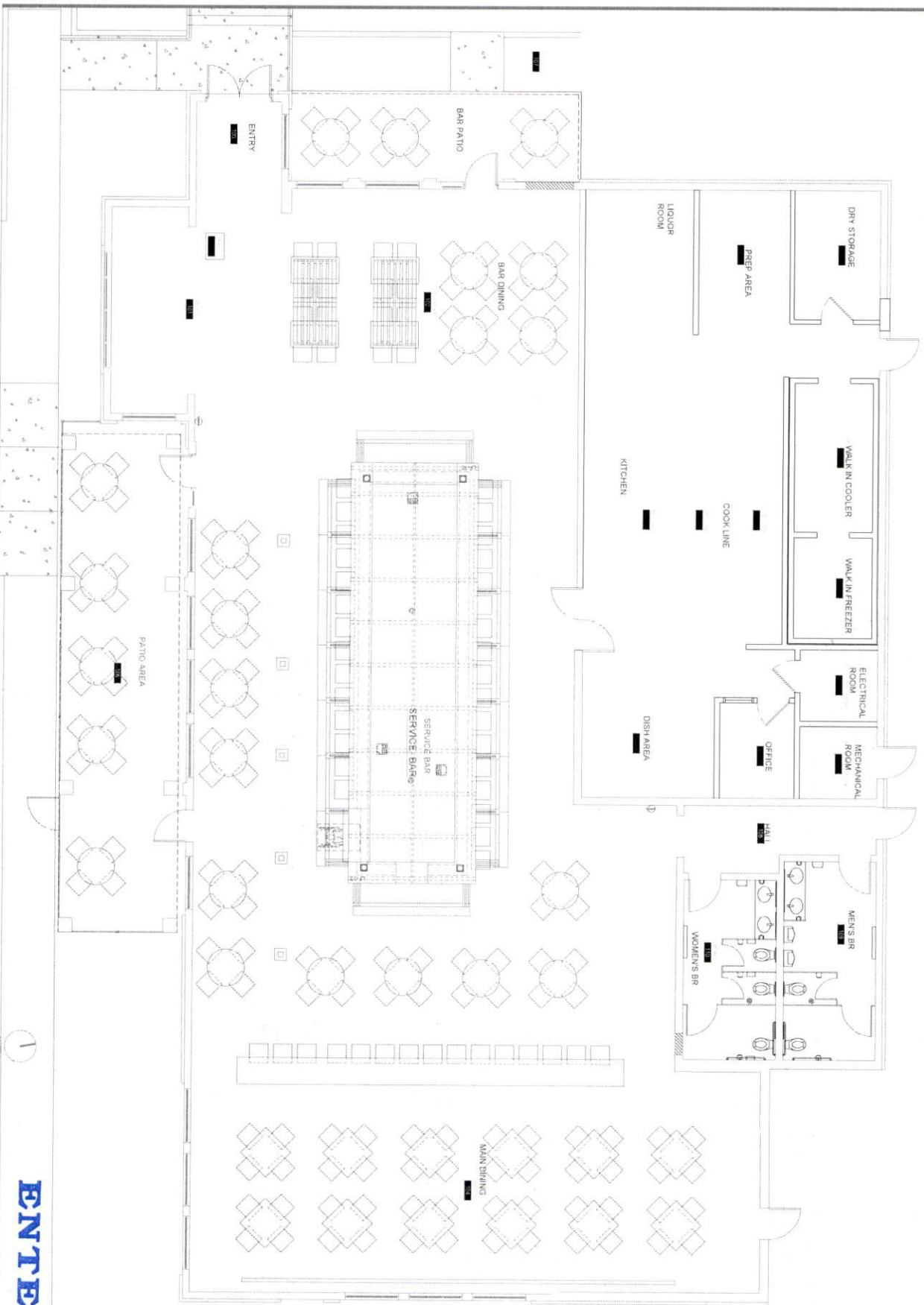


WICHITA AVE.

ENTERED

NOV 18 2021

Initial: An



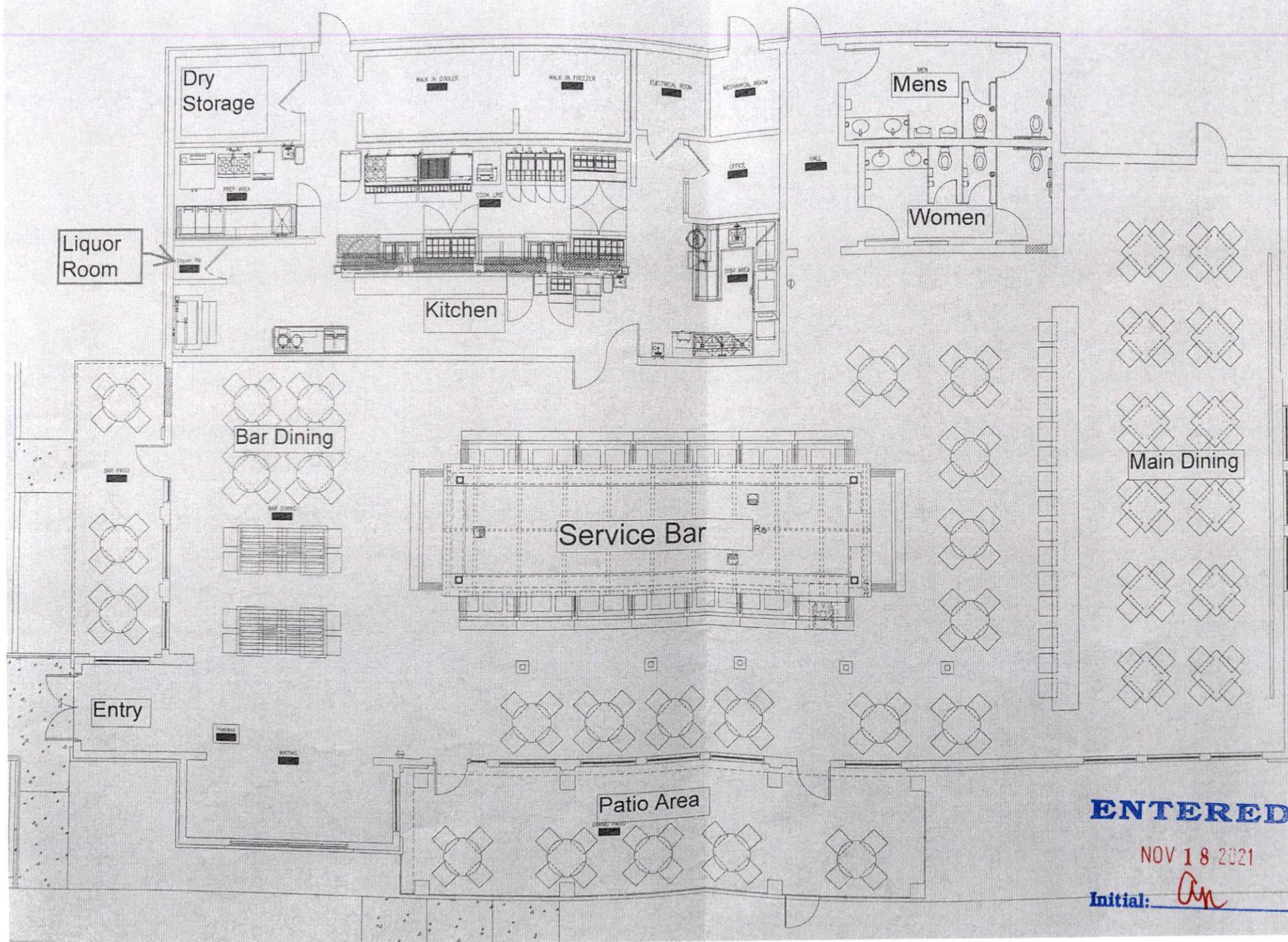
ENTERED A1.0

NOV 18 2021

Initial:

OW

TONY ROMA'S
REMODEL



ENTERED

NOV 18 2021

Initial: An





Incident Analysis Report

Summary

Print Date/Time: 12/14/2021 10:42
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 12/01/2020 00:01
To Date: 12/14/2021 10:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2121 S 10TH ST, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
06/19/2021 23:30	2021-00044131	PI	2121 S 10TH ST
06/24/2021 00:15	2021-00045179	Domestic Disturbance	2121 S 10TH ST
07/02/2021 02:02	2021-00047328	Domestic Disturbance	2121 S 10TH ST
07/03/2021 21:41	2021-00047841	Intoxicated Person	2121 S 10TH ST
07/06/2021 21:32	2021-00048662	Assault	2121 S 10TH ST
07/07/2021 12:25	2021-00048789	Assist Other Agency	2121 S 10TH ST
07/09/2021 18:58	2021-00049400	WELFARE CONCERN	2121 S 10TH ST
07/15/2021 22:12	2021-00050982	Hit and Run	2121 S 10TH ST
07/15/2021 23:29	2021-00051001	Disturbance - Non	2121 S 10TH ST
07/16/2021 01:13	2021-00051018	Domestic Disturbance	2121 S 10TH ST
07/17/2021 03:38	2021-00051345	Alarm Burglary	2121 S 10TH ST
07/19/2021 01:03	2021-00051844	Lost/Found Property	2121 S 10TH ST
07/25/2021 01:39	2021-00053365	Domestic Disturbance	2121 S 10TH ST
07/28/2021 22:28	2021-00054296	Assault	2121 S 10TH ST
07/30/2021 23:38	2021-00054831	Domestic Disturbance	2121 S 10TH ST
08/06/2021 09:02	2021-00056415	Alarm Burglary	2121 S 10TH ST
08/13/2021 18:08	2021-00058361	Police Services	2121 S 10TH ST
08/14/2021 23:01	2021-00058666	Theft	2121 S 10TH ST
08/21/2021 21:59	2021-00060384	Domestic Disturbance	2121 S 10TH ST
09/01/2021 14:35	2021-00062926	Assault	2121 S 10TH ST
09/07/2021 19:39	2021-00064568	Intoxicated Person	2121 S 10TH ST
09/07/2021 20:24	2021-00064575	PI	2121 S 10TH ST
09/08/2021 21:59	2021-00064812	Domestic Disturbance	2121 S 10TH ST
09/09/2021 22:43	2021-00065054	Domestic Disturbance	2121 S 10TH ST
09/23/2021 00:26	2021-00068224	Narcotics	2121 S 10TH ST
10/08/2021 20:48	2021-00072156	CRIMINAL MISCHIEF	2121 S 10TH ST
10/31/2021 16:46	2021-00078095	Domestic Disturbance	2121 S 10TH ST
10/31/2021 23:17	2021-00078192	Domestic Disturbance	2121 S 10TH ST
11/06/2021 13:34	2021-00079567	Accident w/Injuries	2121 S 10TH ST
11/12/2021 23:33	2021-00081193	Hit and Run	2121 S 10TH ST
11/13/2021 20:04	2021-00081393	Domestic Disturbance	2121 S 10TH ST
12/04/2021 16:30	2021-00086591	Domestic Disturbance	2121 S 10TH ST

Total Matches: 32



**NOTICE
BAR
FOR
THIS PROPERTY
CUP2021-0175**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

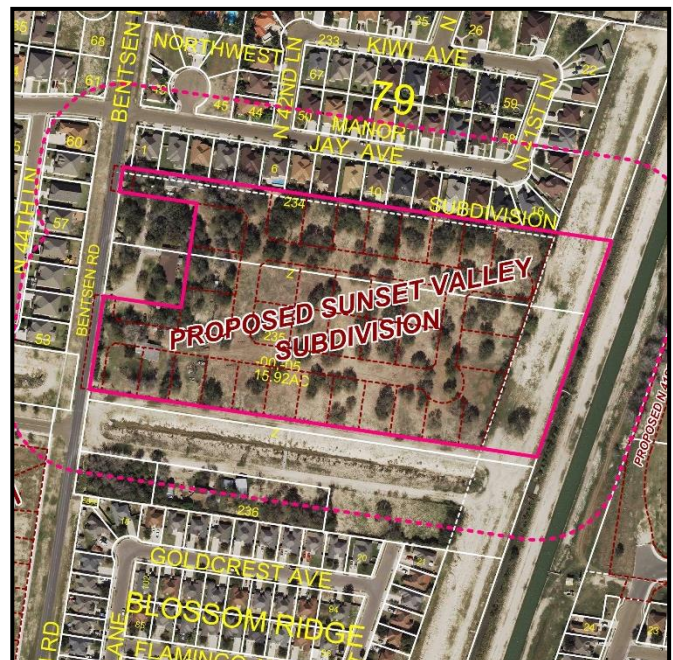
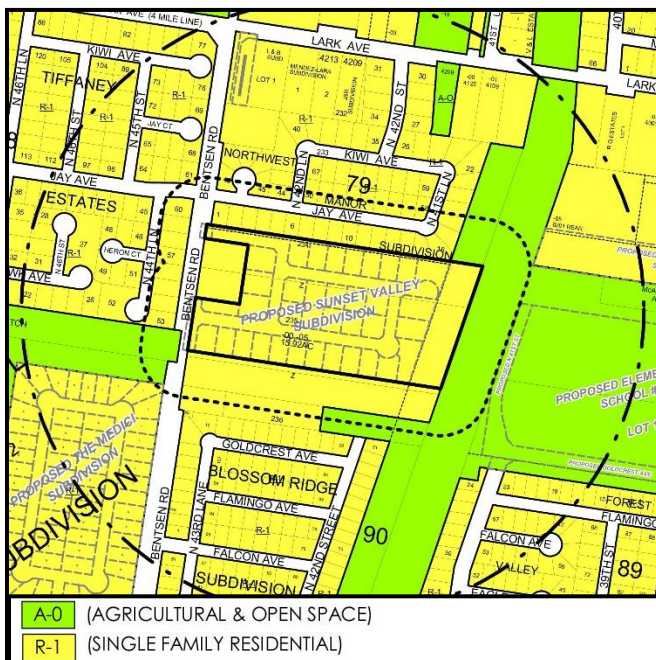
DATE: December 15, 2021

SUBJECT: REQUEST OF ROBERTO GARZA ON BEHALF OF GARMAN INVESTMENTS, LP, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PLANNED UNIT DEVELOPMENT AT 13.116 ACRES OUT OF LOTS 234 AND 235, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 6100 NORTH BENTSEN ROAD. (CUP2021-0174)

STAFF RECOMMENDS TABLING THE REQUEST BASED ON ADDITIONAL INFORMATION REQUIRED.

BRIEF DESCRIPTION:

The subject property is located on the east side of North Bentsen Road, 101.95 ft. south of Jay Avenue. The irregularly-shaped tract has 286.87 ft. of frontage along North Bentsen Road and a depth of 1,206.37 ft. at its deepest point for a lot size of 13.116 acres. A proposed 36-lot subdivision under the name of Sunset Valley for the subject property was approved in preliminary form on October 5, 2021. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, west, and south and A-O (agricultural-open space) District to the east and southwest. The property is currently vacant. Surrounding land use include single-family residences, Donna Wernecke Elementary School, Hidalgo County Drainage District No.1 Ditch R.O.W and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY:

A rezoning request to R-3A (multifamily residential apartment) District for the subject property was withdrawn by the applicant after it was disapproved by the Planning and Zoning Commission on May 4, 2021. The Planning and Zoning Commission voted to approve the proposed subdivisions in preliminary form subject to conditions noted on October 5, 2021. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on November 17, 2021.

REQUEST/ANALYSIS:

The property is currently vacant. The applicant is proposing to develop 142 dwelling units in form of detached duplexes on a 36-lot subdivision as a Planned Unit Development.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing multifamily residences and common areas.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
4. LANDSCAPING: Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. A minimum of one tree is required per lot. The landscaping strip width at the front of each lot is not shown.
5. STREETS AND SETBACKS: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets, as well as a minimum of 96 ft. pavement on cul-de-sacs face to face. An R-1 zone requires a front yard setback of 25 ft. on interior streets; 20 ft. is being proposed. The side setback for corner lots is 10 ft. or greater for easements, whichever is greater; no corner setback is proposed. Rear: 15 ft. or greater or easements; A 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Sidewalk must comply with subdivision requirement.
6. DRAINAGE: The drainage report is pending approval.
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum

of five (5) acres. The development has 13.116 acres and is providing mixed uses, which include multifamily residences and common area. The Engineering, Fire, Utilities, Public Works, and Traffic Departments have disapproved the proposed site plan and requested revisions.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Therefore, Sunset Valley Subdivision process must be completed, and recorded together with the site plan.

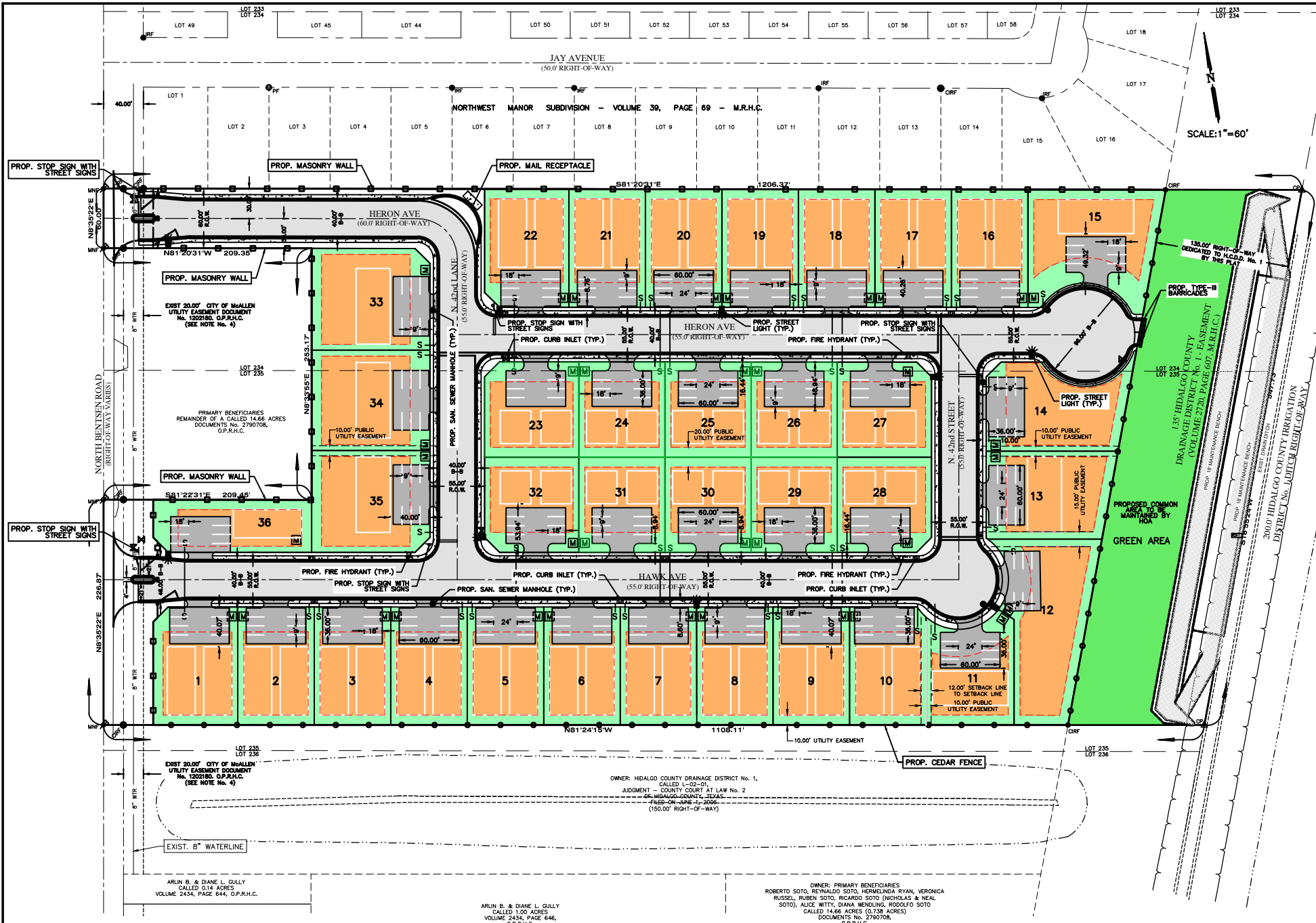
The request must comply with requirements set forth in the Zoning and Subdivision ordinances. Specific modifications required for approval are the following:

- Request a variance to allow multifamily lots on R-1 District.
- Request a variance to allow a 20 ft. front setback instead of 25 ft.
- Request a variance to allow 6 ft. side setback on corner lots instead of 10 ft. requirement.
- Request a variance to landscaping strip requirement at the front of each lot (pending the dimension)
- Request a variance to 55 ft. or right-of-way on interior streets instead of 60 ft.
- Request a variance to allow 96 ft. of pavement back to back on cul-de-sac instead of face to face requirement.
- Request a variance to allow a cedar fence instead of masonry wall requirement on the south and east side.
- Request a variance to allow maximum height to be 30 ft. instead of the 25 ft. required.

If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved Subdivision Plat.

RECOMMENDATION:

Staff recommends tabling the request based on additional information required for requirement #4 (landscaping), #5 (street pavement/setbacks), #6 (Drainage) and #7 (additional provisions) of Section 134-171 of the Subdivision Ordinance.



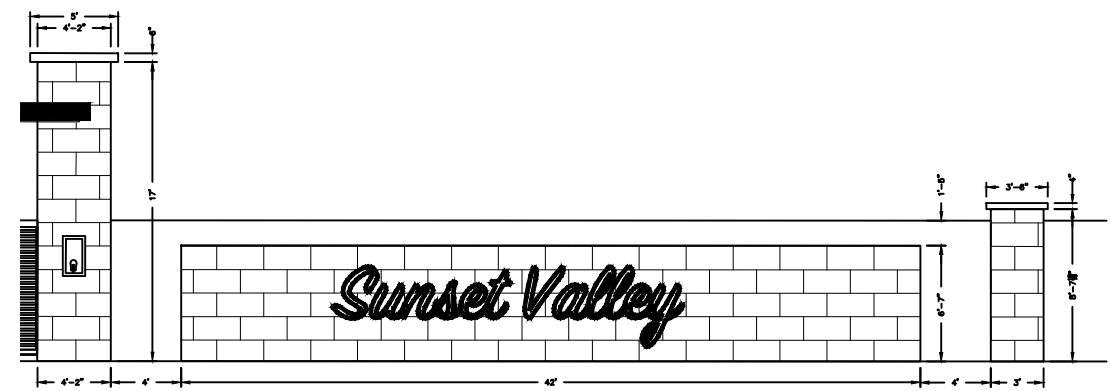
GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" AREAS (MEDIUM SHADE), AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS:
FRONT: 20.00 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CAR PORT EXCEPTION TO EXCEED SETBACK 15.00 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNSET VALLEY SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 135 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT (VOLUME 228, PAGE 607, O.P.R.H.C.)

LEGEND

Legend symbols and descriptions:

- Prop. Sanitary Sewer Service
- Prop. S.E.T
- Prop. Gate Valve
- Prop. Water Meter
- Prop. Street Light
- Prop. Sanitary Sewer Manhole
- Prop. Fire Hydrant
- Prop. Curb Inlet
- Building Set Back Line
- Center Line
- Prop. Masonry Wall
- Prop. Cedar Fence
- Prop. Sidewalk
- Landscape
- Driveways
- Road Way
- Buildable Area
- Green Area



ENTRANCE SIGN
SCALE: 1"=60'

BUILDABLE AREA			
LOT #	LOT AREA SQ. FT.	BUILDABLE AREA SQ. FT.	
1	8,094	5394	
2	8,195	4229	
3	8,195	4229	
4	8,195	4229	
5	8,195	4229	
6	8,195	4229	
7	8,195	4229	
8	8,195	4229	
9	8,195	4229	
10	8,049	4229	
11	8,142	3957	
12	14,190	8141	
13	11,494	8021	
14	11,020	6487	
15	14,091	8073	
16	8,135	4200	
17	8,147	4228	
18	8,148	4228	
19	8,154	4228	
20	8,161	4228	
21	8,167	4228	
22	10,014	5401	
23	8,091	3965	
24	8,305	5418	
25	8,305	5418	
26	8,305	5418	
27	8,091	3965	
28	8,091	3965	
29	8,305	5418	
30	8,305	5418	
31	8,305	5418	
32	8,091	3965	
33	12,098	7057	
34	12,098	6885	
35	12,091	7282	
36	8,304	5013	

LANDSCAPE			
LOT #	LOT AREA SQ. FT.	LANDSCAPE AREA SQ. FT.	AREA
1	8,094	2738.39	0.082
2	8,195	2333.19	0.091
3	8,195	2333.19	0.091
4	8,195	2333.19	0.091
5	8,195	2333.19	0.091
6	8,195	2333.19	0.091
7	8,195	2333.19	0.091
8	8,195	2333.19	0.091
9	8,195	2333.19	0.091
10	8,049	2115.64	0.048
11	8,142	2888.35	0.085
12	14,190	3904.42	0.091
13	11,494	3818.88	0.084
14	11,020	2518.64	0.041
15	14,091	5173.79	0.118
16	8,135	2338.67	0.091
17	8,147	2338.67	0.091
18	8,148	2340.75	0.091
19	8,154	2341.88	0.091
20	8,161	2342.89	0.091
21	8,167	2343.89	0.091
22	10,014	3418.38	0.085
23	8,091	2837.25	0.080
24	8,305	2820.77	0.087
25	8,305	2820.77	0.087
26	8,305	2820.77	0.087
27	8,091	2837.25	0.080
28	8,091	2837.25	0.080
29	8,305	2820.77	0.087
30	8,305	2820.77	0.087
31	8,305	2820.77	0.087
32	8,091	2837.25	0.080
33	12,098	3885.04	0.085
34	12,098	3881.15	0.087
35	12,091	3882.91	0.085
36	8,304	3182.07	0.079

DENSITY	
DWELLING UNITS (D.U.)	142
SUBDIVISION (ACRES)	13.116
DENSITY (D.U./ACRE)	10.828

HOME HEIGHT	
MAX. HEIGHT OF HOME	30 FEET

LOTS 1-35	
MAX. # OF UNITS	4
MAX. # OF BEDROOMS	8

LOT 36	
MAX. # OF UNITS	2
MAX. # OF BEDROOMS	4

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, GARMEN INVESTMENTS LP, AS OWNER(S) OF THE 13.116 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET VALLEY SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-81 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROBERTO GARZA
MANAGING MEMBER
1804 N. 23rd ST.
MCALLEN, TEXAS 78501

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

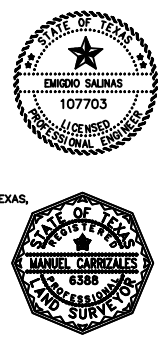
I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES, R.P.L.S.
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417



SUNSET VALLEY SUBDIVISION

BEING 13.116 ACRES OUT OF LOT 234 (4.404 ACRES) AND LOT 235 (8.712 ACRES), PRIDE O' TEXAS SUBDIVISION, OF A PART OF THE LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS HIDALGO COUNTY, TEXAS.



1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

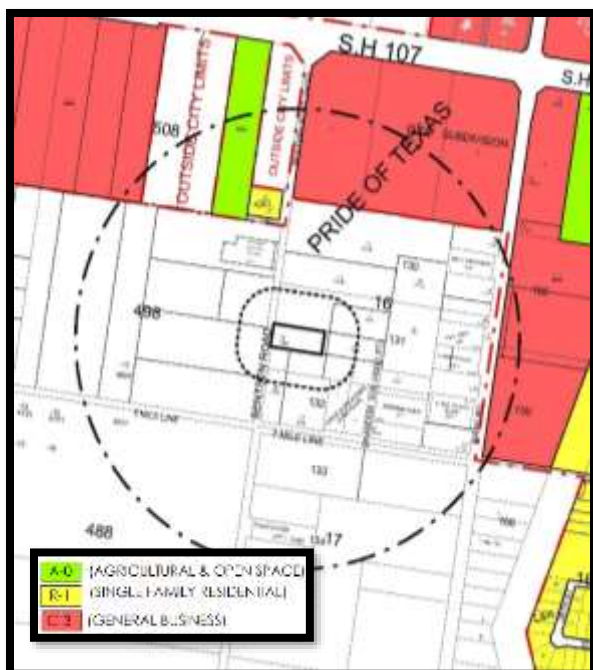
DATE: December 7, 2021

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 1 ACRE OUT OF WEST ½ OF THE WEST ½ OF LOT 131, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 11208 NORTH BENTSEN ROAD. (REZ2021-0078)

LOCATION: The property is located on the east side of North Bentsen Road, approximately 440 ft. north of 7 Mile Line Road. The tract has 132 ft. of frontage along North Bentsen Road with a depth of 330 ft. for a lot size of 1 acre.

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for residential use.

ADJACENT ZONING: The properties to the north, east, west and south of the subject property are outside the City limits.



LAND USE: The subject property is currently vacant. Surrounding land uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along Mile 7 Road and North Bentsen Road is single-family residential.

HISTORY: The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since October 1, 1981. The Annexation and initial zoning applications for the subject property were submitted on November 17, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2022.

ANALYSIS: The requested zoning conforms to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend of the surrounding area.

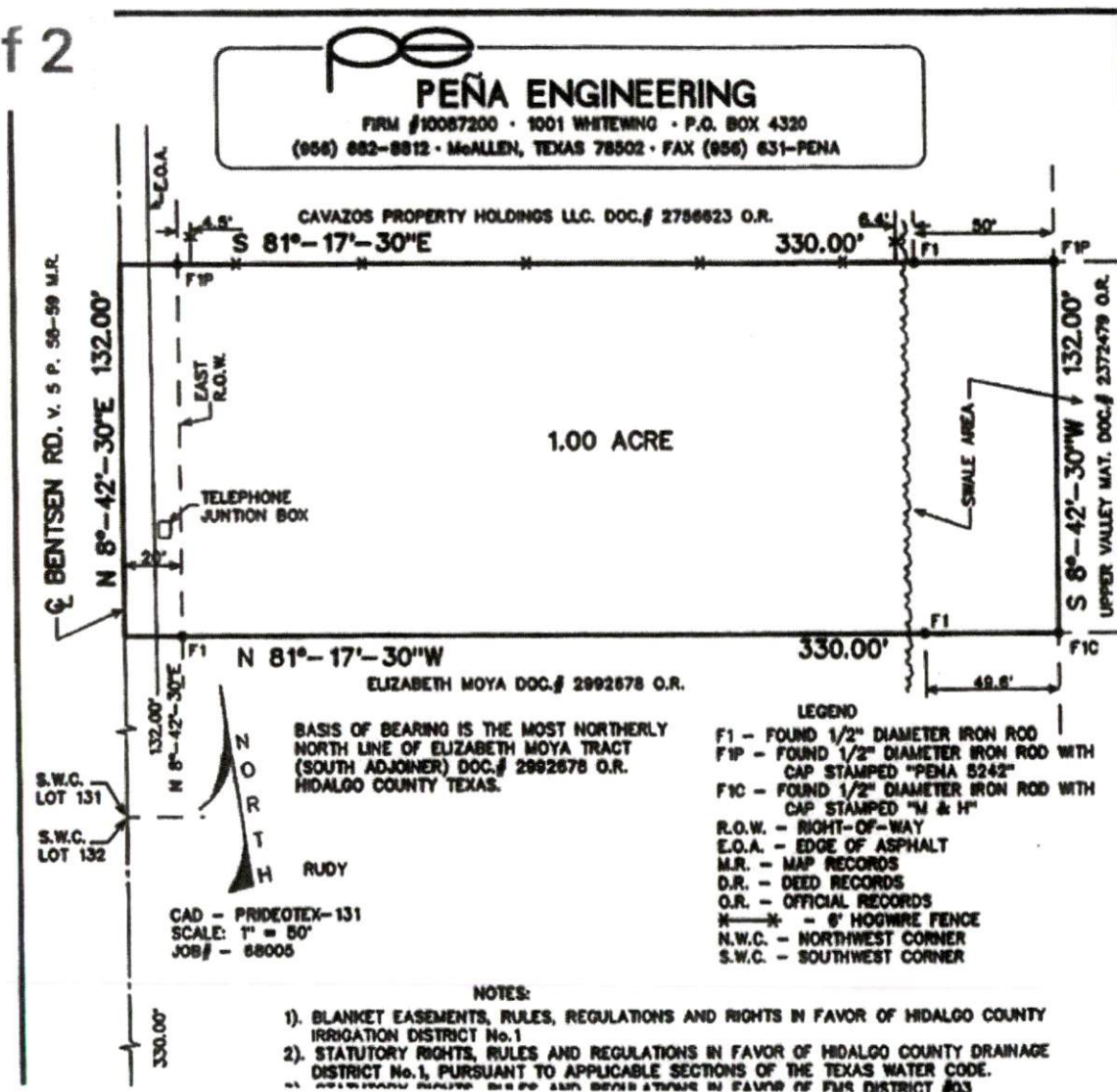
A recorded subdivision plat is required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.

1 of 2

10/1/1981



ENTERED

NOV 17 2021

Initial: _____

1.00 ACRE

LEGEND

F1 - FOUND 1/2" DIAMETER IRON ROD
 F1P - FOUND 1/2" DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242"
 F1C - FOUND 1/2" DIAMETER IRON ROD WITH CAP STAMPED "M & H"
 R.O.W. - RIGHT-OF-WAY
 E.O.A. - EDGE OF ASPHALT
 M.R. - MAP RECORDS
 D.R. - DEED RECORDS
 O.R. - OFFICIAL RECORDS
 * - 6' HOGWIRE FENCE
 N.W.C. - NORTHWEST CORNER
 S.W.C. - SOUTHWEST CORNER

NOTES:

- 1). BLANKET EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1
- 2). STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT No. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- 3). STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF EMS DISTRICT #03 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- 4). STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF ROAD DISTRICT 15 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- 5). BLANKET EASEMENT FOR ROADWAYS AND CANALS V. 52 P. 288 DEED RECORDS
- 6). BLANKET RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY CONTROL & IMPROVEMENT DISTRICT No. 11, V. 331 P. 524 DEED RECORDS.

BUYER'S NAME: NOLAN ABEL VALDEZ AND JANETTE GONZALEZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480334 0295 D
 MAP REVISED: JUNE 6, 2000

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

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

ADDRESS:
LEGAL DESCRIPTION: THE NORTH ONE (1) ACRE OF THE SOUTH TWO ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF LOT 131, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY TEXAS.

ACCORDING TO THE MAP RECORDED IN VOLUME 5 PAGE 58-59
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PABLO PERA III
 REG. PROFESSIONAL LAND SURVEYOR No. 5242

12-07-2019
 DATE

CIVIL, STRUCTURAL AND LAND SURVEYING

PEÑA ENGINEERING

FIRM #10087200
 P.O. BOX 4326
 McALLEN, TEXAS 78502
 (956) 662-8812 • FAX 631-PEÑA

LEGAL DESCRIPTION:

The North One (1) acre of the South Two (2) acres of the West 1/2 of the West 1/2 of Lot 131 PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas as recorded in Volume 5 Page 58-59 Map Records of said County, being the same tract conveyed to Javier A. Vela in Document 1086210 Official Records; said 1.00 acre being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of said Lot 131, thence with the West line of said Lot, the centerline

- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However, if the property is between the 100 year and 500 year flood are subject to flooding with average depths less than 1 foot.
- ☒ Zone "X" - This is to certify that this property is not in a flood prone area.

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

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ACCORDING TO THE MAP RECORDED IN VOLUME 5 PAGE 58-59
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

12-07-2019
DATE

Pablo Peña III
PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



CIVIL, STRUCTURAL
AND
LAND SURVEYING

PEÑA ENGINEERING

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

LEGAL DESCRIPTION:

The North One (1) acre of the South Two (2) acres of the West 1/2 of the West 1/2 of Lot 131 PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas as recorded in Volume 5 Page 58-59 Map Records of said County, being the same tract conveyed to Javier A. Vela in Document 1086210 Official Records; said 1.00 acre being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of said Lot 131, thence with the West line of said Lot, the centerline Bentsen Road, North 08°-42'-30" East 132.00 feet to the Southwest corner hereof and PLACE OF BEGINNING;

Thence continuing with said West line, North 08°-42'-30" East 132.00 feet to the Northwest corner hereof;

Thence with the South line of Cavazos Property Holdings LLC's Tract as described in Document Number 2756623 Official Records, South 81°-17'-30" East, at 20.00 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" at the East Right of Way of Bentsen Road, at 280.00 feet found a one-half (1/2) inch diameter iron rod, at 330.00 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "Peña 5242" found for the Northeast corner hereof;

Thence with the West line of Upper Valley Mat's Tract as described in Document Number 2372479 Official Records, South 08°-42'-30" West 132.00 feet to a one-half (1/2) inch diameter iron rod with cap stamped "M&H" found for the Southeast corner hereof;

Thence with the North line of Elizabeth Moya's Tract as described in Document Number 2992678 Official Records, North 81°-17'-30" West, at 49.60 feet found a one-half (1/2) inch diameter iron rod, at 310.00 feet found a one-half (1/2) inch diameter iron rod at the East Right of Way of Bentsen Road, at 330.00 feet in all to the PLACE OF BEGINNING, containing One (1.00) acre, more or less;

Pablo Peña III

Pablo Peña, III
R.P.L.S. No. 5242
Date: 12/07/2019



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3250637

Billable Pages: 4

Recorded On: August 05, 2021 01:29 PM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3250637
Receipt No: 20210805000231
Recorded On: August 05, 2021 01:29 PM
Deputy Clerk: Vanessa Barreiro
Station: McAllen-CC-K22

Record and Return To:

Corporation Service Company
919 North 1000 West

Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

ENTERED

NOV 17 2021

Initial: _____

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: August 2, 2021

Grantor: NOLAN ABEL VALDEZ and JANETTE GONZALEZ, a married couple

Grantor's Mailing Address (including county): 1108 S Closner Blvd
Edinburg, Tx 78539
Hidalgo County, Texas

Grantee: ELOY GARCIA and MALLELA GARCIA

Grantee's Mailing Address (including county): PO Box 52814
McAllen, TX 78505
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

The North 1 acre of the South 2 acres of the West 1/2 of the West 1/2 of Lot 131, PRIDE O' TEXAS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 5, Pages 58-59, Map Records, Hidalgo County, Texas, being the same tract conveyed to Javier A. Vela in Document 1086210, Official Records; said 1.00 acre being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Lot 131, thence with the West line of said lot, the centerline Bentsen Road, North 08 degrees 42 minutes 30 second East, 132.00 feet to the Southwest corner hereof and PLACE OF BEGINNING;

THENCE, continuing with said West line, North 08 degrees 42 minutes 30 seconds East, 132.00 feet to the Northwest corner hereof;

THENCE, with the South line of Cavazos Property Holdings LLC's tract, as described in Document Number 2756623, Official Records, South 81 degrees 17 minutes 30 seconds East, at 20.00 feet found a 1/2-inch diameter iron rod with cap stamped "PENA 5242" at the East right-of-way of Bentsen Road, at 280.00 feet found a 1/2-inch diameter iron rod, at 330.00 feet in all to a 1/2-inch diameter iron rod with cap stamped "PENA 5242" found for the Northeast corner hereof;

THENCE with the West line of Upper Valley Mat's tract, as described in Document Number 2372479, Official Records, South 08 degrees 42 minutes 30 seconds West, 132.00 feet to a 1/2-inch diameter iron rod with cap stamped "M&H" found for the Southeast corner hereof;

THENCE with the North line of Elizabeth Moya's tract, as described in Document Number 2992678, Official Records. North 81 degrees 17 minutes 30 seconds West, at 49.60 feet found a 1/2-inch diameter iron rod, at 310.00 feet found a 1/2-inch diameter iron rod at the East right-of-way of Bentsen Road, at 330.00 feet in all to the PLACE OF BEGINNING, containing 1.00) acre, more or less;

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1086210, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Rights of tenants in possession, as tenants only, under unrecorded leases and rental agreements.

Mineral and/or royalty grant and/or reservation in instrument(s) dated August 22, 1949, recorded in Volume 676, Page 166, dated November 21, 1955, recorded in Volume 852, Page 64, Deed Records and dated September 4, 1996, recorded under Clerk's File No. 548660, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated November 13, 1980, recorded in Volume 398, Page 303, and extended in instrument dated August 1, 1983, recorded in Volume 1900, Page 552, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated April 15, 1981, recorded in Volume 402, Page 238, dated May 28, 1981, recorded in Volume 405, Page 295, and dated May 28, 1981, recorded in Volume 405, Page 299, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and/or other rights, if any, as set forth in untitled instrument dated December 8, 1930, recorded in Volume 331, Page 524, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated March 22, 1989, recorded in Volume 2730, Page 675, Official Records, Hidalgo County, Texas.

Easement and/or other rights if any, as set forth in Warranty Deed dated July 7, 1995, recorded under Clerk's File No. 1086210, Official Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of the land described herein lying within canal right of way.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.



NOLAN ABEL VALDEZ

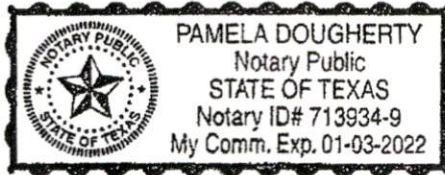
JANETTE GONZALEZ

(Acknowledgment)

State of Texas

County of Hidalgo

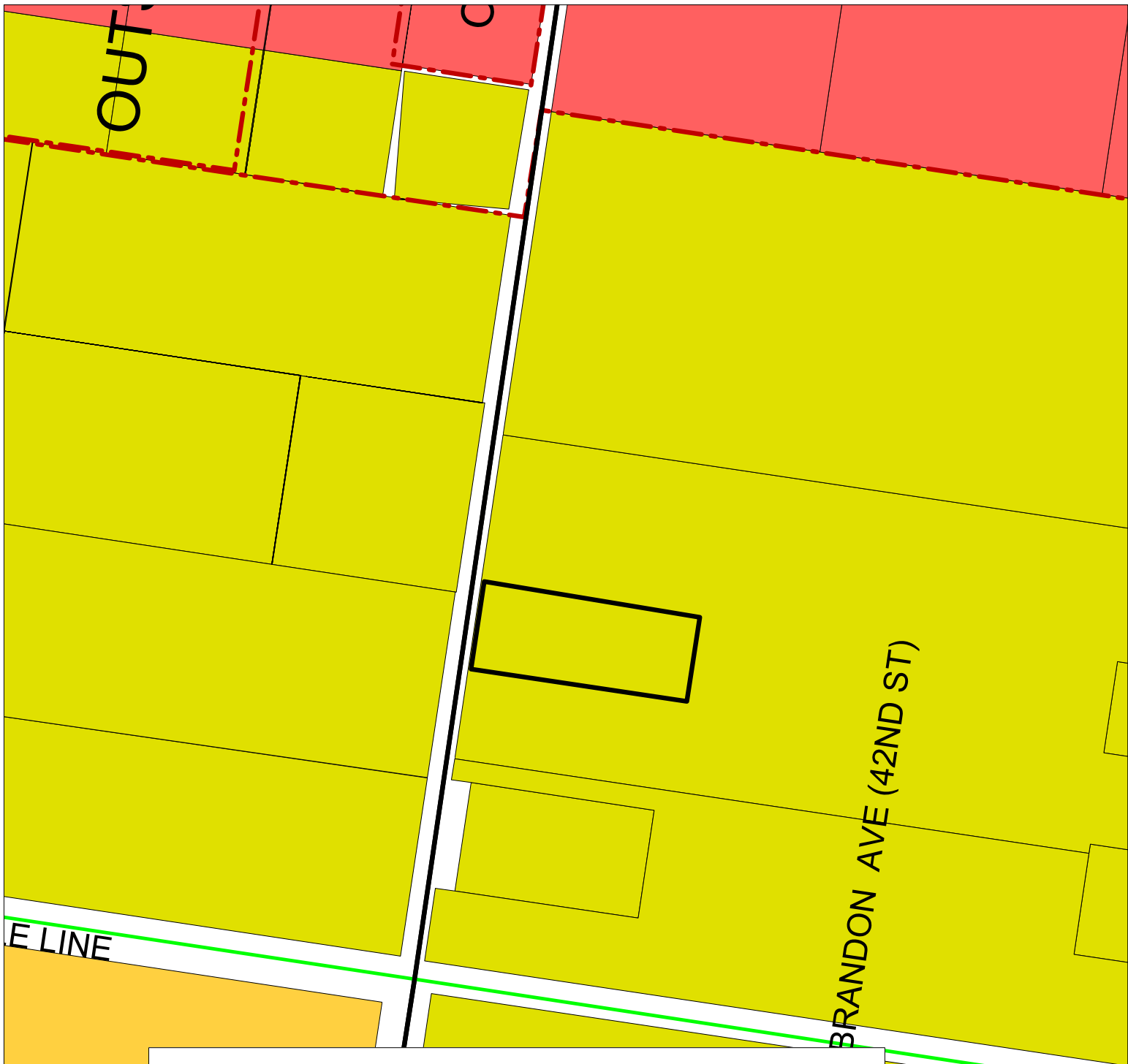
This instrument was acknowledged before me on the 3rd of August, 2021, by NOLAN ABEL VALDEZ and JANETTE GONZALEZ, a married couple.



Pamela Dougherty
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ELOY GARCIA and MALLELA GARCIA

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 937227; ML:bc



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0078

 CITY OF McALLEN PLANNING DEPT.
700 N. G. ST.
MCALLEN, TX 78501

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

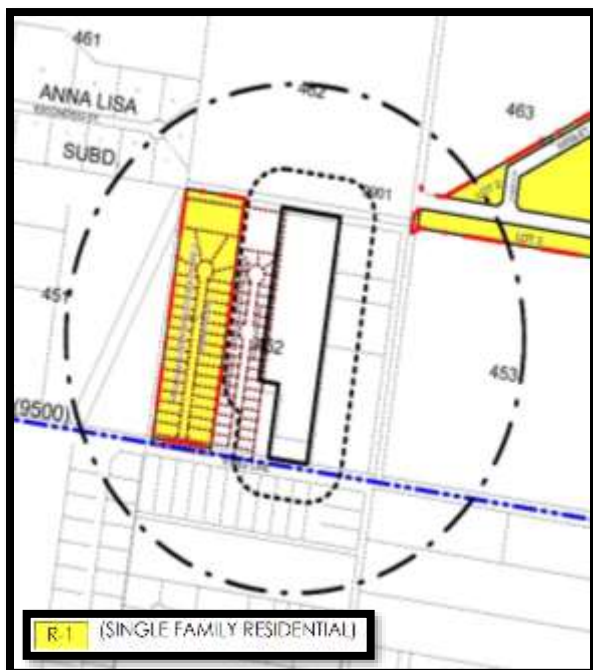
DATE: December 10, 2021

SUBJECT: INITIAL ZONING TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: 9 ACRES (7.73 ACRES NET) OUT OF LOT 452, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7000 MILE 6 ROAD. (REZ2021-0081)

LOCATION: The property is located on the north side of Mile 6 Road, approximately 400 ft. west of Glasscock Road. The irregular tract has 224.23 ft. of frontage along Mile 6 Road with a max depth of 1,290 ft. for a lot size of 9 acres.

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-2 (duplex-fourplex residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-2 District for multifamily residential use. A proposed 20-lot subdivision under the name of Victory Landing has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 District to the west and northeast. The properties to the north, east, and south of the subject property are outside the City limits.



LAND USE: The subject property is currently vacant. Surrounding land uses include single-family residences and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to A-O and R-1 Districts.

DEVELOPMENT TRENDS: The development trend for this area along Mile 6 Road is single-family residential.

HISTORY: The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since June 8, 1977. The Annexation and initial zoning applications for the subject property were submitted on November 17, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2022.

A voluntary annexation and an initial zoning request to R-1 District for the property to the west was approved by the City Commission on November 22, 2021 and another voluntary annexation and initial zoning request to R-1 District adjacent to the subject property is to be heard at City Commission meeting of January 10, 2022.

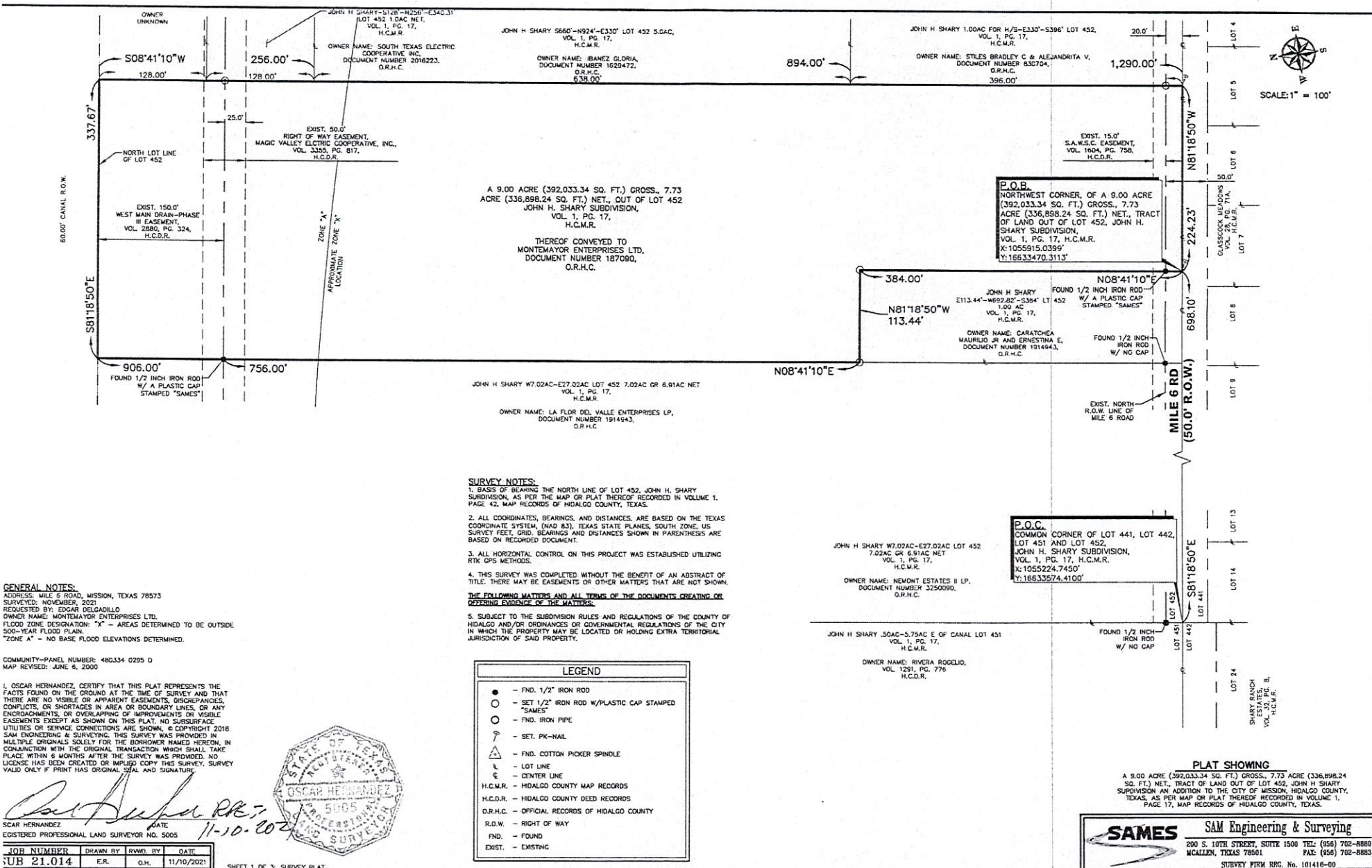
The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan however, the request will provide opportunity for residential development of vacant land that will have access to a future minor arterial (Mile 6).

The maximum density in R-2 (duplex-fourplex) District of dwelling units per gross acres are: Duplex: 16 units, Triplex: 20 units, Quadplex: 22 units

A recorded subdivision plat is required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-2 (duplex-fourplex residential) District.



SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION

A 9.00 ACRE (392,033.34 SQ. FT.) GROSS., 7.73 ACRE (336,898.24 SQ. FT.) NET., TRACT OF LAND OUT OF LOT 452, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

A 9.00 ACRE (392,033.34 SQ. FT.) GROSS., 7.73 ACRE (336,898.24 SQ. FT.) NET., MORE OR LESS, TRACT OF LAND OUT OF LOT 452, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MONTEMAYOR ENTERPRISES LTD, AS RECORDED IN DOCUMENT NUMBER 187090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING; AT THE COMMON CORNER OF LOT 441, LOT 442, LOT 451 AND LOT 452, OF SAID JOHN H SHARY SUBDIVISION, AND BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO RIVERA ROGELIO, AS RECORDED IN VOLUME 1291, PAGE 776, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AS RECORDED IN DOCUMENT NUMBER 3250090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND NORTHEAST CORNER OF SHARY RANCH ESTATES, AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCOCK MEADOWS, AS RECORDED IN VOLUME 28, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ON THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.00' R.O.W.), **THENCE;** SOUTH 81°18'50" EAST, ALONG THE SOUTH LOT LINE OF LOT 452, OF SAID JOHN H SHARY SUBDIVISION, AND BEING THE CENTERLINE OF SAID MILE 6 ROAD, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AT A DISTANCE OF 698.10 FEET, TO A SET PK NAIL, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING**, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE N=16633470.3113', E=1055915.0399',

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 384.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, FOR THE INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 113.44 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF A TRACT SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AT A DISTANCE OF 756.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 324, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 906.00 FEET, TO A POINT, BEING ON THE NORTH RIGHT OF WAY LINE OF SAID WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AND ON THE NORTH LOT LINE OF LOT 452 OF SAID JOHN H SHARY SUBDIVISION AND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

ENTERED

NOV 17 2021

Initial: Nm

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

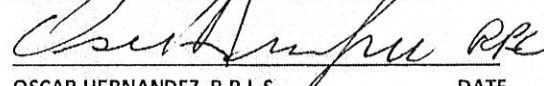
THENCE; SOUTH 81°18'50" EAST, ALONG THE NORTH LOT LINE OF LOT 452 OF SAID JOHN H SHARY SUBDIVISION, AND BEING ALONG THE NORTH RIGHT OF WAY LINE OF WEST MAIN DRAIN – PHASE III RIGHT OF WAY EASEMENT, AT A DISTANCE OF 337.67 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°41'10" WEST, AT A DISTANCE OF 128.00 FEET, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, AS RECORDED IN DOCUMENT NUMBER 2016223, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 150.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN PHASE III RIGHT OF WAY EASEMENT, CONTINUING AT A DISTANCE OF 256.00 FEET, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, PASSING A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO SAID SOUTH TEXAS ELECTRIC COOPERATIVE INC, AND A TRACT OF LAND CONVEYED TO IBANEZ GLORIA, AS RECORDED IN DOCUMENT NUMBER 1629472, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 894.00 FEET,, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AS RECORDED IN DOCUMENT NUMBER 830704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 1,270.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 1,290.00 FEET, TO A SET PK NAIL, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AND BEING THE SOUTH LOT LINE OF LOT 452, OF SAID JOHN H SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND THE CENTERLINE OF SAID MILE 6 ROAD, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°18'50" WEST, ALONG THE SOUTH LOT LINE OF LOT 452 OF SAID JOHN H SHARY SUBDIVISION, AND BEING THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, AT A DISTANCE OF 224.23, FOR THE POINT OF BEGINNING, CONTAINING A 9.00 ACRE (392,033.34 SQ. FT.) GROSS., 7.73 ACRE (336,898.24 SQ. FT.) NET., TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, OSCAR HERNANDEZ, R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.


OSCAR HERNANDEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005

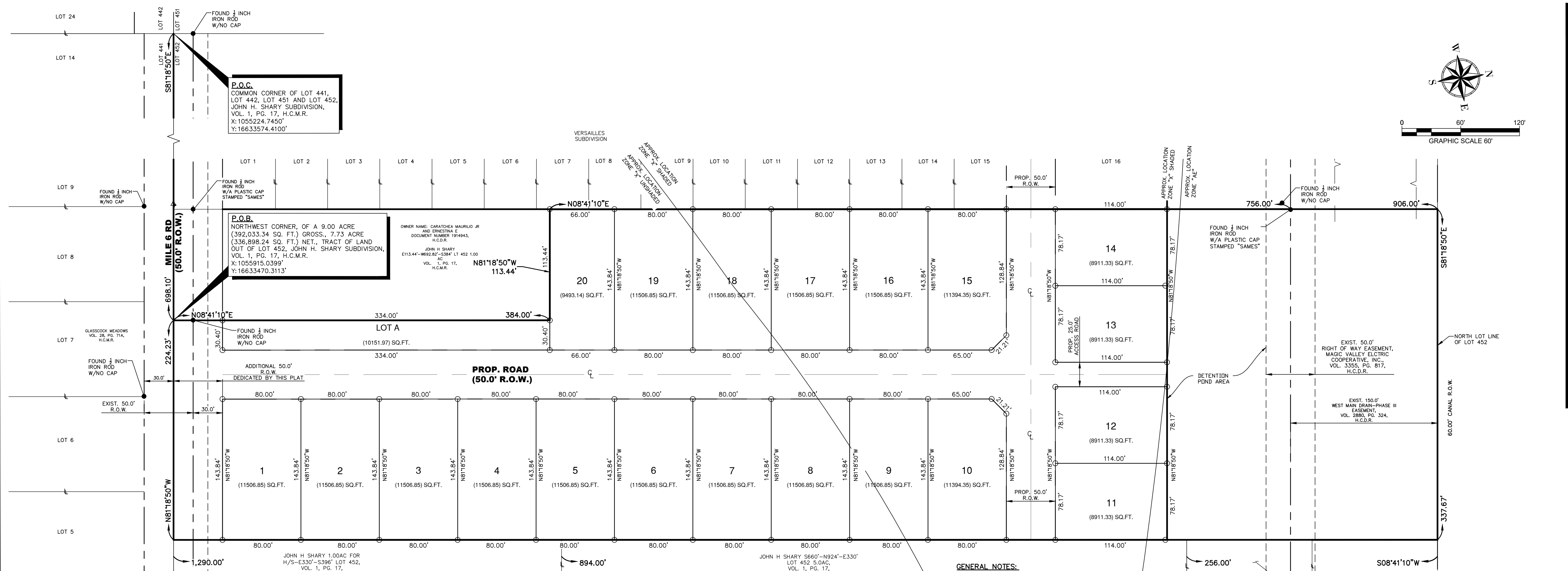
11-10-2021



ENTERED

NOV 17 2021

Initial: UM



VICTORY LANDING SUBDIVISION

A 9.00 (392,033.34 SQ. FT.) GROSS, 7.73 ACRE 336,898.24 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 452, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THEREOF CONVEYED TO MONTMAYOR ENTERPRISES LTD, AS RECORDED IN DOCUMENT NUMBER 187090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

METES AND BOUNDS

COMMENCING; AT THE COMMON CORNER OF LOT 441, LOT 442, LOT 451 AND LOT 452, OF SAID JOHN H. SHARY SUBDIVISION, AND BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO RIVERA ROGELIO, AS RECORDED IN VOLUME 1291, PAGE 775, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO NEMONT ESTATES II LP, AS RECORDED IN DOCUMENT NUMBER 3250090, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND NORTHEAST CORNER OF SHARY RANCH ESTATES, AS RECORDED IN VOLUME 32, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF GLASSCOCK MEADOWS, AS RECORDED IN VOLUME 28, PAGE 71A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ON THE CENTERLINE OF MILE 6 ROAD (HAVING A 40.00' R.O.W.), THENCE: SOUTH 81°18'50" EAST, ALONG THE SOUTH LOT LINE OF LOT 452, OF SAID JOHN H. SHARY SUBDIVISION, AND BEING THE CENTERLINE OF SAID MILE 6 ROAD, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AT A DISTANCE OF 698.10 FEET, TO A SET PK NAIL, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE N=16633470.3113', E=1055915.0399',

THENCE: NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 384.00 FEET, TO A SET 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, FOR THE INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°18'50" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AT A DISTANCE OF 113.44 FEET, TO A SET 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF A TRACT SAID TRACT OF LAND CONVEYED TO CARATCHEA MAURILIO JR AND ERNESTINA E, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AS RECORDED IN DOCUMENT NUMBER 1914943, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°41'10" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AT A DISTANCE OF 756.00 FEET, PASSING A FOUND 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN - PHASE II RIGHT OF WAY EASEMENT, AS RECORDED IN VOLUME 2880, PAGE 324, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 906.00 FEET, TO A POINT, BEING ON THE NORTH RIGHT OF WAY LINE OF SAID WEST MAIN DRAIN - PHASE III RIGHT OF WAY EASEMENT, AND ON THE NORTH LOT LINE OF LOT 452 OF SAID JOHN H. SHARY SUBDIVISION AND FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO LA FLOR DEL VALLE ENTERPRISES LP, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°18'50" EAST, ALONG THE NORTH LOT LINE OF LOT 452 OF SAID JOHN H. SHARY SUBDIVISION, AND BEING ALONG THE NORTH RIGHT OF WAY LINE OF WEST MAIN DRAIN - PHASE III RIGHT OF WAY EASEMENT, AT A DISTANCE OF 337.67 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°41'10" WEST, AT A DISTANCE OF 128.00 FEET, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, AS RECORDED IN DOCUMENT NUMBER 2016223, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 150.00 FEET, PASSING A SET 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF WEST MAIN DRAIN PHASE III RIGHT OF WAY EASEMENT, CONTINUING AT A DISTANCE OF 256.00 FEET, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE INC, PASSING A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO SAID SOUTH TEXAS ELECTRIC COOPERATIVE INC, AND A TRACT OF LAND CONVEYED TO IBANEZ GLORIA, AS RECORDED IN DOCUMENT NUMBER 1629472, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 894.00 FEET, PASSING A POINT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AS RECORDED IN DOCUMENT NUMBER 830704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 1,270.00 FEET, PASSING A SET 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A TOTAL DISTANCE OF 1,290.00 FEET, TO A SET PK NAIL, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO STILES BRADLEY C AND ALEJANDRITA V, AND BEING THE SOUTH LOT LINE OF LOT 452, OF SAID JOHN H. SHARY SUBDIVISION, AND THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND THE CENTERLINE OF SAID MILE 6 ROAD, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°18'50" WEST, ALONG THE SOUTH LOT LINE OF LOT 452 OF SAID JOHN H. SHARY SUBDIVISION, AND BEING THE NORTH LINE OF SAID GLASSCOCK MEADOWS, AND BEING AT THE CENTERLINE OF MILE 6 ROAD, AT A DISTANCE OF 224.23, FOR THE POINT OF BEGINNING, CONTAINING A 9.00 ACRE (392,033.34 SQ. FT.) GROSS., 7.73 ACRE (336,898.24 SQ. FT.) NET., TRACT OF LAND, MORE OR LESS.

DATE OF PREPARATION: NOVEMBER 2021

REGISTRATION # F-10602



SAM Engineering & Surveying

200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501

TEL. (956) 702-8880
FAX: (956) 702-8883

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 452, JOHN H. SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VICTORY LANDING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20____

ATTEST: _____ DATE _____
HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **VICTORY LANDING SUBDIVISION** DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

MONTMAYOR ENTERPRISES, LTD.
3601 N. 38TH
MCALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, MONTMAYOR ENTERPRISES, LTD., PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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. _____ DATE _____
GENERAL MANAGER

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF VICTORY LANDING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____

CHAIRPERSON-PLANNING AND ZONING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **VICTORY LANDING SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS ____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY _____

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **VICTORY LANDING SUBDIVISION** LOCATED AT MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG _____ DATE _____
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

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.

PRINCIPAL CONTACTS:

OWNER: _____
ENGINEER: _____
SURVEYOR: _____

ADDRESS _____
PHONE _____
CITY & ZIP _____
CITY & ZIP _____
CITY & ZIP _____

STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR HERNANDEZ, R.P.L.S. _____ NO. 5005 _____ DATE _____

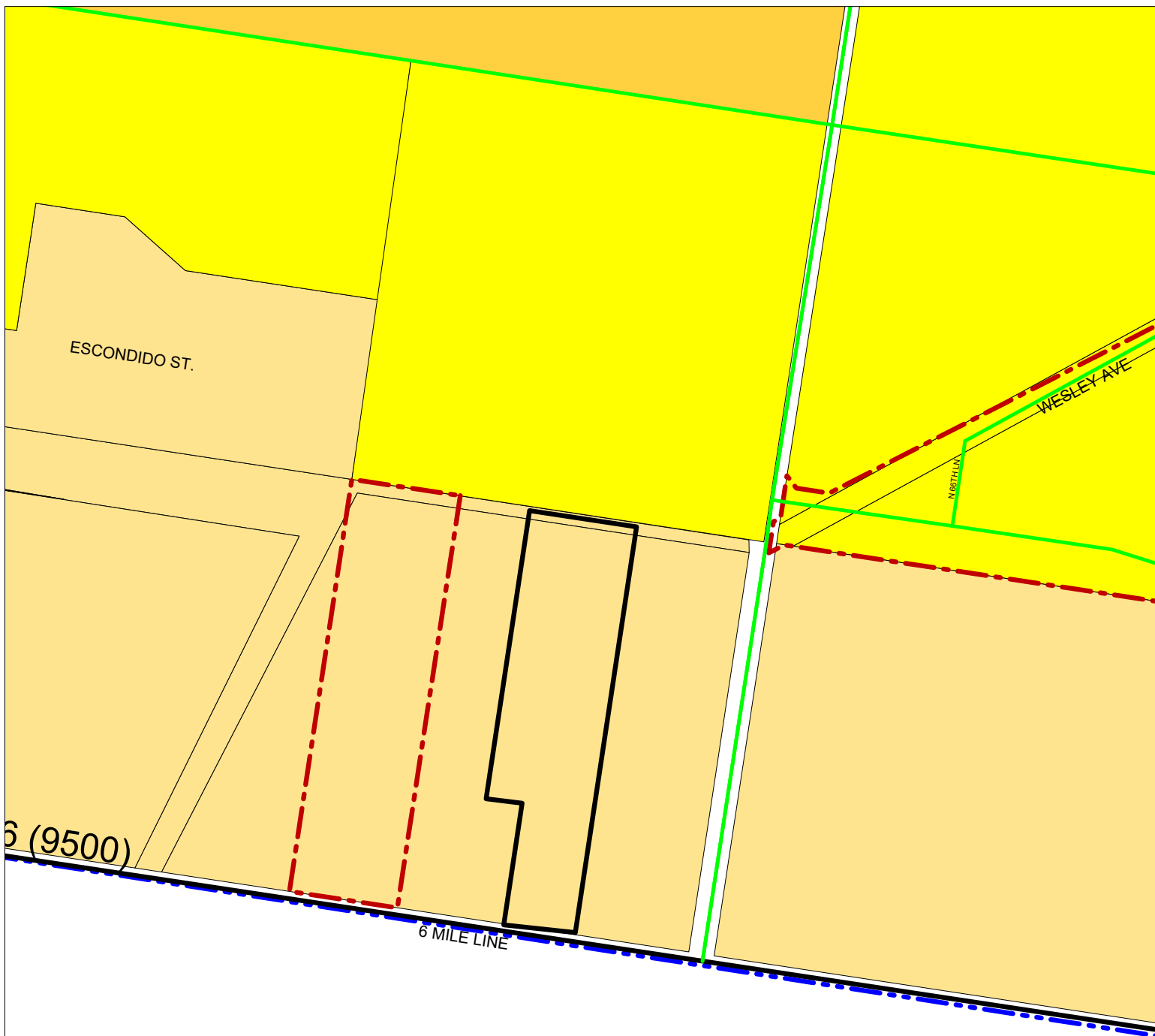
STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE _____ NO. 111579 _____ DATE _____
PHONE _____
FAX _____
PHONE _____
FAX _____
PHONE _____
FAX _____

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
OSCAR HERNANDEZ
P.E. # 5005
ON 11/15/2021
IT IS NOT TO BE USED FOR
ANY OTHER PURPOSE.

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
JESSICA M. MALDONADO
P.E. # 111579
ON 11/15/2021
IT IS NOT TO BE USED FOR
ANY OTHER PURPOSE.



CITY OF McALLEN PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2021-0081**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.ET



Memo

TO: Planning & Zoning Commission

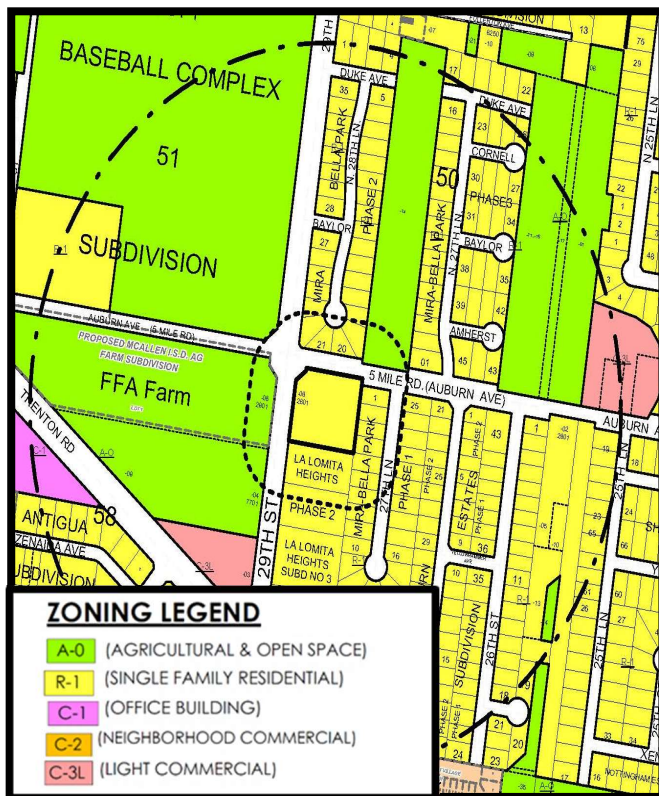
FROM: Planning Staff

DATE: December 16, 2021

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 1.77 ACRES OUT OF LOT 59, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 AUBURN AVENUE. (REZ2021-0079)

LOCATION: The property is located at the southeast corner of Auburn Avenue (5 Mile Line) and North 29th Street. The tract has 250 feet of frontage along Auburn Avenue and 220 feet of frontage along North 29th Street for a tract size of 1.77 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a proposed future multifamily apartment development.



ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the north, east and south, and A-O (agricultural-open space) District to the north and west.

LAND USE: The tract comprises of one lot that is vacant. Surrounding land uses are single family residential, M.I.S.D. Future Farmers of America, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential.

DEVELOPMENT TRENDS: The development trend in the area along the east side of 29th Street is single family residential uses and along the west side of 29th Street is institutional uses. La Lomita Heights, La Lomita Heights Phase 2, La Lomita Heights No.3 and Three Lynn's are similar single family subdivisions in the area. The west side of 29th Street has developed with institutional uses. The tract to the west is owned by McAllen Independent School District for Future Farmers of America providing livestock facilities. Sanchez Elementary School is located along 29th Street at Incarnate Word Avenue. McAllen Youth Baseball Complex is located along the west side of 29th Street from Auburn Avenue to Sanchez Elementary School providing 12 baseball fields.

HISTORY: The property was rezoned R-1 (single family residential) District as part of the city initiated A-O District rezoning project in 2015. A rezoning request for C-2 (neighborhood commercial) District on the subject property was disapproved by the City Commission in 2016.

ANALYSIS: The requested zoning does not conform to the Urban Single-family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the request provides opportunity for residential development of the vacant land.

The proposed development is approximately 1.77 acres (77,101 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 77-one bedroom units, 62-two bedroom units or 51-three bedroom units will be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

The future development will have access to Auburn Avenue which is designated as a major collector with 80 feet of right-of-way and is currently 50 feet of right-of-way with two travel lanes, roadside ditches and no sidewalks. Twenty Ninth Street (29th Street) is designated as a minor arterial with 100 feet of right-of-way and is currently 90 feet of right-of-way with 4 travel lanes, a left turn lane at intersections, curb and gutter and sidewalks.

Traffic analysis will be review under the Subdivision and Site Plan Review process.

A recorded subdivision plat and approved site plan are required prior to building permit issuance.

PUBLIC COMMENT: Staff has not received any calls or letters of opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

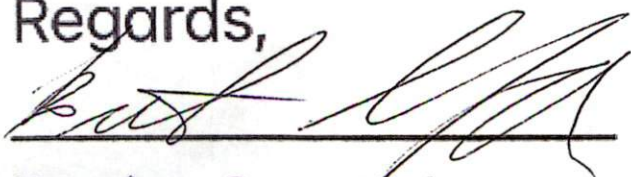
Benito Garza Jr.
P.O. Box 4033
McAllen, Texas 78502
(M) 956-655-7250
(O) 956-682-3989

November 16, 2021

To whom it may concern:

I Benito Garza authorize Jose Peña to rezone
lot 59 La Lomita Heights, McAllen, Texas
78504. If you have any question feel free to
call me to my mobile.

Regards,



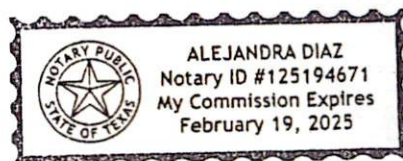
Benito Garza Jr.

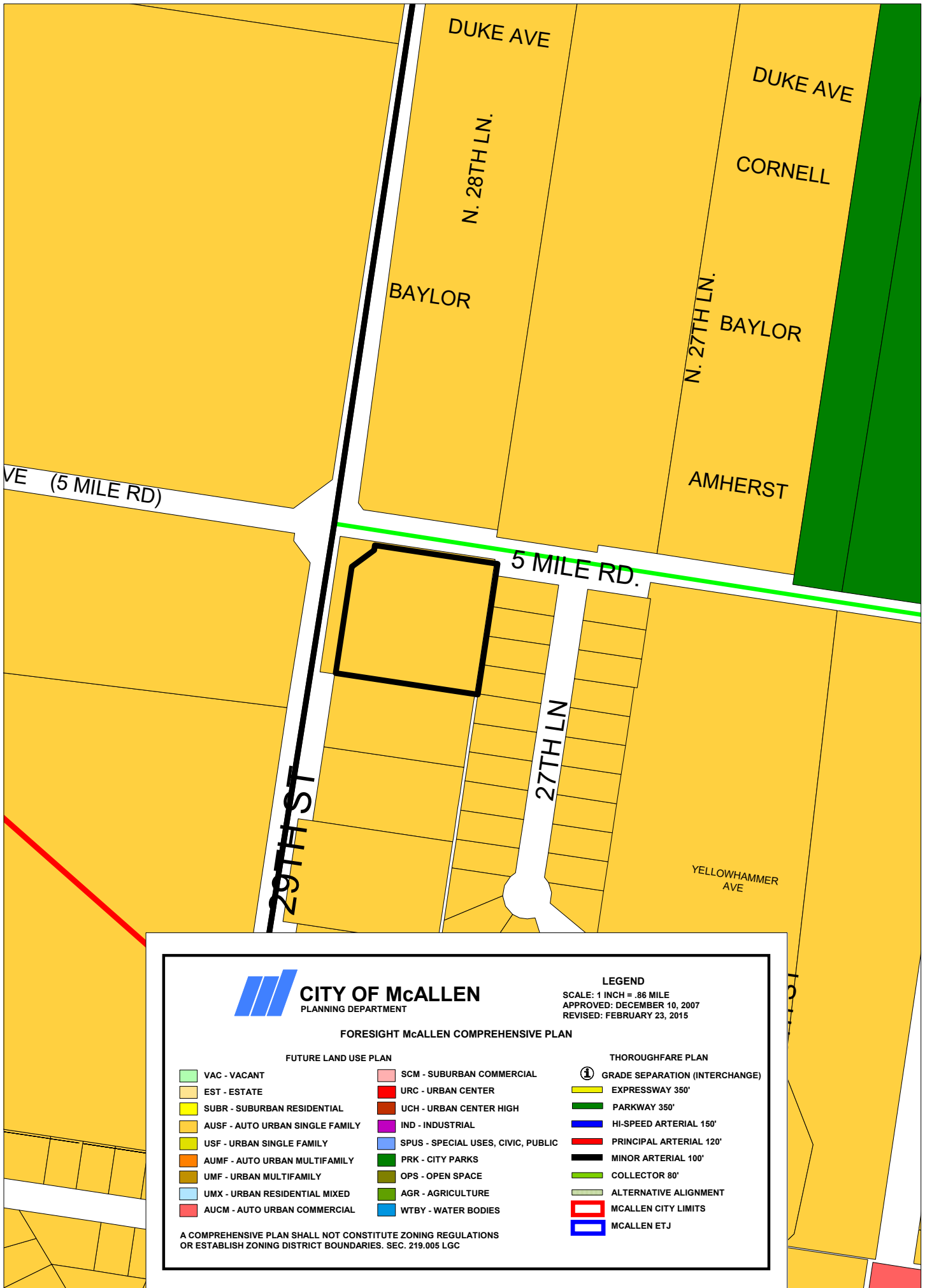
ENTERED

NOV 17 2021

Initial: an

Sworn to and Subscribed before me on this the
16th. day of November 2021.





MIRA-BELLA PARK II SUBDIVISION
VOLUME 40, PAGE 99, M.R.H.C., TX.

LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION
VOLUME 24, PAGE 68, D.R.H.C., TX.

LA LOMITA HEIGHTS SUBDIVISION
VOLUME 27, PAGE 46A, M.R.H.C., TX.

MIRA-BELLA PARK SUBDIVISION
VOLUME 36, PAGE 123B, M.R.H.C., TX.

LOT 59

OWNER:
BENITO GARZA
and wife, MARGARITA GARZA
SPECIAL WARRANTY DEED
DOC. No. 1931458, O.R.H.C., TX.

BORROWER: GGC GROUP, LLC

SURVEY PLAT
OF
A 1.77 ACRE TRACT OF LAND
OUT OF LOT 59,
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 24, PAGE 68, D.R.H.C., TEXAS.

**SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND
AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY
CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT
EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.**

SUBJECT TO:
1. SCHEDULE B ITEM (g) CENTRAL
POWER AND LIGHT COMPANY
EASEMENT RIGHT OF WAY AS PER
DOCUMENT No. 550966, O.R.H.C., TX.

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TSPSLS Form No. 30194417
4807 Condalia Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.als-land.com

G.F. No. 932433
FLOOD ZONE ☐ A ☐ AO ☒ C ☐ X
☐ AH ☐ B ☐ D ☐ OTHER

Description: Areas of minimal flooding.

Client: Benito & Margarita Garza
Mailing Address: PO BOX 4033
City: MCALLEN
State: TX
Zip Code: 78502

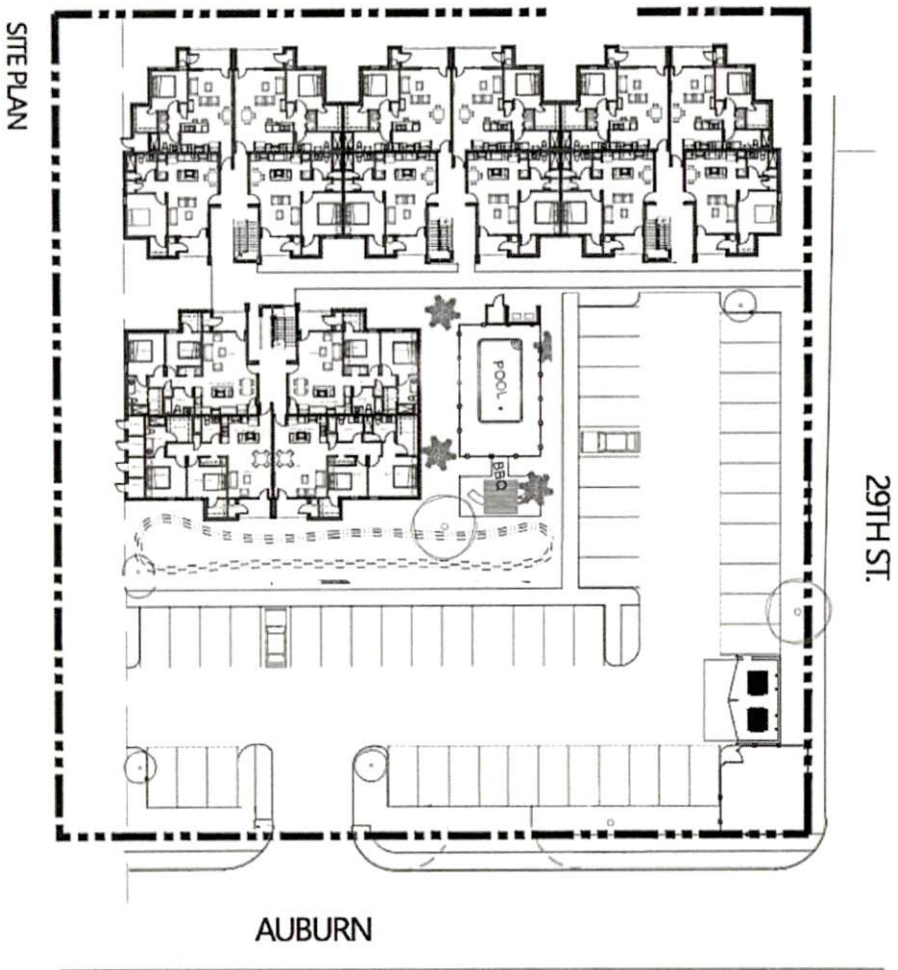
Com.-Panel No.: 480334 0400 C
MAP REVISED: 11-16-82

MANUEL CARRIZALES, R.P.L.S. No. 6388
Date: 1-20-2021

**I, MANUEL CARRIZALES, HEREBY STATE THAT
THIS SURVEY WAS PERFORMED ON THE
GROUND UNDER MY SUPERVISION AND THAT
THIS SURVEY CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF THE SURVEY
AND MEETS THE MINIMUM SURVEY STANDARDS.
A METES AND BOUNDS OF EVEN DATE HEREBY
ACCOMPANIES THIS SURVEY.**

ENTERED
NOV 17 2021

Job No. SUR21.004
FB: 577
Date: 01/13/2021
PG: 14
Drawn By: RG
Checked By: Initial: *Al*



ENTERED
NOV 17 2021
Initial: *ASL*

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0079**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

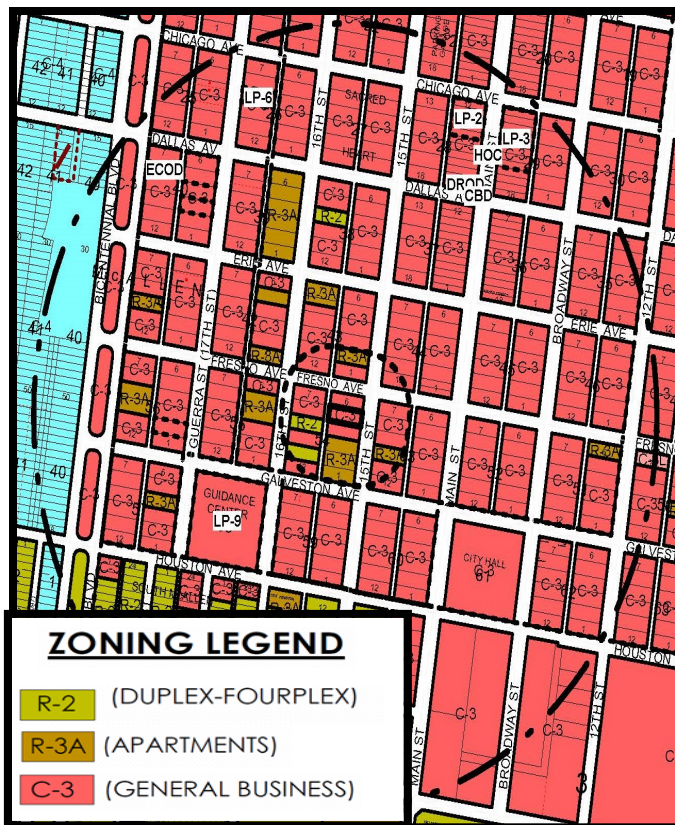
DATE: December 15, 2021

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: LOT 5, BLOCK 54, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 604 SOUTH 15TH STREET. (REZ2021-0080)

LOCATION: The property is located along the west side of South 15th Street one lot south of Fresno avenue. The tract has 50 feet of frontage along South 15th Street and a depth of 140 feet for a tract size of 7,000 square feet.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is C-3 (general business) District in all directions, R-3A (multifamily residential apartment) District to the south and east and R-2(duplex-fourplex) District to the west.



LAND USE: The subject property is vacant. Surrounding land uses are single family residences, apartments, parking lots, medical offices, and vacant commercial buildings.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential, which is comparable to multifamily use zoning districts.

DEVELOPMENT TRENDS: The development trend for this area along South 15th Street is apartment development. The proposed zoning is consistent with multifamily residential development trends on adjacent properties.

HISTORY: The subject property was zoned to C-3 (general business District during Comprehensive Zoning in 1979. Two rezoning requests to R-3A District to the south and east were approved in 2001 and 2003 that were subsequently developed with apartments. A recent rezoning request to R-3A District one lot south of the subject property was approved by the City Commission in 2020.

ANALYSIS: The requested zoning conforms to the Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed zoning is a down zoning and is consistent with the proposed land use.

Multifamily residential site plans located in the central business district must comply with the Vegetation Ordinance with 50% of the required front yard and side yard areas within the front yard shall be devoted to landscape material.


An approved site plan is required prior to issuance of any building permit. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit is required.

PUBLIC COMMENT: Staff has not received any calls or emails in opposition.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

Date: November 10, 2021

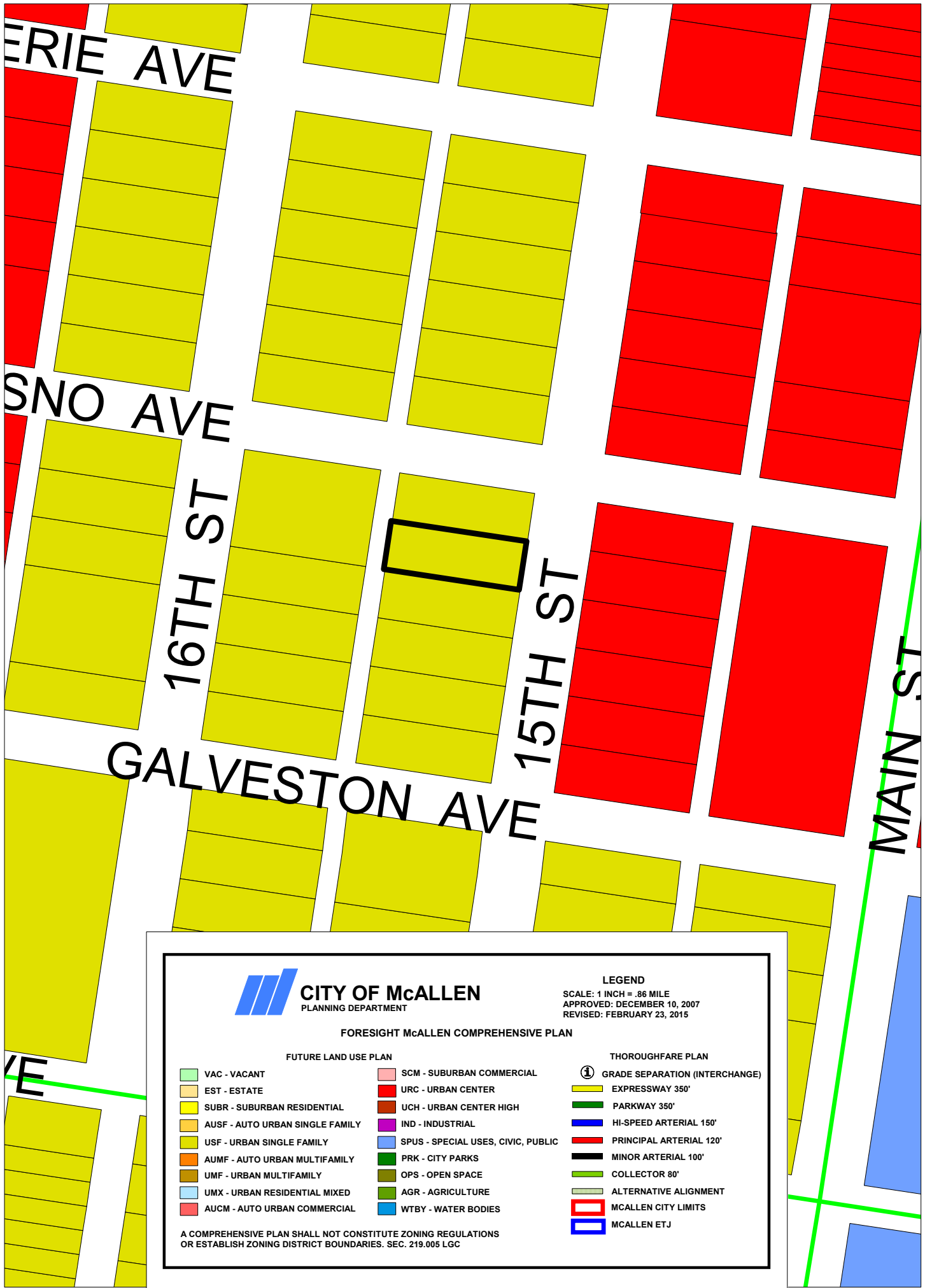
I Ron Suprise (owner) authorize Mr. Jorge Herrera to be the agent for all the paperwork related to rezoning 604 S. 15th st. McAllen TX 78501. Legal description Lot 5 blk 54 McAllen addition Subdivision
If you have any questions you can call me at (956) 682-4488.


X _____
Ron Suprise
Owner

ENTERED

NOV 17 2021

Initial: 



CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
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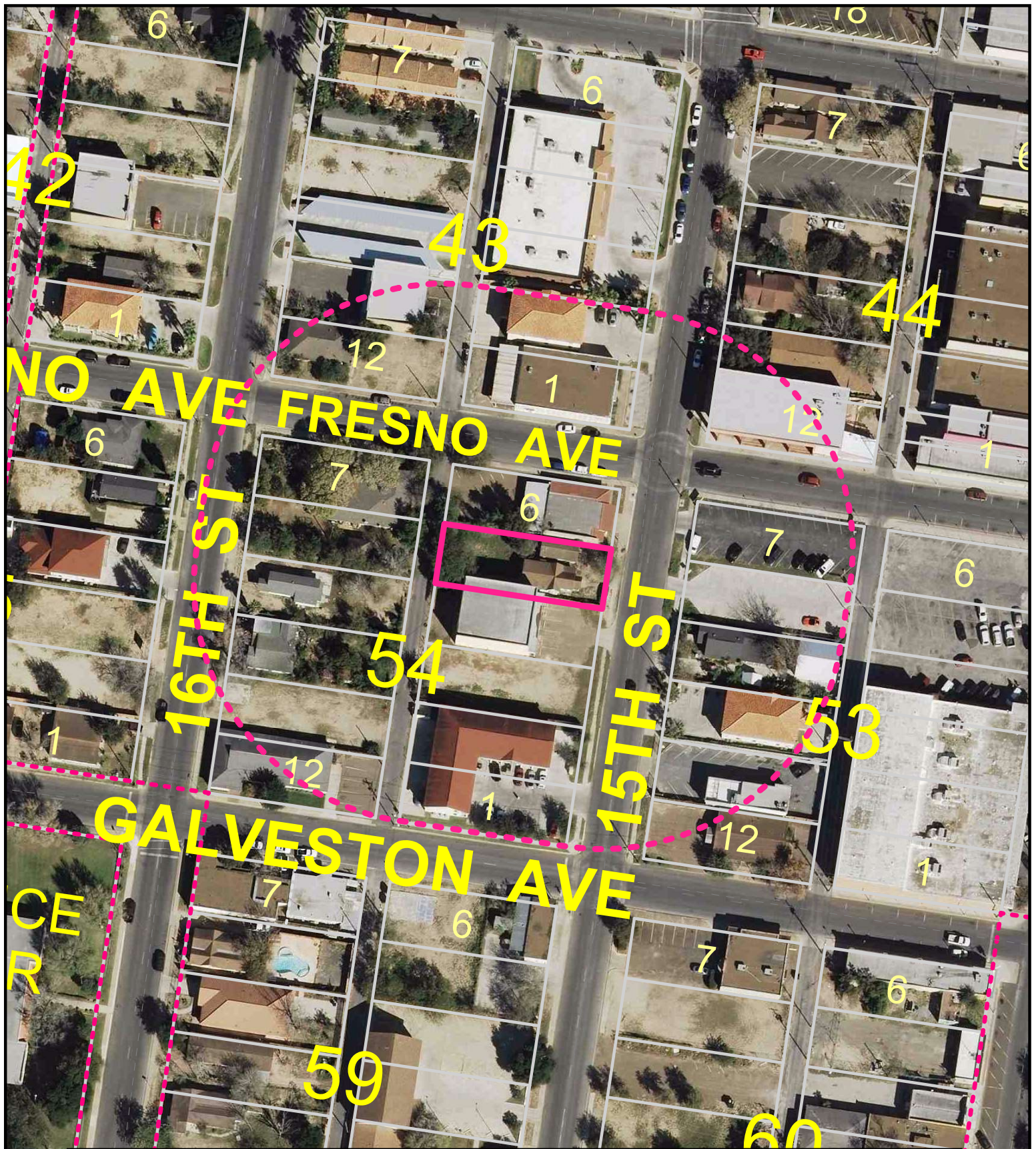
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes.



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0080**

 CITY OF McALLEN PLANNING DEPT.
956-681-1250
WWW.McALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

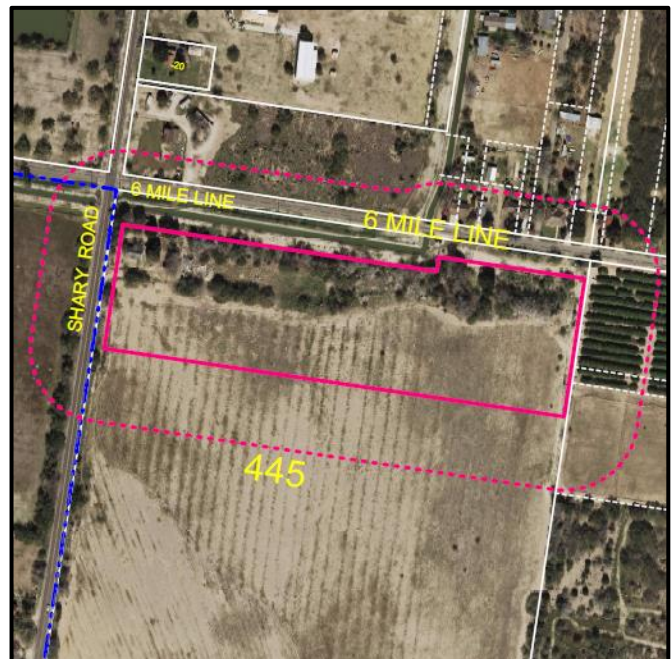
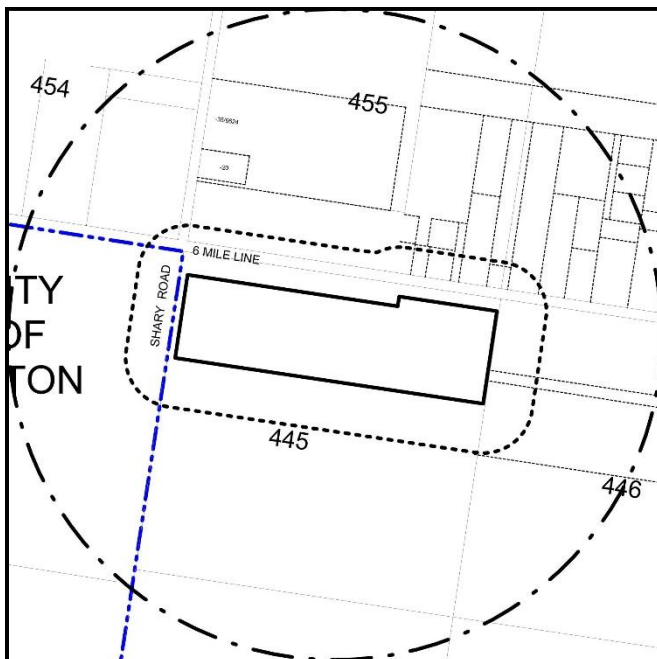
DATE: December 15, 2021

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 10.201 ACRES OUT OF LOT 445, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 9400 NORTH SHARY ROAD. (REZ2021-0075)

LOCATION: The property is located on the east side of North Shary Road, 90 ft. south of Mile 6 Road. The tract has 339.97 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 10.201 acres.

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. A proposed 90-lot subdivision under the name of The Pioneer Estates Subdivision was approved in preliminary form on July 8, 2021, by the Planning and Zoning Commission. A revised plat depicting 40 lots for the proposed Pioneer Estates Subdivision was submitted on November 12, 2021, and is undergoing review.

ADJACENT ZONING: The adjacent properties to the subject property are outside McAllen City limits.



LAND USE: There is a vacant house on the subject property which was built in 1961 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along North Shary Road is single-family residential.

HISTORY: The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. An annexation request and initial zoning request to R-1 District for the subject property was withdrawn on September 2, 2021, for change of ownership and acreage. The current request reflects the revised plat.

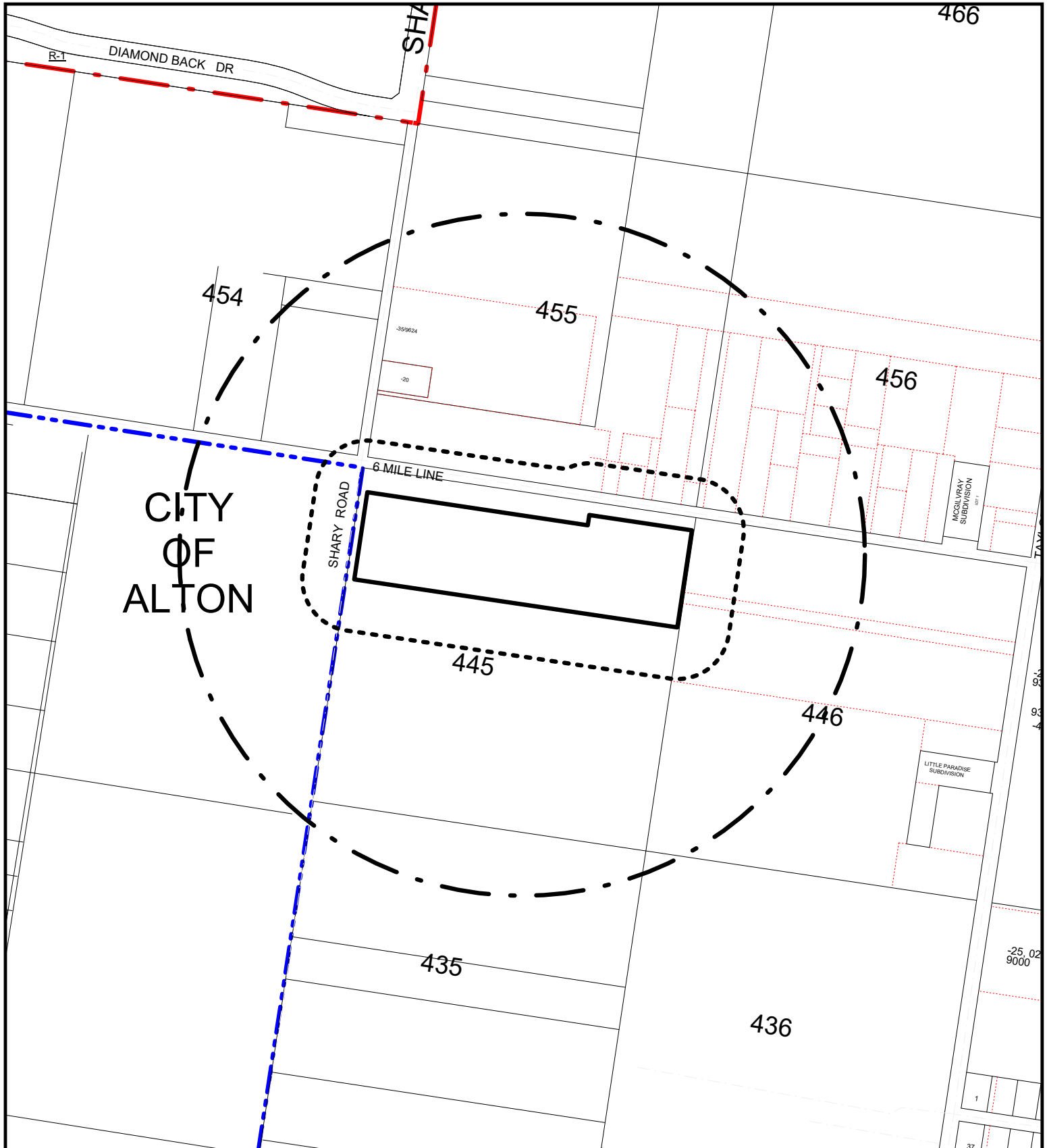
ANALYSIS: The requested zoning conforms to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend in the surrounding area.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

The R-1 District designation permits continuation of the subdivision process for a residential subdivision.

Staff has not received any calls or emails in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

AREA MAP

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



SHARY ROAD

6 MILE LINE



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

THOROUGHFARE PLAN

GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

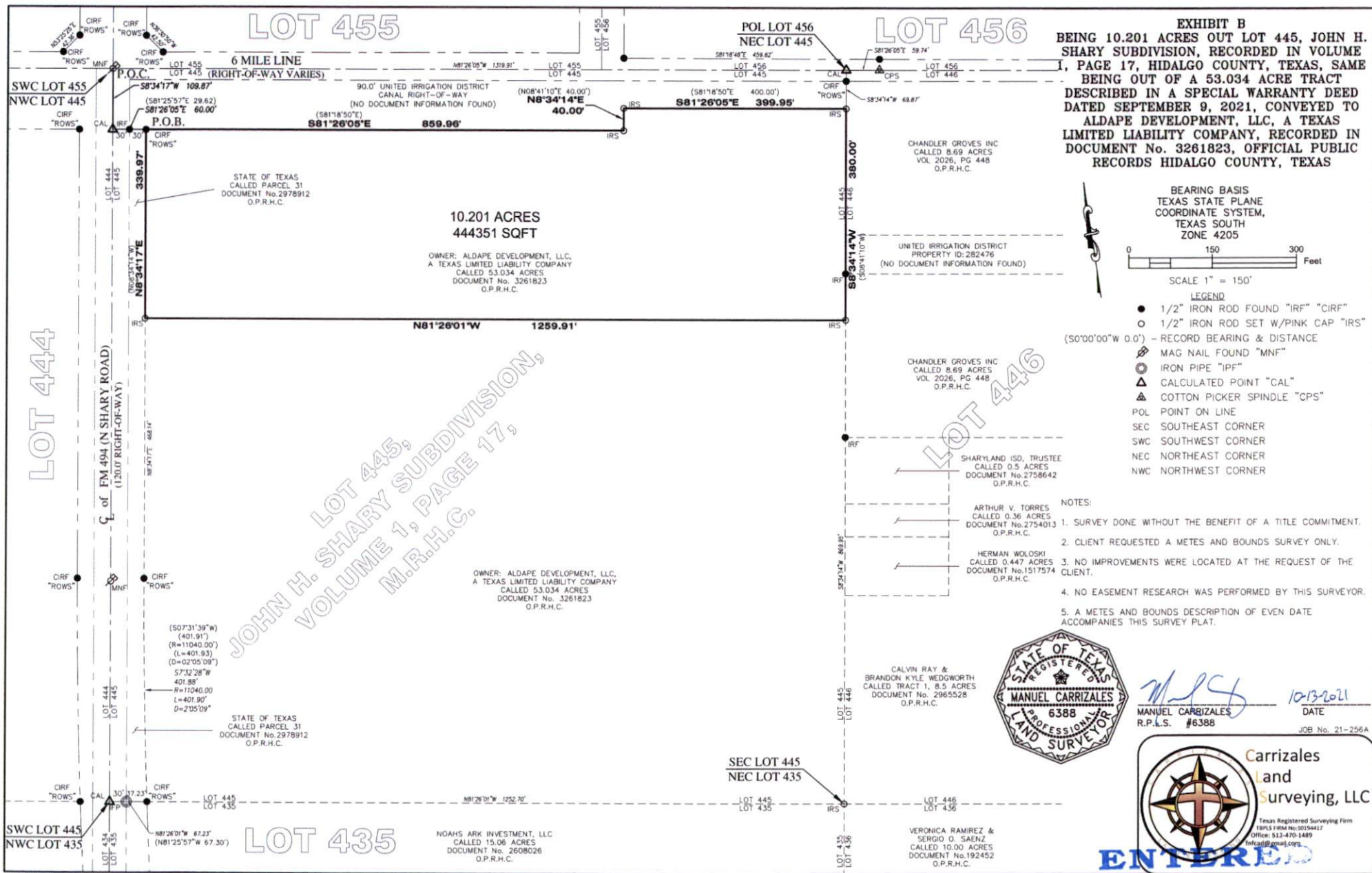
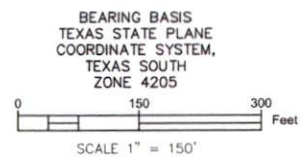


EXHIBIT B
BEING 10.201 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME I, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021, CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT No. 3261823, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD FOUND "IRF" "CIRF"
 - 1/2" IRON ROD SET W/PINK CAP "IRS"
 - (50'00"00"W 0.0') - RECORD BEARING & DISTANCE
 - ⊗ MAG NAIL FOUND "MNF"
 - ⊙ IRON PIPE "IPF"
 - △ CALCULATED POINT "CAL"
 - ⚙ COTTON PICKER SPINDLE "CPS"
 - POL POINT ON LINE
 - SEC SOUTHEAST CORNER
 - SWC SOUTHWEST CORNER
 - NEC NORTHEAST CORNER
 - NWC NORTHWEST CORNER

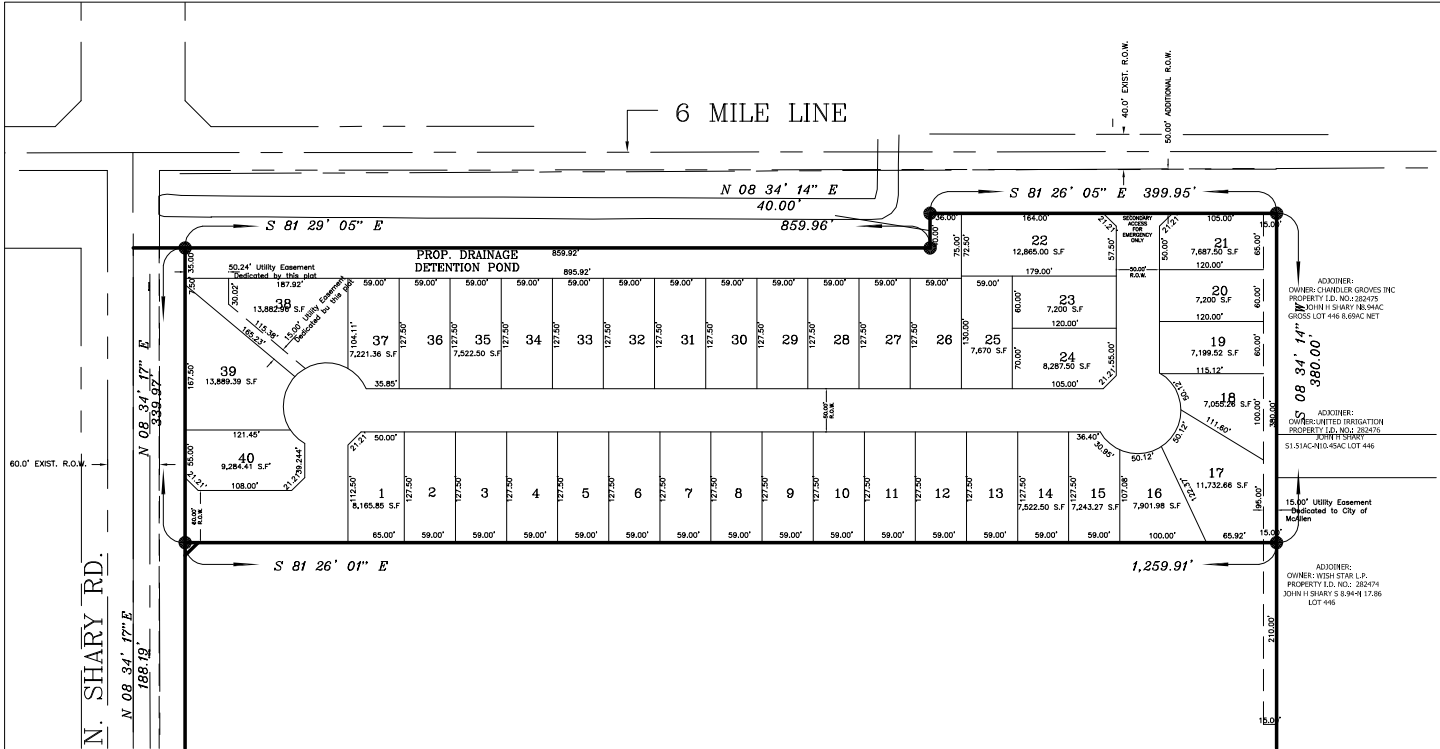
- NOTES:**
1. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 2. CLIENT REQUESTED A METES AND BOUNDS SURVEY ONLY.
 3. NO IMPROVEMENTS WERE LOCATED AT THE REQUEST OF THE CLIENT.
 4. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.
 5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.



MANUEL CARRIZALES
R.P.L.S. #6388
DATE 10-13-2021
JOB No. 21-256A

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TSPS FORM No. 00154417
Office: 512-470-1489
Info: info@clsls.com

ENTERED
NOV 09 2021
Initial: *MC*



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

I, JAVIER ALDAPE, SUBDIVIDER, AS OWNER OF THE 28.15 AC. TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED _____ PIONEER ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE

HIDALGO COUNTY

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ ZAC HENSON _____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES

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

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

BY: _____ DEPUTY

JAVIER ALDAPE.
4516 TYLER AVE.
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO
I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PIONEER ESTATES SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

JAVIER ALDAPE
4516 TYLER AVE.
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER ALDAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

INDEX

SHEETS
1
LOCATION MAP AND ET; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT'S SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OD APPROVAL; HCHD CERTIFICATION; REVISION NOTES:

SHEETS
2
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.

SHEETS
3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

MAP OF PIONEER ESTATES SUBDIVISION HIDALGO COUNTY, TEXAS

BEING 10.201 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021 CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 3261823, OFFICIAL PUBLIC RECORD HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING 10.201 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021 CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 3261823, OFFICIAL PUBLIC RECORD HIDALGO COUNTY, TEXAS, SAID 10.201 ACRES OF TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT MAG NAIL FOUND, THE NORTHWEST CORNER OF THE SAID LOT 445 SAME POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);

THENCE, ALONG THE WEST LINE OF THE SAID LOT 445, SAME BEING THE CENTER LINE OF F.M. 494 (N SHARY ROAD), S0834°17'W, A DISTANCE OF 109.87 FEET TO A CALCULATED POINT ON THE WEST LINE OF THE SAID LOT 445, SAME BEING A POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);

THENCE, S8126°05'E, ACROSS THE SAID LOT 445, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD STAMPED "RDWSS" FOUND ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S8126°05'E, ALONG THE SOUTH LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 859.96 FEET TO AN IRON ROD WITH A PINK CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N0834°14'E, ALONG THE EAST LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING AN INTERIOR LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 40.00 FEET TO AN IRON ROD WITH A PINK CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S8126°05'E, ALONG THE SOUTH LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 399.95 FEET TO AN IRON ROD WITH A PINK CPA SET ON THE EAST LINE OF THE SAID LOT 445, SAME BEING THE NORTHEAST CORNER OF THE SAID ALDAPE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S0834°14'W, ALONG THE EAST LINE OF THE SAID LOT 445, SAME BEING THE EAST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 380.00 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST LINE OF THE SAID LOT 445, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8126°01'W, ACROSS THE SAID LOT 445, A DISTANCE OF 1259.91 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N0834°17'E, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING THE WEST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 339.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.201 ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PIONEER ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McAllen, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE PIONEER ESTATES SUBDIVISION LOCATED AT _____ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS, APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

SECRETARY

PRESIDENT

DAY OF _____, 2021.

DATE OF PREPARATION 10-13-21

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

RECEIVED

By Liliana Garza at 4:46 pm, Nov 12, 2021



PIONEER ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE WEST SIDE OF HIDALGO COUNTY AT SHARY ROAD, APPROXIMATELY 320 FEET SOUTH OF 6 MILE LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 129,877). PIONEER ESTATES SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS OF MCALLEN AND IT IS WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JAVIER ALDAPE	4516 TYLER AVE.	McAlLEN, TX	(956) 802-4785
ENGINEER: MARIO A. SALINAS	3911 N. 10 th. ST. SUITE H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

SHEET
1 OF 3

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0075**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

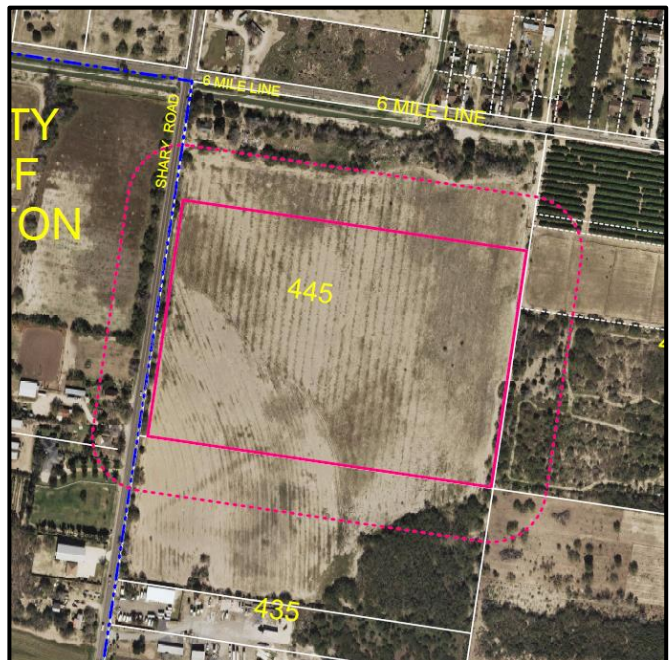
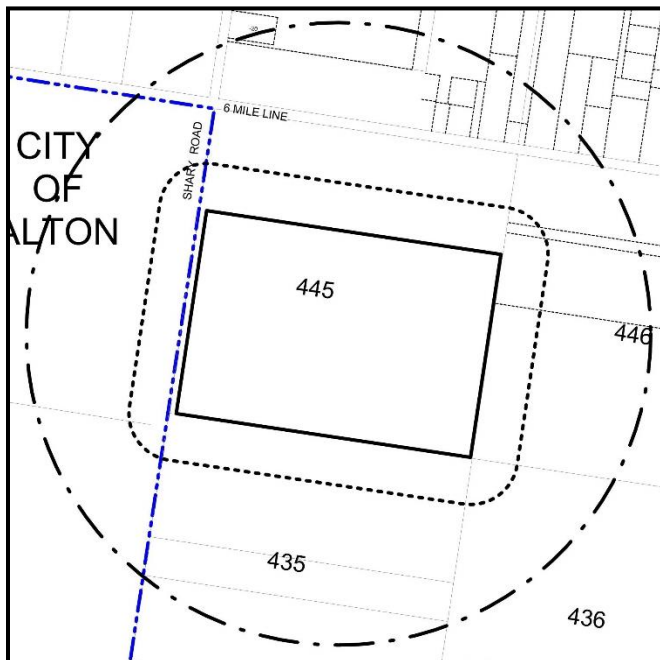
DATE: December 15, 2021

**SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT)
DISTRICT: 25.140 ACRES OUT OF LOT 445, JOHN H. SHARY
SUBDIVISION, HIDALGO COUNTY, TEXAS; 9000 NORTH SHARY ROAD.
(REZ2021-0076)**

LOCATION: The property is located on the east side of North Shary Road, 449.87 ft. south of Mile 6 Road. The tract has 468.14 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 25.140 acres.

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-3A District in order to build detached duplexes. A proposed 55-lot subdivision under the name of The Hills at Sharyland Subdivision was approved in preliminary form for the subject property on July 8, 2021, by the Planning and Zoning Commission. A revised plat depicting 84 lots for the subject property was submitted on November 12, 2021.

ADJACENT ZONING: The adjacent properties to the subject property are outside McAllen City limits.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along North Shary Road is single-family residential.

HISTORY: The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since April 16, 1979. An annexation request and initial zoning request to R-3A for the subject property were withdrawn on September 2, 2021, for change of ownership and acreage. The current request reflects the revised plat.

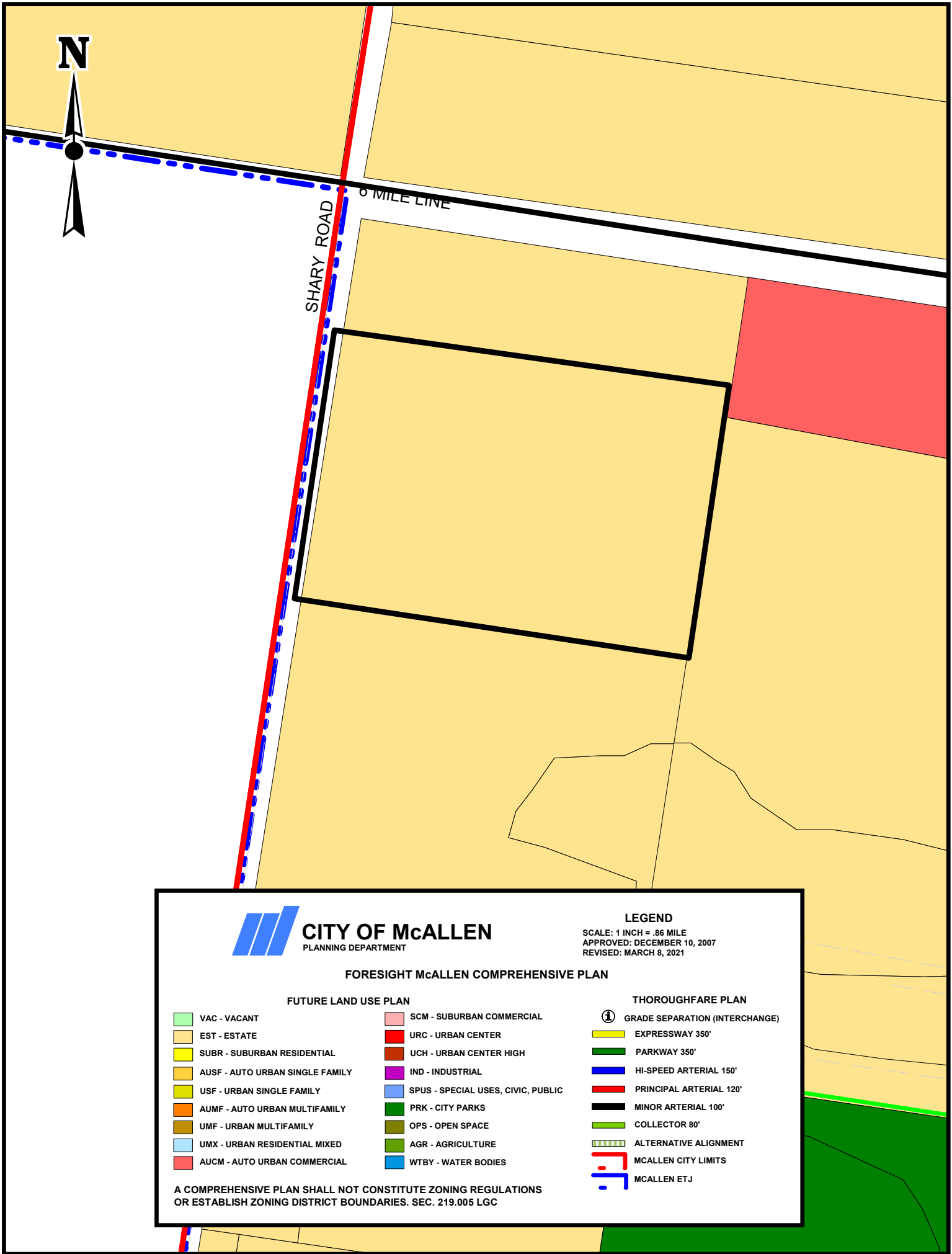
ANALYSIS: The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, Sharyland High School, since institutional uses are located within residential neighborhoods.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

The R-3A District designation permits continuation of the subdivision process for a residential subdivision.

Staff has not received any calls or emails in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District.



N

SHARY ROAD

6 MILE LINE



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

THOROUGHFARE PLAN

	GRADE SEPARATION (INTERCHANGE)
	EXPRESSWAY 350'
	PARKWAY 350'
	HI-SPEED ARTERIAL 150'
	PRINCIPAL ARTERIAL 120'
	MINOR ARTERIAL 100'
	COLLECTOR 80'
	ALTERNATIVE ALIGNMENT
	MCALLEN CITY LIMITS
	MCALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

MAP
OF
THE HILLS AT SHARYLAND SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING 25.140 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021, CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 3261823, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING 25.140 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021, CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 3261823, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 25.140 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A MAG NAIL FOUND, THE NORTHWEST OF CORNER OF THE SAID LOT 445, SAME BEING A POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);
THENCE, S083°17'W, ALONG THE WEST LINE OF THE SAID LOT 445, SAME BEING THE CENTER LINE OF F.M. 494 (N SHARY ROAD), A DISTANCE OF 109.87 FEET TO A CALCULATED POINT ON THE WEST LINE OF THE SAID LOT 445, SAME BEING A POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);
THENCE, S081°26'09"E, ACROSS THE SAID LOT 445, PASSING AT A DISTANCE OF 30.00 FEET A 1/4" INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD STAMPED "ROWS" FOUND ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING THE NORTHWEST CORNER OF THE SAID ALDAPE TRACT;
THENCE, S083°41'17"W, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING THE WEST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 339.97 FEET TO AN IRON ROD WITH A PINK CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;
THENCE, S81°26'01"E, ACROSS THE SAID LOT 445, A DISTANCE OF 1259.91 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST LINE OF THE SAID LOT 445, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S083°41'14"W, ALONG THE EAST LINE OF THE SAID LOT 445, SAME BEING THE EAST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 869.95 FEET TO AN IRON ROD WITH A PINK CAP SET, THE SOUTHEAST CORNER OF THE SAID LOT 445, SAME BEING THE NORTHEAST CORNER OF A CALLED 15.06 ACRE TRACT CONVEYED TO NODAS ARK INVESTMENTS, LLC, DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN DATED APRIL 17, 2015, RECORDED IN DOCUMENT NO. 2608026, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID ALDAPE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N83°26'01"W, ALONG THE SOUTH LINE OF THE SAID LOT 445, SAME BEING THE NORTH LINE OF THE SAID 15.06 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 1252.70 FEET TO A CAPPED IRON ROD STAMPED "ROWS" FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING THE NORTHWEST CORNER OF THE SAID 15.06 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID ALDAPE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING A CURVE TO THE RIGHT HAVING AN ANGLE OF 0205'09", A RADIUS OF 11040.00 FEET, ARC LENGTH 401.90, A CHORD BEARING OF N073°28'E, A DISTANCE OF 401.88 FEET TO A CAPPED IRON ROD STAMPED "ROWS" FOUND ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N082°41'17"E, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), A DISTANCE OF 468.14 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 25.140 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:

COUNTY OF HIDALGO:

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **THE HILLS SHARYLAND SUBDIVISION**, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE: _____

STATE OF TEXAS:

COUNTY OF HIDALGO:

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

MAYOR, CITY OF MCGLEN _____ DATE _____

STATE OF TEXAS:

COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCGLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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.

BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER _____ DATE _____

STATE OF TEXAS:

COUNTY OF HIDALGO:

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCGLEN, TEXAS 78501



I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **THE HILLS AT SHARYLAND SUBDIVISION** LOCATED AT _____ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON THIS _____, DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT..

SECRETARY _____ PRESIDENT _____ DAY OF _____, 2021.

DATE OF PREPARATION 10-13-21

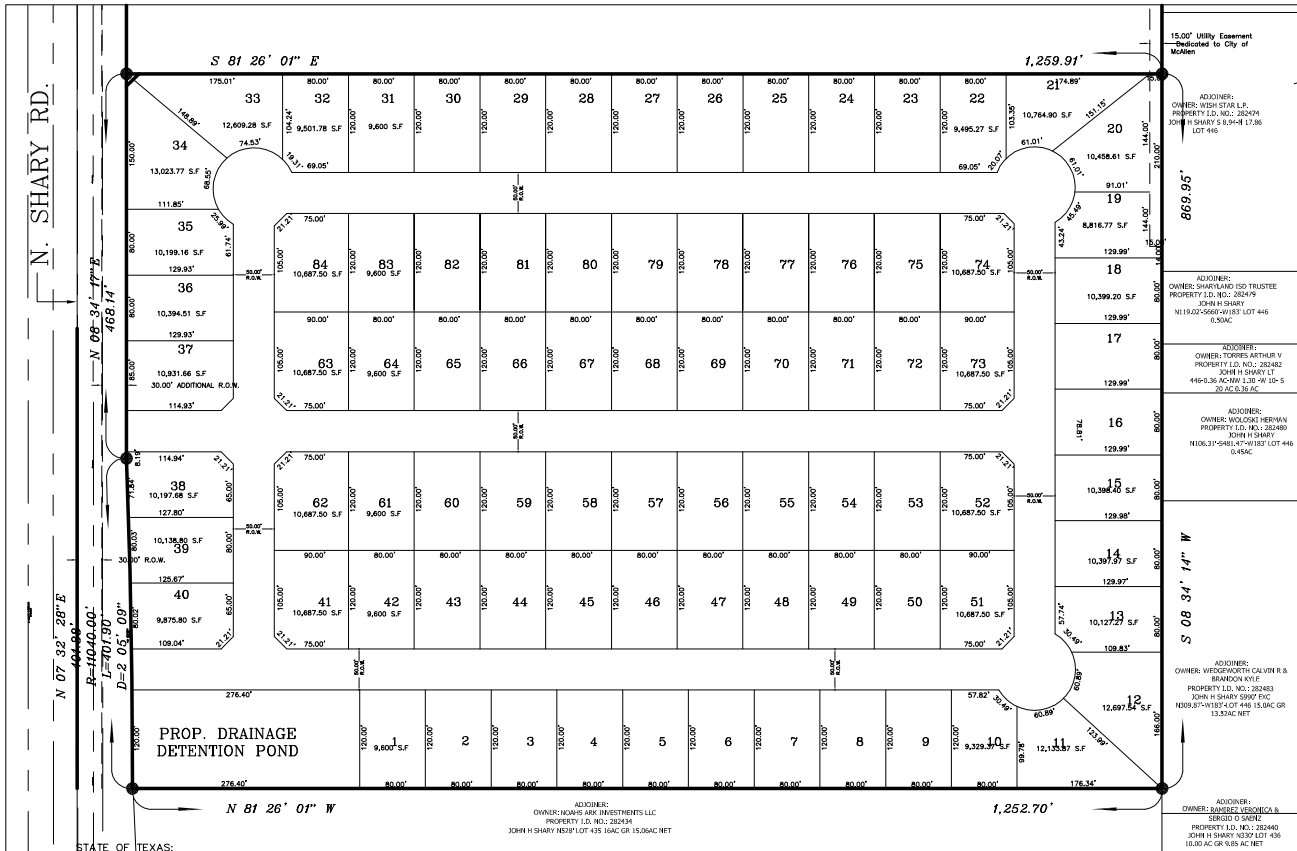
MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCGLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

RECEIVED

By Liliana Garza at 4:50 pm, Nov 12, 2021



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

I, ALDAPE DEVELOPMENT, LLC, SUBDIVIDER, AS OWNER OF THE 8.85 AC. TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **THE HILLS AT SHARYLAND** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.
I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE _____

HIDALGO COUNTY

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ALDAPE DEVELOPMENT** PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
MY COMMISSION _____ EXPIRES _____

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

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

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

BY: _____ DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, **DAVID O. SALINAS**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCGLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782
2221 Daffodil Ave.
MCGLEN, TEXAS 78501

PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: ALDAPE DEVELOPMENT 4508 S. Tyler Ave. McAllen, Texas 78503 (956) 802-4785
ENGINEER: MARIO A. SALINAS 3911 N. 10 th. St. SUITE H McAllen, Tx. 78501 (956) 537-1311
SURVEYOR: DAVID O. SALINAS 2221 Daffodil Ave. McAllen, Tx. 78501 (956) 682-9081

STATE OF TEXAS:
COUNTY OF HIDALGO:
I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **THE HILLS AT SHARYLAND SUBDIVISION** OF THE CITY OF MCGLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

MIGUEL A. RODRIGUEZ & LUCIA A. RODRIGUEZ
5402 S. CESAR CHAVEZ ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MIGUEL A. RODRIGUEZ & LUCIA A. RODRIGUEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC _____

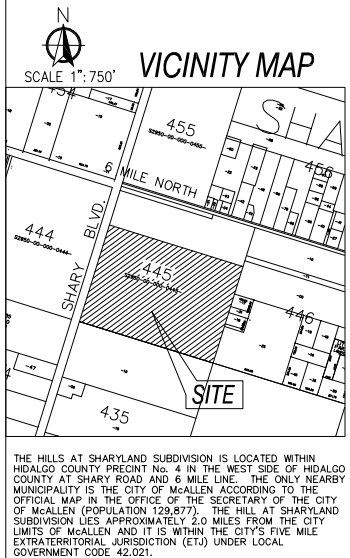
I N D E X

1 SHEETS LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; HCHD CERTIFICATION; REVISION NOTES.

2 SHEETS WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.

3 SHEETS DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

SHEET
1 OF 3



THE HILLS AT SHARYLAND SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE WEST SIDE OF HIDALGO COUNTY AT SHARY ROAD AND 6 MILE LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCGLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCGLEN (POPULATION 129,877). THE HILL AT SHARYLAND SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS OF MCGLEN AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0076**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

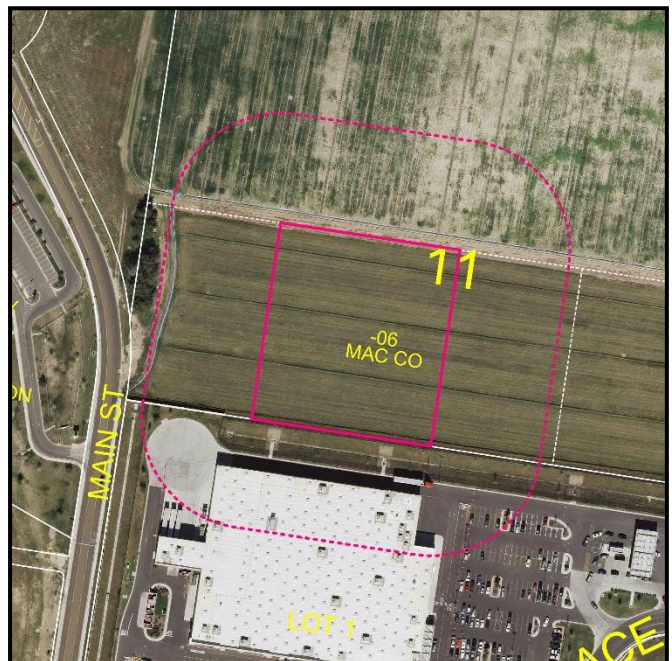
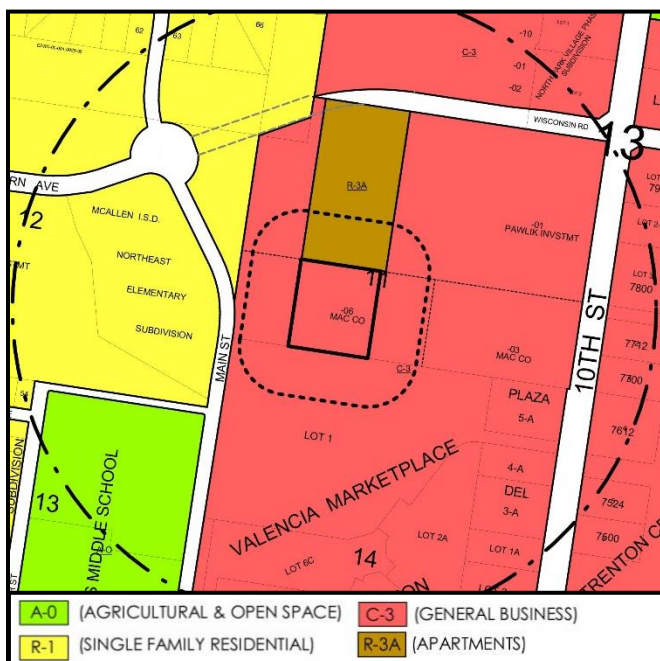
DATE: December 15, 2021

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 2.754 ACRES OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7701 NORTH 10TH STREET (REAR). (REZ2021-0077)

LOCATION: The property is located approximately 820 ft. west of North 10th Street. The submitted survey depicts that the lot does not have frontage on a public street, however it will be part of a larger development which will provide access to Wisconsin Road.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct multiple apartments. A proposed 1-lot subdivision under the name of The District Phase II for the subject property was approved in preliminary form by the Planning and Zoning Commission on December 7, 2021.

ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the east, west, and south and R-3A District to the north.



LAND USE: The subject property is currently vacant. Surrounding land uses include North Park Village Plaza, Sam's Club, Dr. Pablo Perez Elementary School, Homer J. Morris Middle School, agricultural, and vacant land.

COMPREHENSIVE PLAN: Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial which is comparable to C-1 (office building) to C-3L (light commercial) Districts.

DEVELOPMENT TRENDS: The development trend for this area along Wisconsin Road is commercial and multifamily.

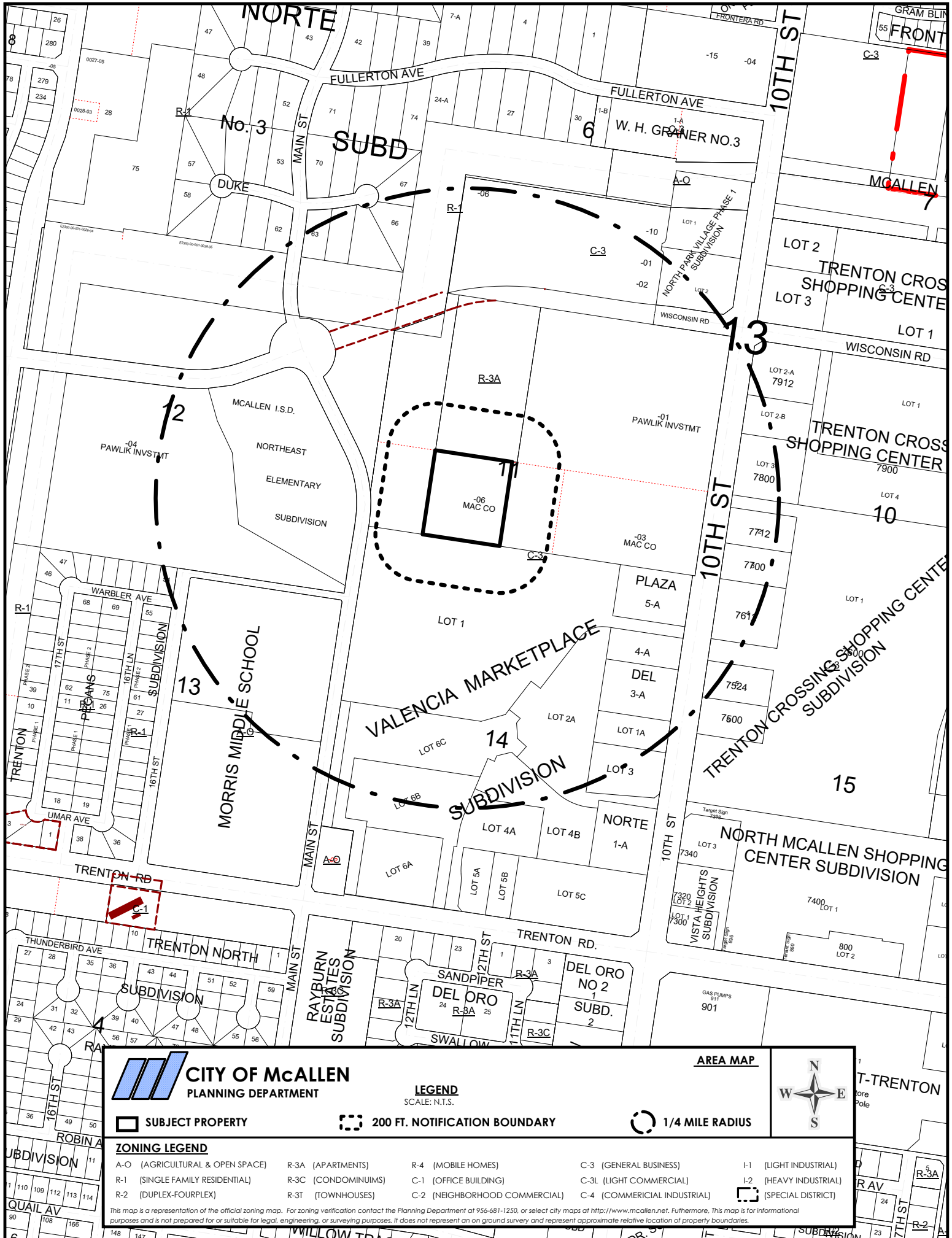
HISTORY: The tract was annexed into the city and initially zoned R-1 (single-family residential) District on November 27, 1995. A rezoning request to C-3 (general business) District for the subject property was approved by the City Commission on January 9, 2006. There has been no other rezoning request for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation; however, it is a lesser intense zone than the current C-3 (general business) District. It also follows the rezoning and development trend to multifamily in this area. The proposed development will be in proximity to compatible uses, Pablo Perez Elementary School and Homer J. Morris Middle School, since institutional uses are located within residential neighborhoods.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received a call or email in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District.



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)

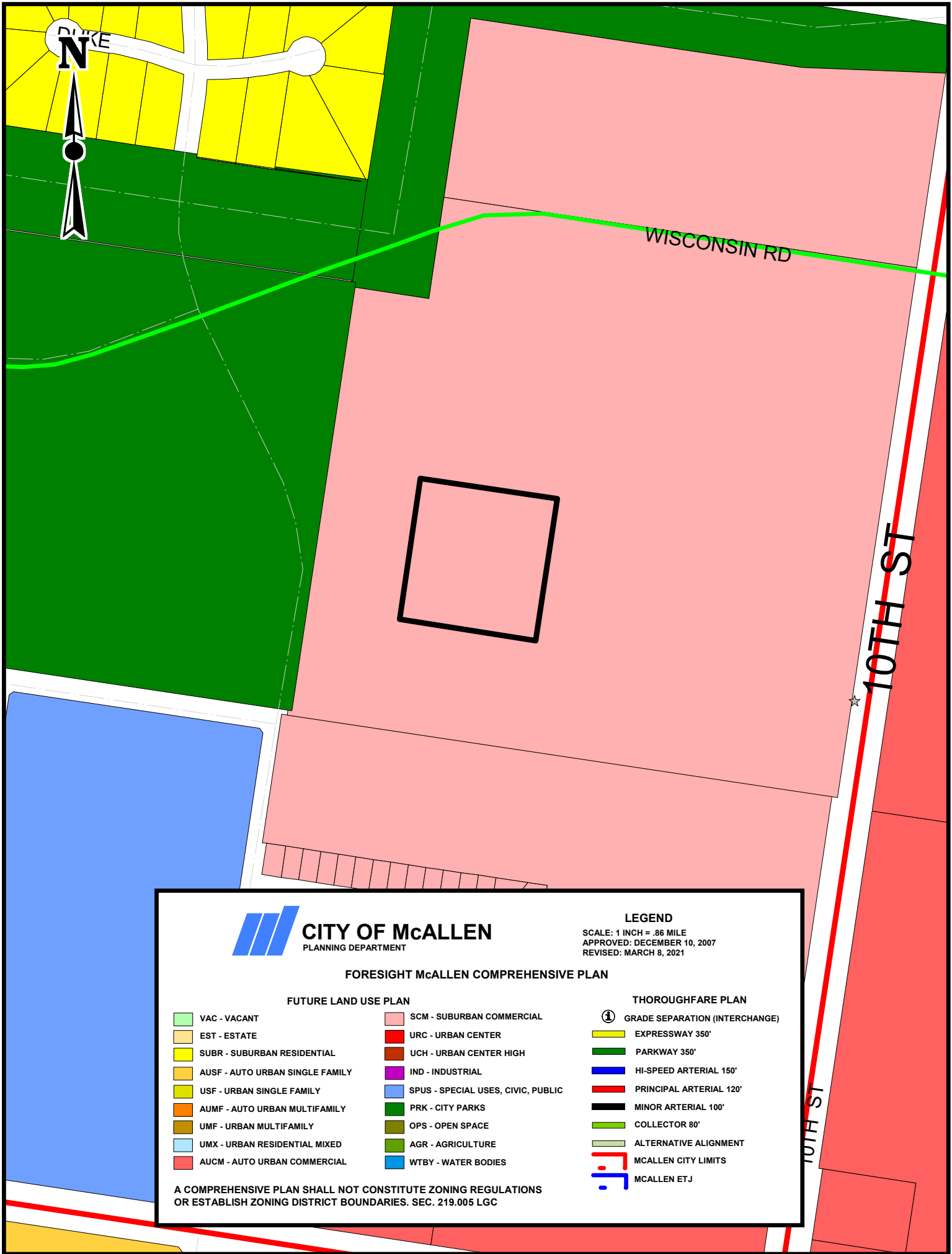
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-3T (TOWNHOUSES)

R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)

C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERCIAL INDUSTRIAL)

I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
 (SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

THOROUGHFARE PLAN

	GRADE SEPARATION (INTERCHANGE)
	EXPRESSWAY 350'
	PARKWAY 350'
	HI-SPEED ARTERIAL 150'
	PRINCIPAL ARTERIAL 120'
	MINOR ARTERIAL 100'
	COLLECTOR 80'
	ALTERNATIVE ALIGNMENT
	MCALLEN CITY LIMITS
	MCALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

BEARING BASIS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
SCALE: 1"=100'

P.O.C.
N.W. COR.
LOT 11
SECTION 13

CITY OF McALLEN,
GENERAL WARRANTY DEED,
DOCUMENT No. 2839460, H.C.O.R.

200'X220' HIDALGO COUNTY
DRAINAGE EASEMENT
VOLUME 1672, PAGE 269, H.C.D.R.

AUBURN AVENUE
80.0' R.O.W.

30.0' SOUTH TEXAS NATURAL GAS GATHERING Co.
EASEMENT, VOLUME 1169, PAGE 111, H.C.D.R.

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC
CAP STAMPED MELDEN & HUNT
- 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.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- LL - LOT LINE
- PL - PROPERTY LINE
- Σ - SAME OWNER

PAWLIK FAMILY PROPERTIES
SPECIAL WARRANTY DEED,
DOCUMENT No. 2858940, H.C.O.R.

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
 3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

1,024.04'
S 08° 39' 32" W

N. MAIN ST.

S 81° 24' 18" E 254.00'

P.O.B.

VALENCIA MARKET PLACE SUBDIVISION
INSTRUMENT No. 2244915, H.C.M.R.

75% INTEREST TO: CHAZZLAND, LLC, A
TEXAS LIMITED LIABILITY COMPANY,
WARRANTY DEED WITH VENDOR'S LIEN,
DOCUMENT No. 2372498, H.C.O.R.
25% INTEREST TO: THE EPISCOPAL
CHURCH FOUNDATION IN WEST TEXAS,
SPECIAL WARRANTY DEED,
DOCUMENT No. 1600772, H.C.O.R.

EXHIBIT "B"

**PLAT SHOWING
2.754 ACRES OUT OF
LOT 11, SECTION 13,
HIDALGO CANAL COMPANY
SUBDIVISION
VOLUME "Q", PAGE 177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 09/13/2021 UNDER MY DIRECTION
AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 11/10/2021

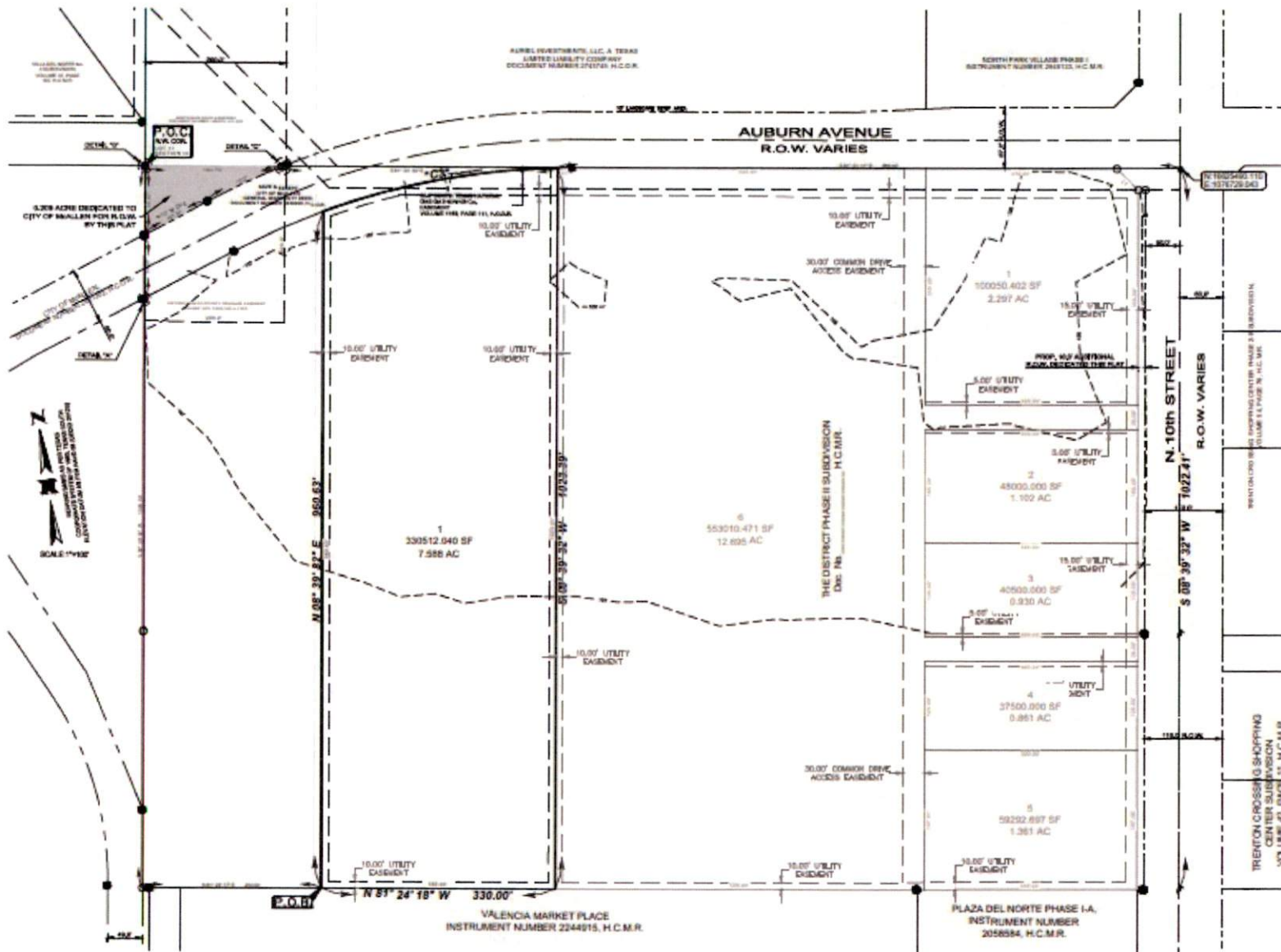


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T-1135, PG. 4; T-1127, PG. 58
DATE: 11/10/2021
JOB No. 21028 TRACT II
FILE NAME: 21028
DRAWN BY: Y.B.

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

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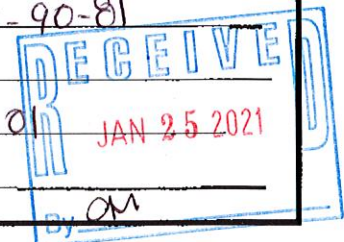




City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

SUB2021-0006
1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Newhaus Estates</u></p> <p>Location <u>South side of newhaus drive approx. 570' west from Gentron Rd. McAllen Tx.</u></p> <p>City Address or Block Number <u>Lots 1, 2 and 3 McAllen</u></p> <p>Number of lots <u>5</u> Gross acres <u>5.72</u> Net acres <u>5.46</u></p> <p>Existing Zoning <u>AG</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>2 house</u> Proposed Land Use <u>5 Rsid - house</u> Irrigation District # _____</p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>A 5.72 Gross acre tract of land, more or less out of and forming a part of Lots 1, 2 and 3 McAllen first suburban circle shown + lidojo Tx.</u></p>
Owner	<p>Name <u>Empire Investment</u> Phone _____ <u>by Hector Guerra LLC.</u></p> <p>Address <u>3600 Granacha Court</u></p> <p>City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u></p> <p>E-mail _____</p>
Developer	<p>Name _____ Phone <u>9</u></p> <p>Address <u>Same as above</u></p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>MAS Engineering</u> Phone <u>(956) 537-13-11</u></p> <p>Address <u>3911 N 10th Street, Suite H</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Maria A. Salinas</u></p> <p>E-mail _____</p>
Surveyor	<p>Name <u>David O. Salinas</u> Phone <u>(956) 682-90-81</u></p> <p>Address <u>2221 Raffidil Ave</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>E-mail _____</p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- _____ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- _____ Title Report
- _____ 8 ½" by 11" Sealed Survey showing existing structures/easements
or 3 blueline copies
- _____ 2 Location Maps
- _____ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- _____ 6 Folded blueline prints of the proposed plat
- _____ 2 Warranty Deeds (Identifying owner on application)
- _____ Autocad DWG file of plat
- _____ Letter of Authorization from the owner, if applicable
- _____ Proof of authority of person signing application on behalf of
partnership/corporation, if applicable


PLAT TO SHOW:

- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and
surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width
from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

I certify that I am the actual owner of the property described above and (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.

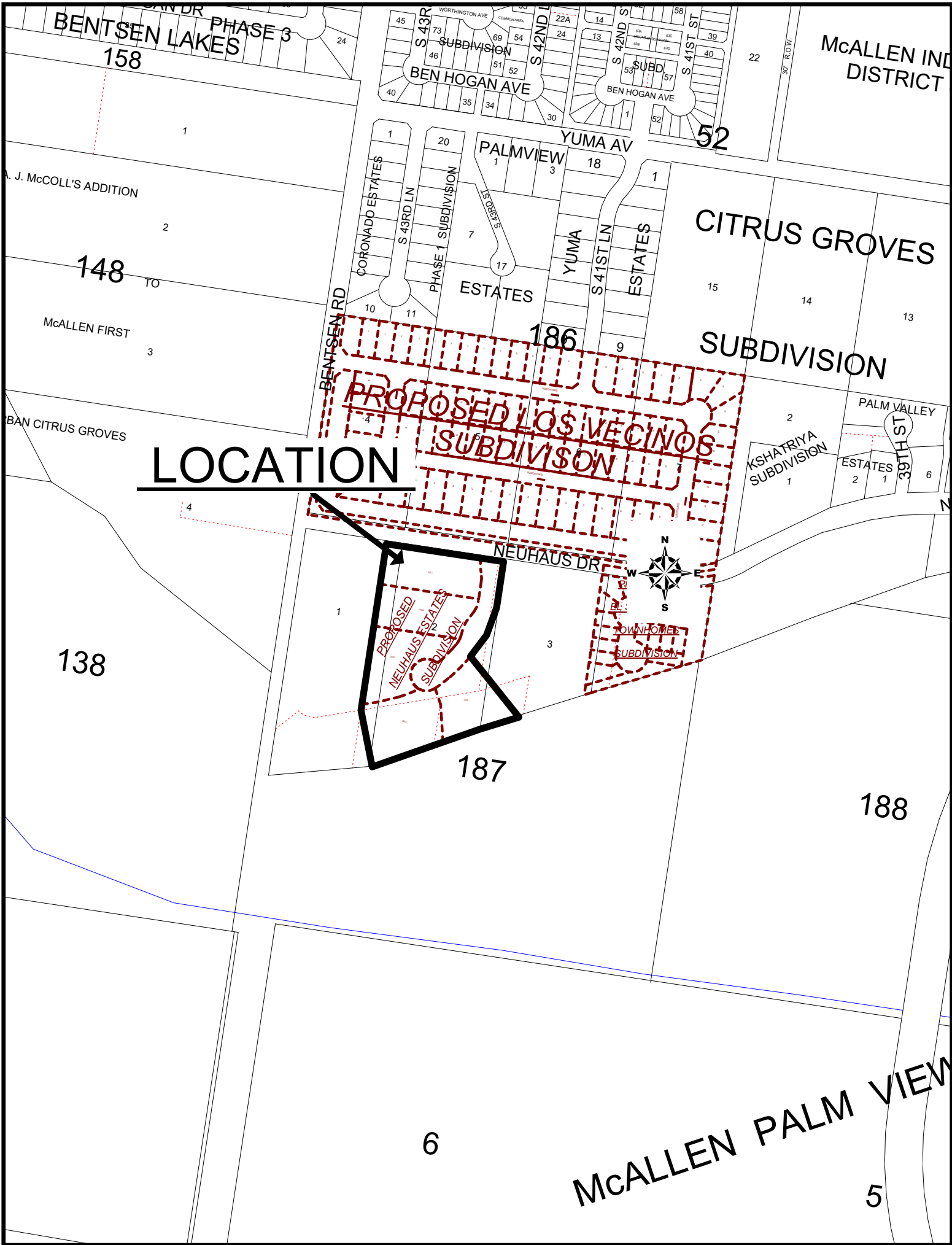
Signature  Date 1-25-21

Print Name Hector Guerra

Owner ☐

Authorized Agent ☐

Rev 03/11



LOCATION

PROPOSED LOS VECINOS
SUBDIVISION

PROPOSED
NEUHAUS ESTATES
SUBDIVISION

DOWNHOMES
SUBDIVISION



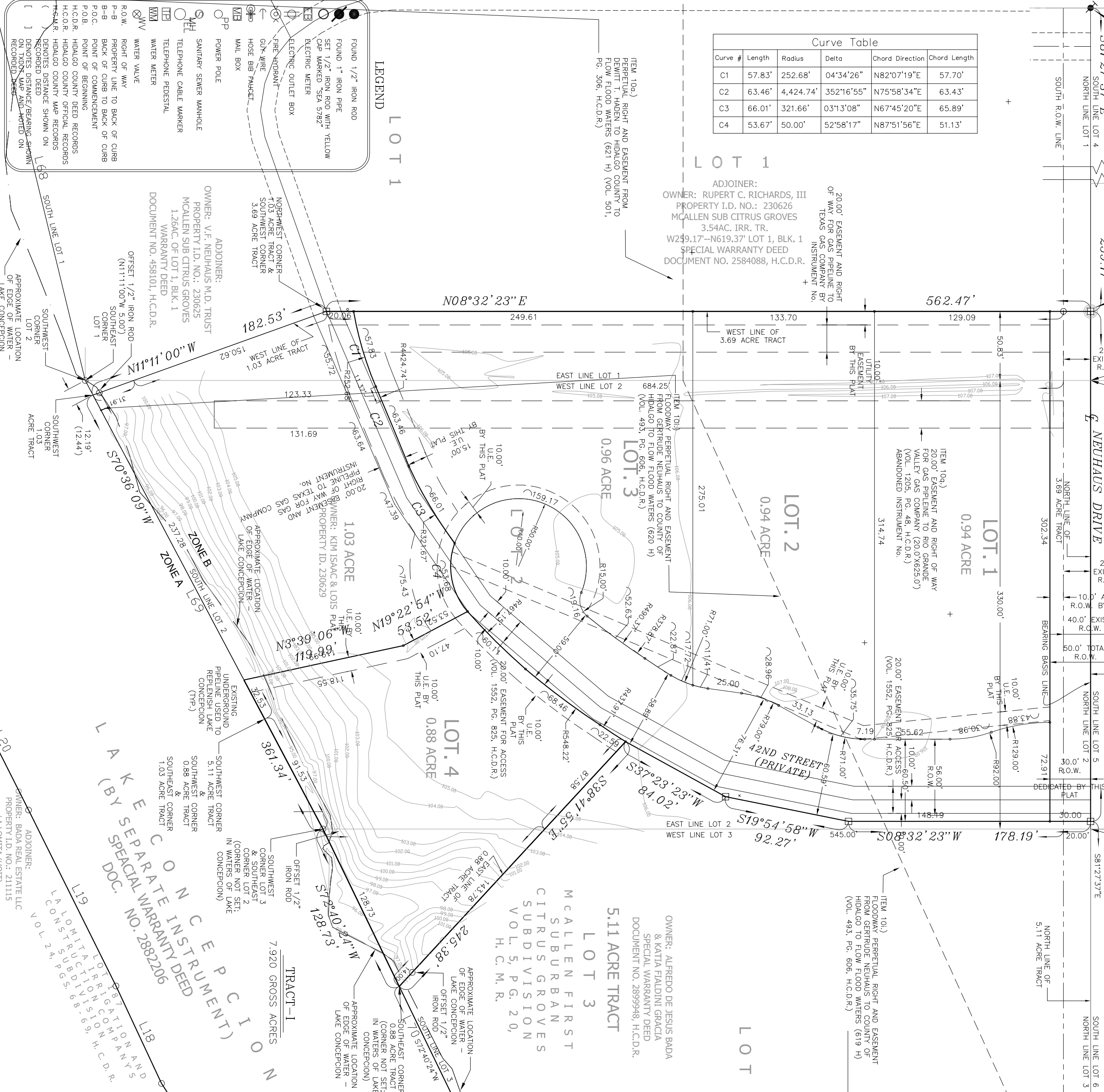
MAP OF
NEHAUS ESTATES SUBDIVISION
McALLEN, TEXAS

LOT 4
OWNER: RICHARD C. RICHARDS, III
PROPERTY I.D. NO.: 230626
H.C.M.R. VOL. 5, P. 6, 20.
SPECIAL WARRANTY DEED
DOCUMENT NO. 2584068, H.C.D.R.

LOT 5
ADDITION: RICHARD C. RICHARDS, III
PROPERTY I.D. NO.: 230626
H.C.M.R. VOL. 5, P. 6, 20.
SPECIAL WARRANTY DEED
DOCUMENT NO. 2584068, H.C.D.R.

LOT 6
ADDITION: MARK VINCENT RICHARDS
PROPERTY I.D. NO.: 230626
H.C.M.R. VOL. 5, P. 6, 20.
SPECIAL WARRANTY DEED
DOCUMENT NO. 2584068, H.C.D.R.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	57.83'	252.68'	04°34'26"	N82°07'19"E
C2	63.46'	4,424.74'	352°16'55"	N75°58'34"E
C3	66.01'	321.66'	03°13'08"	N67°45'20"E
C4	53.67'	50.00'	52°58'17"	N87°51'56"E



METES AND BOUNDS DESCRIPTION

BEING A 4.69 ACRE (OR 204,279.34 S.F.) TRACT OF LAND, MORE OR LESS, CARVED OUT AND FORMING A PART OF LOTS 1, 2 AND 3, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 4.69 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60'-0" MAG NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF NEHAUS DRIVE; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, CONCURRENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 259.17 FEET TO A 60'-0" MAG NAIL SET FOR THE NORTHWEST CORNER AND POINT-OF-BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, CONTINUING CONCURRENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50.83 FEET PASS THE NORTHEAST CORNER OF SAID LOT 1 SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, CONTINUING CONCURRENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 375.25 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 32 MINUTES 23 SECONDS WEST, AT A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NEHAUS DRIVE, AT A DISTANCE OF 178.19 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 19 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 124.60 FEET TO A POINT FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 37 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 84.02 FEET TO A NAIL FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 38 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 245.38 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT; SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD FOUND 14.0 FEET NORTH 38 DEGREES 41 MINUTES 55 SECONDS WEST FROM SAID POINT;

(6) THENCE, SOUTH 72 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 128.73 FEET TO A POINT FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 19 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 124.60 FEET TO A POINT FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 03 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 119.99 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 19 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 53.52 FEET TO A SPINDLE FOUND ON THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 50.0 FEET, AN ARC LENGTH DISTANCE OF 53.67 FEET TO A NAIL SET AT THE END OF THE CURVE AND ON THE BEGINNING OF A SECOND CURVE WHOSE RADIUS IS 321.66 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

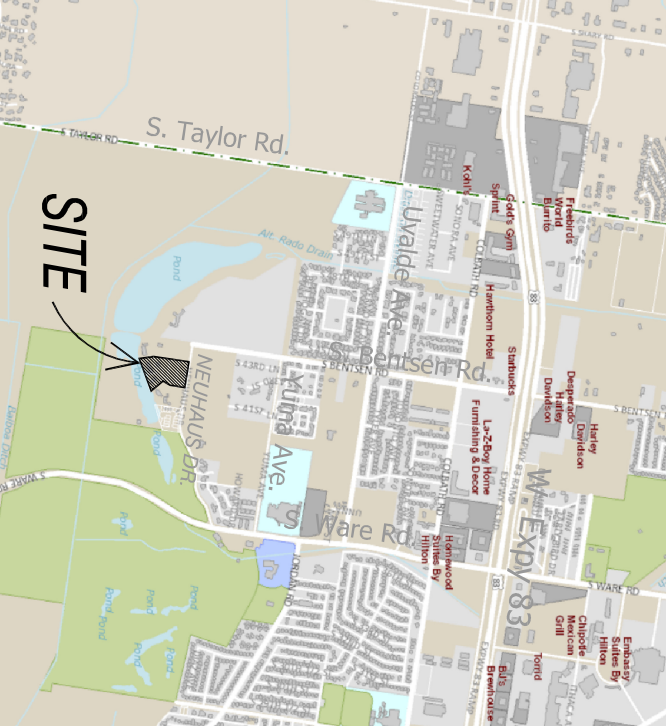
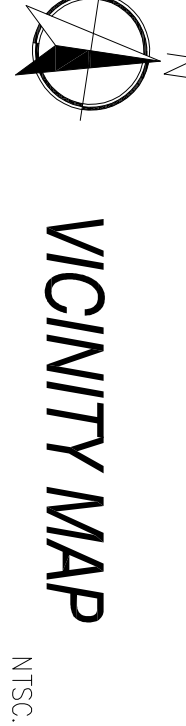
(11) THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 321.66 FEET, AN ARC LENGTH DISTANCE OF 66.01 FEET TO A NAIL SET AT THE END OF THIS SECOND CURVE AND LOCATED ON THE BEGINNING OF A THIRD CURVE WHOSE RADIUS IS 4,424.74 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 4,424.74 FEET, AN ARC LENGTH DISTANCE OF 63.46 FEET TO A NAIL SET ON THE BEGINNING OF A FOURTH CURVE WHOSE RADIUS IS 252.68 FEET TO A NAIL SET AT THE END OF SAID THIRD CURVE FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(13) THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 252.68 FEET, AN ARC LENGTH DISTANCE OF 57.83 FEET TO A NAIL SET AT THE END OF SAID FOURTH CURVE FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(14) THENCE, NORTH 08 DEGREES 32 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 422.41 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NEHAUS DRIVE, AT A DISTANCE OF 542.41 FEET IN ALL TO THE POINT-OF-BEGINNING, CONTAINING 4.69 ACRES OF LAND, MORE OR LESS.

BASES OF BEARING: MCALLEN FIRST SUBURBAN CITRUS GROVES SUBD., H.C.T.



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, ALFREDO DE JESUS BADA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE: _____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, ALFREDO DE JESUS BADA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE: _____

NOTARY PUBLIC

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

PH: (956) 537-1311
E-MAIL: MSALIN@S937@T.NET



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2021

SUBDIVISION NAME: NEUHAUS ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Neuhaus Drive: 10 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW
Paving: 40 ft. Curb & gutter: both sides
*Owner must escrow monies for improvements not constructed prior to plat recording.
**Variance approved at City Commission meeting of November 22, 2021 to not pay or escrow monies for this Neuhaus Drive paving and drainage requirements.
**City of McAllen Thoroughfare Plan

Applied

S. 43rd Street (private): 56-76.31 ft. ROW proposed
Paving: min. 32 ft. Curb & gutter: both sides
*Private streets shall comply with and built according to city standards
**Project engineer, on behalf of the developer requested a variance to allow one-20 ft. entrance and one-14 ft. wide exit lane with a 10 ft. median with existing trees instead of the 32 ft. cross section as required for single family residential development.
***City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017.
****Revise street name as noted above
*****Improvements must be escrowed if not built prior to recording.
*****Cul-de-sac must 96 ft. paving diameter face-face
*****City of McAllen Thoroughfare Plan

Applied

* 800 ft. Block Length
**Subdivision Ordinance: Section 134-118

Compliance

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 25 ft. or greater for easements
**Zoning Ordinance: Section 138-356
* Rear: in accordance with the Zoning Ordinance, or greater for easements
**Zoning Ordinance: Section 138-356
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements
* Corner: Neuhaus Drive - 10 ft. or greater for easements
**Zoning Ordinance: Section 138-356
* Garage: 18 ft. except where greater setback is required; greater setback applies
**Zoning Ordinance: Section 138-356
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

Applied

Applied

Applied

SIDEWALKS

4 ft. wide minimum sidewalk required on Neuhaus Drive and on both sides of the interior street.

Applied

<p>**Project engineer, on behalf of the developer requested a 3 ft. wide sidewalk on the east side due to the existing trees and property line.</p> <p>***City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017.</p> <p>*****Plat note #6 to be revised prior to recording.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Neuhaus Drive.</p> <p>**City's Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common areas, private streets, must be maintained by the lot owners and not the City of McAllen</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: 134-168</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies for public subdivisions</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Subdivision Ordinance 138-168 for private subdivisions</p>	Applied
	NA
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets or private</p> <p>**Zoning Ordinance: Section 138-1</p> <p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: R-1 Proposed: R-1</p> <p>**Zoning Ordinance: Section 138-176</p> <p>* Rezoning Needed Before Final Approval</p> <p>**Zoning Ordinance: Section 138-176</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee</p> <p>* Park Fee of \$700 dwelling unit/lot x 5 = \$3,500 to be paid prior to recording</p>	NA
	Required

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Per Traffic Department Trip Generation has been honored. No TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Final approval expired for this subdivision originally submitted in 2017. **Variance request approved at the City Commission meeting of October 23, 2017 allowing a 17 ft. wide exit lane with no sidewalks on the east side. ***Money must be escrowed if improvements are not built prior to recording. ****Indicate subdivision is private in parenthesis below name on plat *****Label Lot 5. *****Variance approved at City Commission meeting of November 22, 2021 to not pay or escrow monies for this Neuhaus Drive paving and drainage requirements. *****Engineer is requesting the subdivision to be considered for Final approval subject to approval of the drainage report. Any revisions or changes to drainage report and/or layout will be required to be fixed prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND ANY DRAINAGE REQUIREMENTS PRIOR TO RECORDING.	Applied



Sub2021-0046



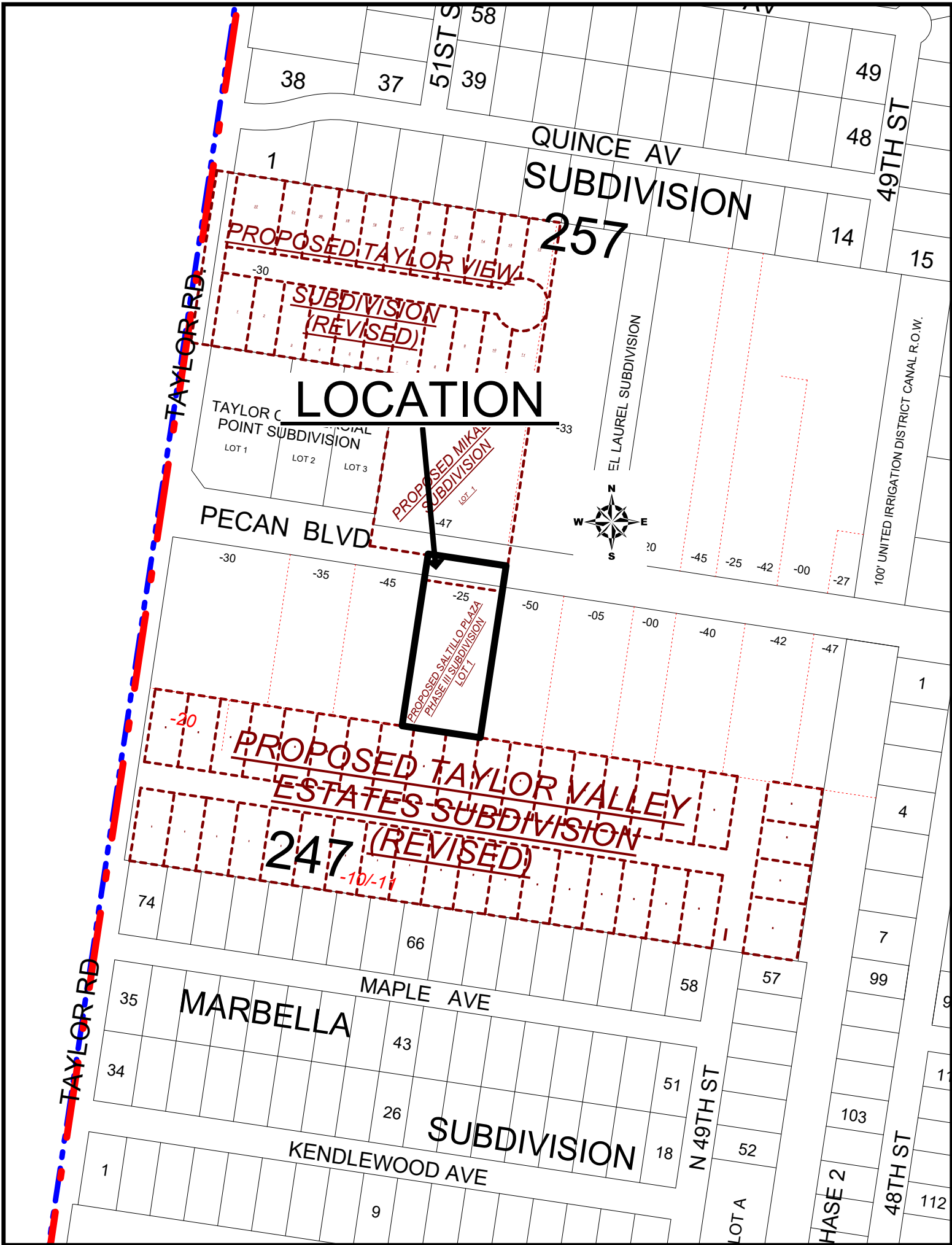
City of McAllen
Planning Department
APPLICATION FOR

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Saltillo Plaza Phase III Subdivision</u></p> <p>Location <u>South side of Pecan Blvd-515.0' (1/2) East of Taylor Rd.</u></p> <p>City Address or Block Number <u>5001 PECAN BLVD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.136</u> Net acres <u>0.998</u></p> <p>Existing Zoning <u>C3</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>Plaza</u> Irrigation District # <u>UID</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>489006</u> Tax Dept. Review _____</p> <p>Legal Description <u>Approx 1.136 acres out of lot 247, John H. Sham</u></p>
Owner	<p>Name <u>Juan Gaytan Jr</u> Phone <u>C/o (956) 381-0981</u></p> <p>Address <u>1700 N. Taylor Road</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u></p> <p>E-mail <u>C/o ruben@meldenandhunt.com</u></p>
Developer	<p>Name <u>Saltillo Developers LLC</u> Phone <u>(956) 655-2393</u></p> <p>Address <u>1804 N. 23rd St.</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>roberto garza</u></p> <p>E-mail <u>robertog@yahoo.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p> <p>Contact Person <u>Ruben James De Jesus</u></p> <p>E-mail <u>ruben@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. Mc Intyre St.</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u></p>





BY: _____ DEPUTY _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/17/2021

SUBDIVISION NAME: SALTILLO PLAZA PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: 20 ft. dedication required for 60 ft. from centerline for 120 ft. total ROW.

Paving: By the state Curb & gutter: By the state

***Show ROW on both sides of centerline prior to recording.

***COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

**Subdivision Ordinance: Section 134-105

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley required for commercial properties.

**Private service drive proposed it must be shown to be extended east and west when the adjacent properties develop. Revised plat only shows extension to the west. Revision needed prior to recording or at time of site plan.

**Minimum 24 ft. of width for service drive easement required along all easement. Including connections on both sides of properties.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In accordance with Zoning Ordinance or greater for easements or approved site plan.

**Zoning Ordinance: Section 138-356

Applied

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.

**Zoning Ordinance: Section 138-356

Applied

* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.

**Zoning Ordinance: Section 138-356

Applied

* Corner.

Zoning Ordinance: 138-356

NA

* Garage:

**Zoning Ordinance: Section 138-356

NA

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

SIDEWALKS

* 5 ft. wide minimum sidewalk required on Pecan Boulevard.

**5 ft. sidewalk requirement as per Engineering Department.

****Subdivision Ordinance: Section 134-120

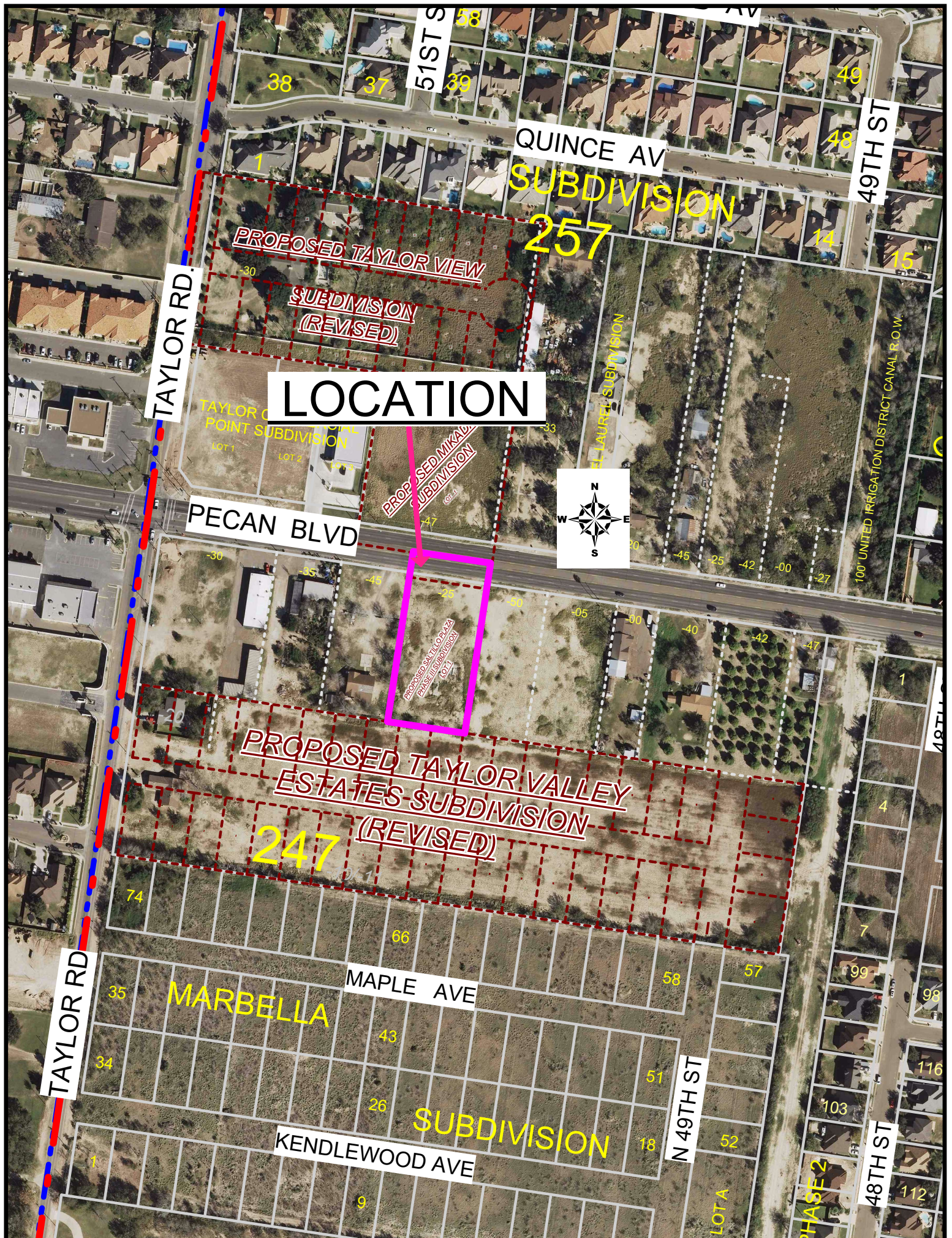
Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along south property line. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. ****City's Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Please remove plat note #7 since plat note is not required.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **As per Engineer, existing Zoning District complies. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) under review.	Completed
* As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) under review. **Engineer is requesting the subdivision to be considered in Final form subject to TIA being approved prior to recording.	Required
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Service drive revisions needed prior to recording or shown on site plan. Extend drive east and west. Minimum 24 ft. required for service drive along complete length of drive. ***Engineer is requesting the subdivision to be considered in Final form subject to TIA being approved prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND TIA BEING APPROVED PRIOR TO RECORDING.	Applied



QUINCE AV
SUBDIVISION
257

PROPOSED TAYLOR VIEW
SUBDIVISION
(REVISED)

LOCATION

PECAN BLVD

PROPOSED TAYLOR VALLEY
ESTATES SUBDIVISION
(REVISED)
247

MARBELLA

SUBDIVISION

TAYLOR RD

MAPLE AVE

KENDLEWOOD AVE

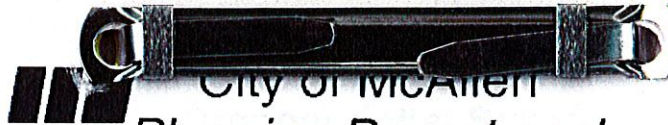
51ST ST

49TH ST



N 49TH ST

48TH ST



City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

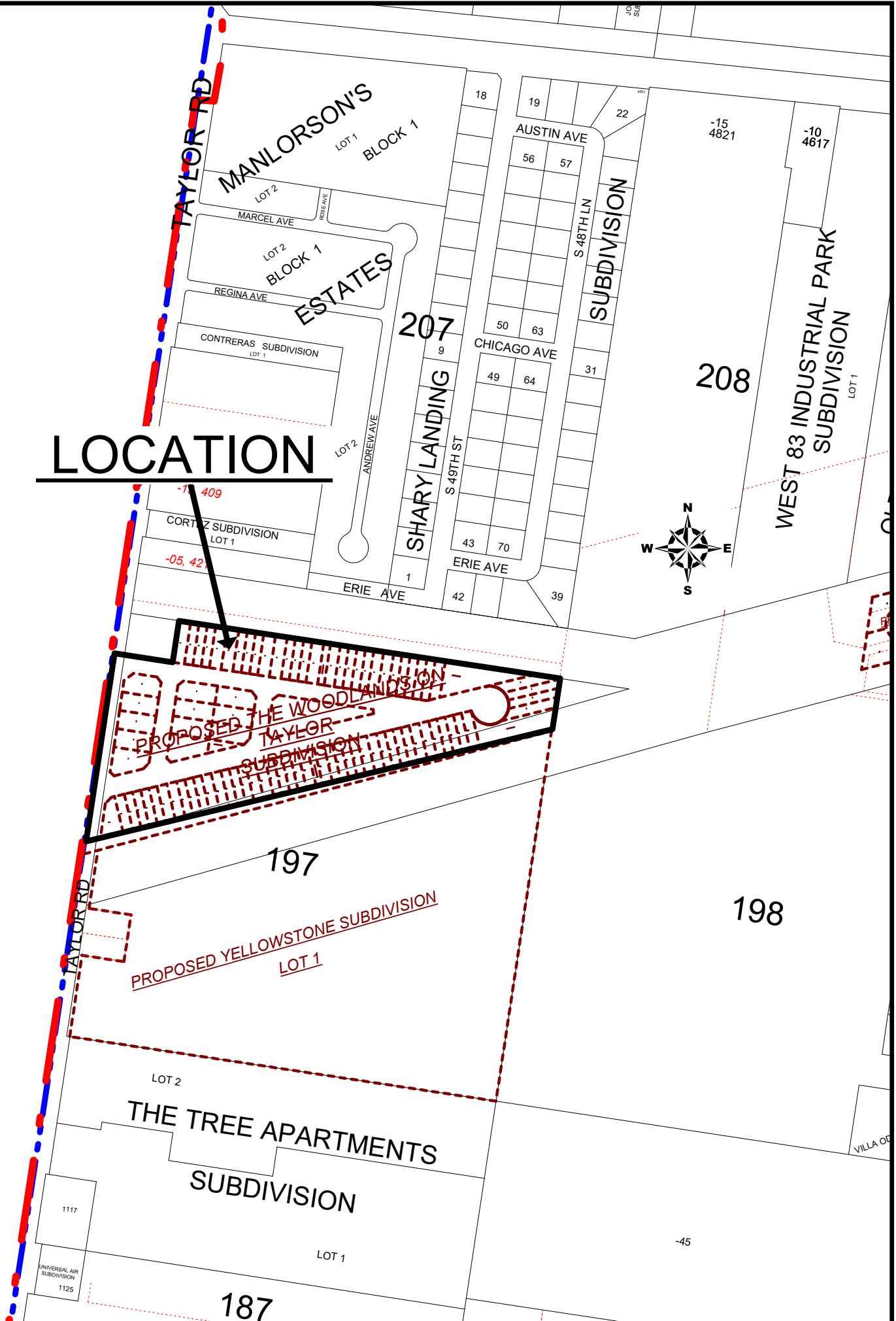
SUB2018-0002

Project Description	Subdivision Name <u>F.G. 2-31-21 The Woodlands on Taylor</u> SUBDIVISION
	Location <u>FROM THE INTERSECTION OF TAYLOR RD. AND E. 4TH ST. ON THE EAST SIDE OF TAYLOR RD.</u>
	City Address or Block Number <u>701 S. TAYLOR RD</u>
	Number of lots <u>85</u> Gross acres <u>12.90</u> Net acres <u>12.49 ACRES</u>
	Existing Zoning <u>R3-A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>AGRICULTURAL</u> Proposed Land Use <u>LOT 1 - COMMERCIAL 2 - RESIDENTIAL AND 3 - MULTIFAMILY</u> Irrigation District # <u>UNITED IRRIGATION DISTRICT</u>
	Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0.00</u>
	Legal Description <u>Being a 12.90 acre tract of land out of and being a part or portion of that part of lot 197 lying north and west of abandoned canal right-of-way, John H. Shary Subdivision recorded in volume 1, page 17, Map Records of Hidalgo County, Texas.</u>
	Owner
Address <u>7825 S. 23RD 2</u>	
City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	
E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u>	
Developer	Name <u>MADIAM L.P. (TOMAS GUTIRREZ JR.)</u> Phone <u>(956) 445-7631</u>
	Address <u>7825 S. 23RD 2</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>TOMAS GUTIRREZ JR.</u>
	E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u>
Engineer	Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVE.</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u>
	E-mail <u>RIDELTA2004@YAHOO.COM</u>
Surveyor	Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVE.</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>
	E-mail <u>RIDELTA2004@YAHOO.COM</u>

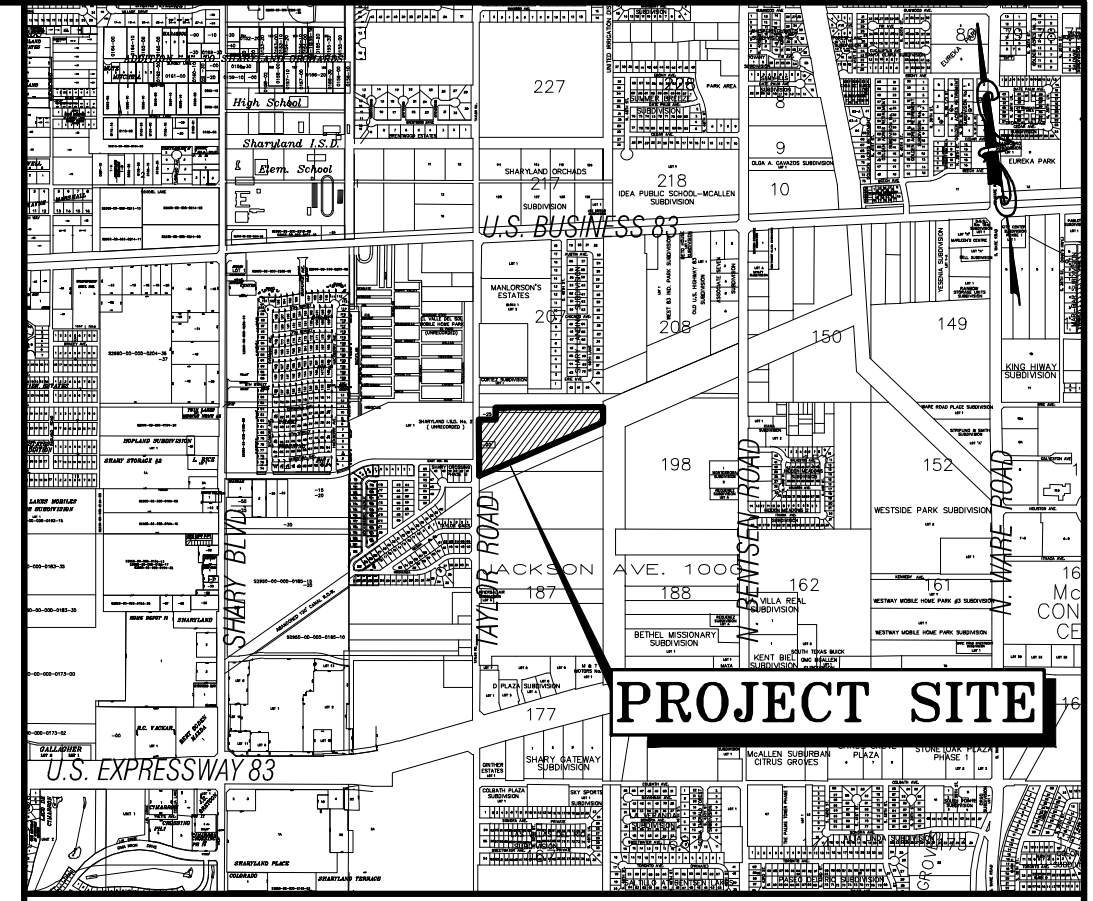
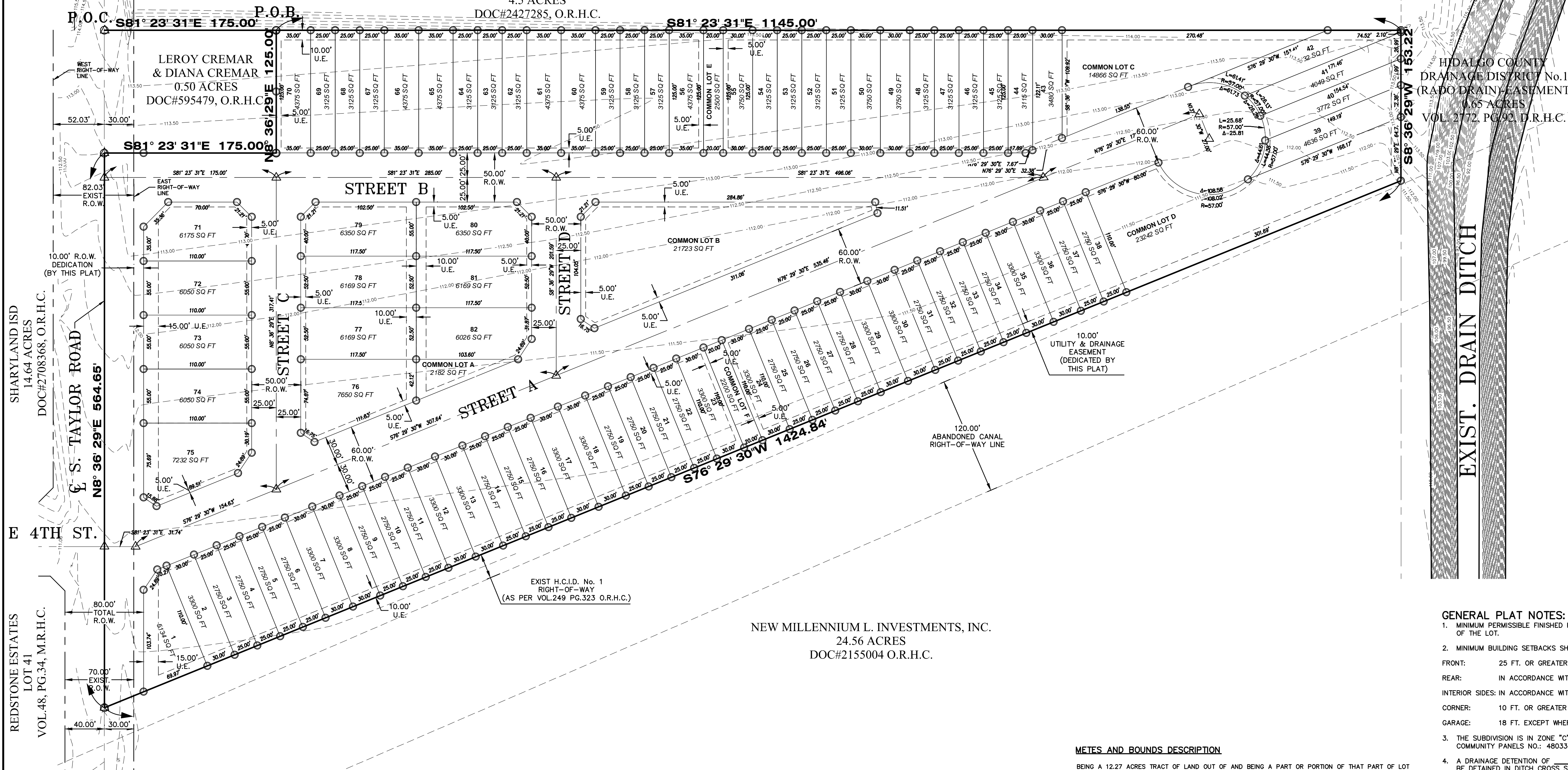


Rct# 578523 pd \$300

LOCATION



THE WOODLANDS ON TAYLOR

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL
RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS,LONGVIEW ASSOCIATE PARTNER, LP
4.5 ACRES
DOC#2427285, O.R.H.C.

LOCATION MAP

SCALE: 1" = 2000'

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
△	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE

EXIST. DRAIN DITCH

NEW MILLENNIUM L. INVESTMENTS, INC.
24.56 ACRES
DOC#2155004 O.R.H.C.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 E. SESIN, P.E., C.F.M.
GENERAL MANAGER

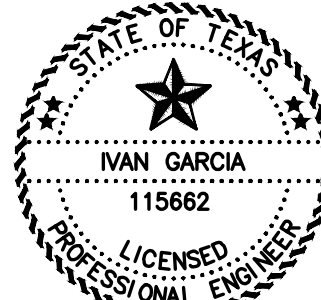
STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND 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 MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR NO. 6469
SURVEY FIRM NO. 10194027

METES AND BOUNDS DESCRIPTION

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHEAST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORAN E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 628, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID BEST TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 1145.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED 4.506 ACRES TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.65 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANITA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JUNE 15, 1985, RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°36'29" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 0.65 ACRE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 153.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF A CALLED 0.66 ACRE TRACT FROM CHRISTIAN RASMUSSEN TO HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, DATED APRIL 22, 1927, RECORDED IN VOLUME 249, PAGE 323, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,361.66 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON-PICKER-SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.85 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°23'31" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 125.0 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE SUBDIVISION IS IN ZONE "C" (NO-SHADING). AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
- A DRAINAGE DETENTION OF _____ CF OR _____ ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN DITCH CROSS SECTION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD.
- CITY OF MCALLEN BENCHMARK (MC75)=133.46', LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1,840 FEET NORTH OF THIS SITE
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS ON TAYLOR SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WOODLANDS ON TAYLOR SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, 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 (WE) 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 MCALLEN, 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 MCALLEN.

TOMAS GUTIERREZ (OWNER)
MDM LAND COMPANY LLC
2515 COLORADO ST., SUITE 6
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____STATE OF TEXAS
UNITED IRRIGATION DISTRICTTHIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT
ON THIS ____ DAY OF ____, 2021.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

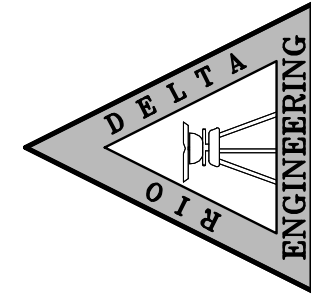
I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR _____ DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE	FAX
OWNER: MDM LAND COMPANY LLC	2515 COLORADO STREET SUITE 6 MISSION, TX 78572	(956) 445-7631	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

RIO DELTA ENGINEERING

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

PLAT SHEET

THE WOODLANDS ON TAYLOR SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER: IVAN GARCIA P.E., R.P.L.S.

SURVEYOR: IVAN GARCIA P.E., R.P.L.S.

CHECKED: IVAN GARCIA P.E., R.P.L.S.

DRAWN: EDWIN P. / HOMERO GZZ

SCALE: 1"=60'

DATE: NOVEMBER 1, 2021

PROJECT: SUB 18 019

REVISIONS:

PAGE NO. 1 OF 1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/17/2021

SUBDIVISION NAME: THE WOODLANDS ON TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW
 Paving: 52 ft. - 65 ft. Curb & gutter: both sides
 *Owner must escrow monies for improvements not built prior to plat recording.

Applied

Street A and B: 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Engineer is proposing 50 ft. of ROW with 40 ft. of paving with sidewalk easements on both sides of street along frontage of lots.
 ***As per engineer, islands are not longer proposed.
 ****Final paving layout and dimensions will be reviewed at time of public improvements.

Required

Street C and D: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 ***Streets used for single-family residential section of development.

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length
 ** The E/W block for Lots 1-42 is approximately 1,400 ft. in length, the E/W block Lots 45-73 is 1,145 ft. in length.
 ***Engineer submitted an application requesting a variance to allow the block lengths stated above instead of the maximum required of 800 ft.
 ****Variance approved by P&Z at December 7, 2021 meeting and by City Commission on December 13, 2021.

Compliance

* 600 ft. Maximum Cul-de-Sac
 **96 ft. paving face-to-face with 10 ft. of ROW back-of-curb required as per Fire Department.

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial properties

Applied

SETBACKS

Front: 25 ft. or greater for easements.
 * Rear: In accordance with the zoning ordinance, or greater for easements.
 * Interior Sides: In accordance with the zoning ordinance, or greater for easements.
 * Corner: 10 ft. or greater for easements.
 * Garage: 18 ft. except where greater setback is required, greater setback applies.
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

Applied

Applied

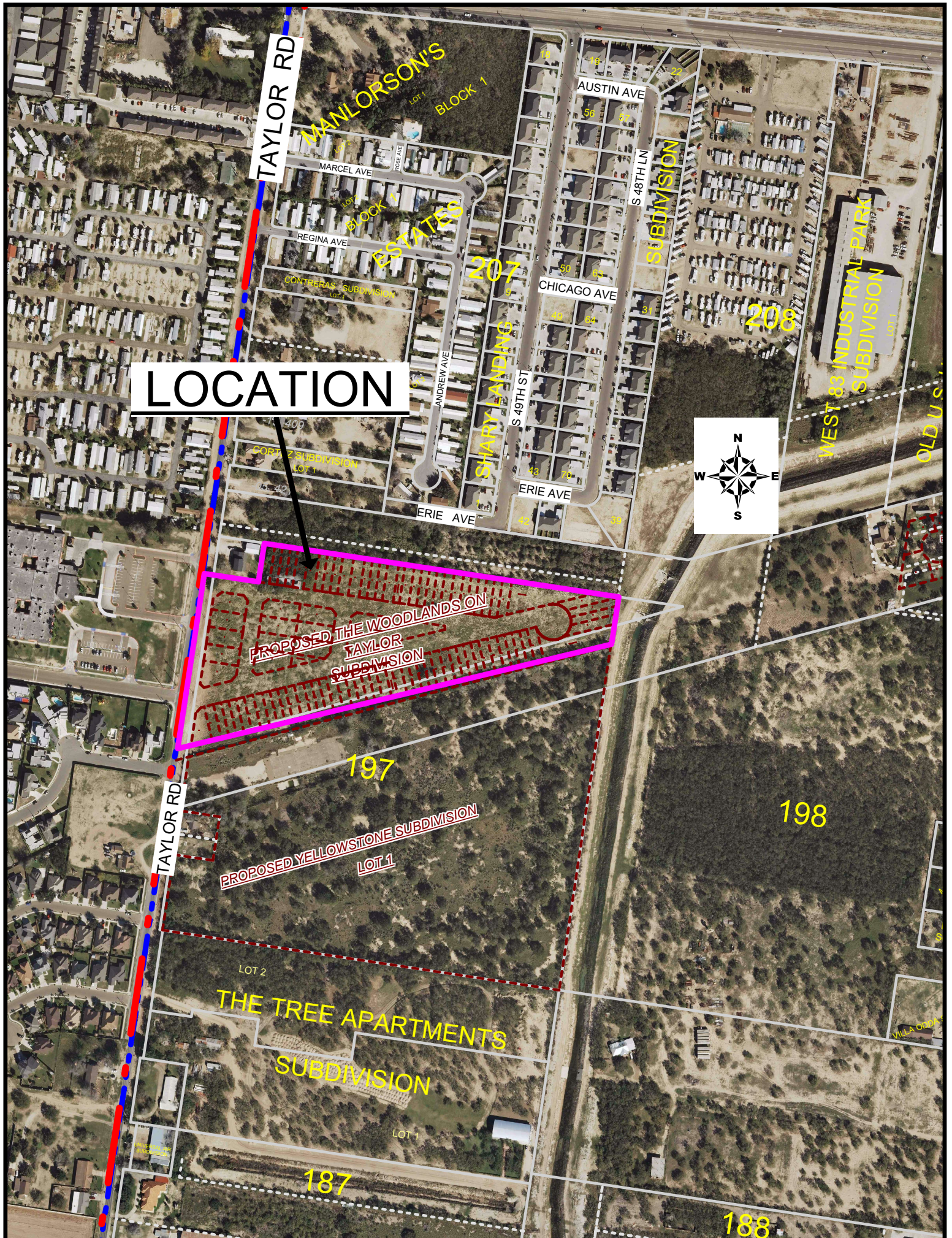
Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

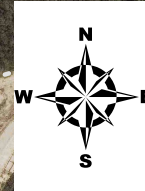
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Taylor Rd. and both sides of all interior streets.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Rd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
**As per engineer and applicant, site plan for each individual unit is not designed yet. Landscaping variances for some of the lots might be required at time of building permit due to the width of some of the proposed lots and location of the driveways. Engineer and applicant are aware of these requirements and conditions.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Required
**Section 110-72 applies for public subdivisions.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets.	Applied
* Minimum lot width and lot area.	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-1 and R-3T	Completed
**Rezoning applications from R-3A to R-1 and R-3T approved at the P&Z meeting of December 16, 2020.	
* Rezoning Needed Before Final Approval	Completed
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, total amount of park fees will be adjusted accordingly with amount of lots proposed.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Completed

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

TRAFFIC	
* As per Traffic Department, TG approved. No TIA required.	Completed
* As per Traffic Department, TG approved. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Subdivision was formerly known as Taylor Grove Subdivision **As per engineer and applicant, site plan for each individual unit is not designed yet. Landscaping variances for some of the lots might be required at time of building permit due to the width of some of the proposed lots and location of the driveways. Engineer and applicant are aware of these requirements and conditions.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION



SCANNED

City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name	<u>The Villas on Freddy Phase II</u>		
	Location	<u>NEC Freddy Gonzalez & Bicentennial</u>		
	City Address or Block Number	<u>to be determined</u>		
	Number of lots	<u>92 55</u>	Gross acres	<u>14.888 8.651</u>
			Net acres	<u>14.680</u>
	Existing Zoning	<u>R31</u>	Proposed	<u>R31</u>
	Rezonning Applied For	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use	<u>vacant</u>		
	Proposed Land Use	<u>residential</u>		
	Irrigation District #	<u>1</u>		
Residential Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
ETJ	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input type="checkbox"/>			
Estimated Rollback tax due	<u>8,160.31</u>			
Parcel No.	<u>297558</u>			
Tax Dept. Review	<u>8.651</u>			
Legal Description	<u>Approx. 14.888 ac. 0/0 lot 5 section</u> <u>278, Texas Mexican RCS</u>			
Owner	Name	<u>The Villas on Freddy, LLC</u>		
	Phone	<u>90(956) 381-0981</u>		
	Address	<u>200 S. 10th St., Ste. 1700</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
E-mail	<u>% fKurth@meldenandhunt.com</u>			
Developer	Name	<u>The Villas on Freddy, LLC</u>		
	Phone	<u>90(956) 381-0981</u>		
	Address	<u>200 S. 10th St., Ste. 1700</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
Contact Person	<u>% Fred L. Kurth, P.E.</u>			
E-mail	<u>% fKurth@meldenandhunt.com</u>			
Engineer	Name	<u>Melden & Hunt, Inc.</u>		
	Phone	<u>(956) 381-0981</u>		
	Address	<u>115 W. McIntyre St.</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
	Zip	<u>78541</u>		
Contact Person	<u>Fred L. Kurth, P.E.</u>			
E-mail	<u>fKurth@meldenandhunt.com</u>			
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		
	Phone	<u>(956) 381-0981</u>		
	Address	<u>115 W. McIntyre St.</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
Zip	<u>78541</u>			

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- ☒ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad 2005 DWG file and PDF of plat
- ☒ Letter of Authorization from the owner, if applicable
- ☒ N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

- ☒ Metes and bounds
- ☒ Lots numbered with dimensions and area of irregular lots noted
- ☒ Surrounding platted lots and/or lot lines for unplatted tracts
- ☒ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ☒ North arrow, scale and vicinity map
- ☒ Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

I certify that I am the actual owner of the property described above and (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.

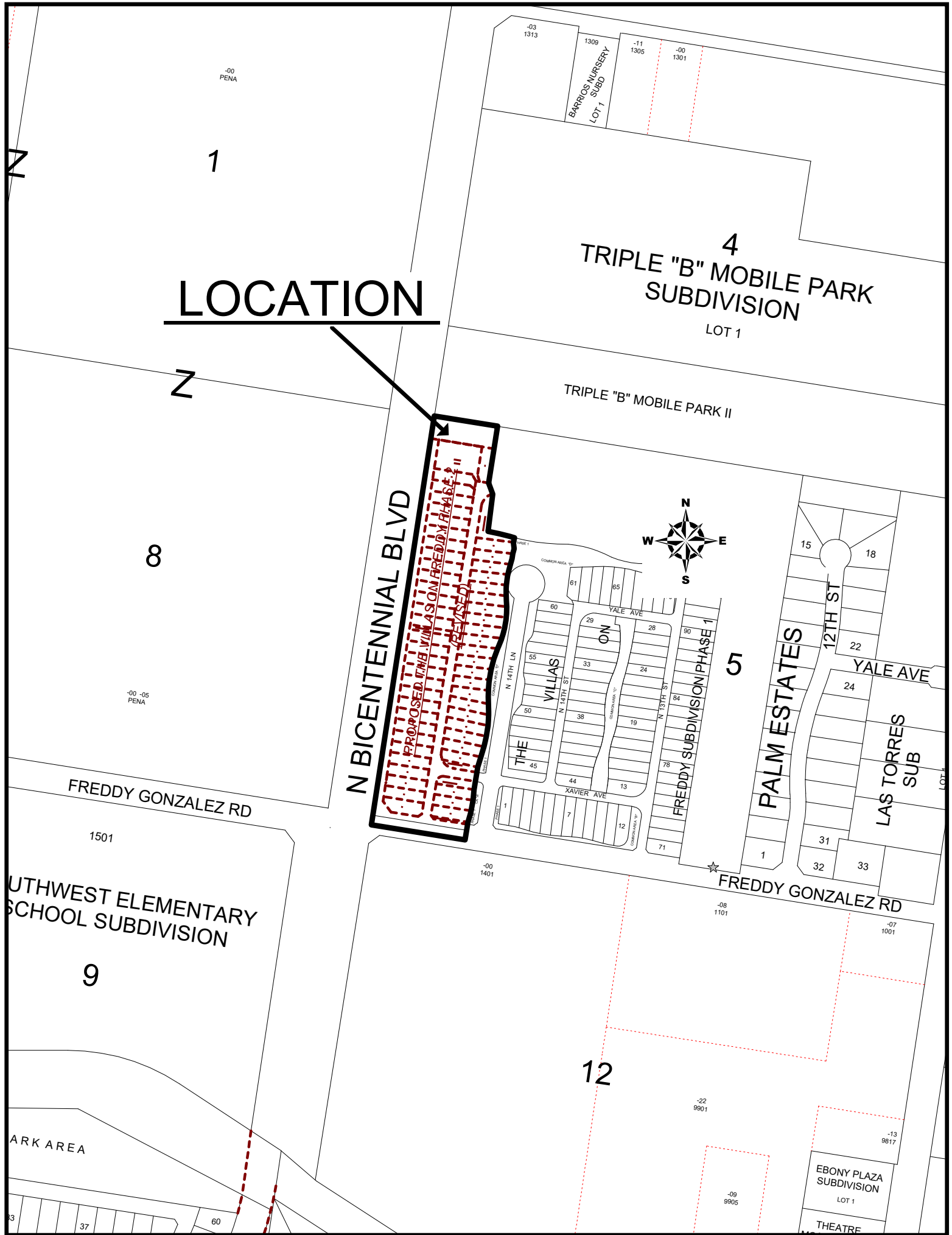
Signature *Fred L. Kurth* Date 4-1-20

Print Name Fred L. Kurth, P.E.

Owner ☐

Authorized Agent ☒

LOCATION



SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION)
BEING 8.651 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

1. GENERAL NOTES :

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 20" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL BE: AS FOLLOWS OR GREATER FOR EASEMENTS.

FRONT: LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST)
LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST)
LOT 120 SHALL BE 20 FEET (FRONTING SOUTH)

REAR: LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST)
LOTS 163-192 SHALL BE 10 FEET (GARAGE EAST)
LOT 120 SHALL BE 10 FEET (NORTH)

SIDE CORNER: 5 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES: LOTS 139-159 SHALL BE 7 FEET NORTH SIDE AND 3 FEET SOUTH SIDE
LOTS 160-162 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE
LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE
LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE

GARAGE: 20 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 44,044 C.F. (1,001 ac-ft). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CITY OF McALLEN BENCHMARK: NUMBER MC46, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 96) N=16632426.4526, E=1077730.38009, ELEV.=104.17
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GOZALEZ ROAD.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- NO DWELLINGS SHALL BE ALLOWED IN ANY COMMON AREAS.
- SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALKS & TRAILS PLAN.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
- COMMON AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS ON FREDDY PHASE I, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- A 25-FOOT BY 25-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.651 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 8.651 ACRES BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.651 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO THE VILLAS ON FREDDY, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3022928, HIDALGO COUNTY OFFICIAL RECORDS; SAID 8.651 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278 AND BEING WITHIN THE EXISTING FREDDY GONZALEZ ROAD;

THENCE, S 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 125.00 FEET TO A NAIL SET (NORTHING: 16632609.262, EASTING: 1075913.210) FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 45' 19" E (N 00° 11' 21" E AND N 08° 44' 20" W DEEDS CALL) ALONG THE EAST LINE OF A CERTAIN TRACT THAT WAS CONVEYED THE CITY OF McALLEN, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NUMBER 163894, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, AT A DISTANCE OF 1,268.65 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL DISTANCE OF 1,318.65 FEET TO A NO. 4 REBAR SET [NORTHING: 16633912.546, EASTING: 1076113.926] ON THE NORTH LINE OF SAID LOT 5, SECTION 278, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80° 57' 12" E (N 81° 00' 41" W DEED CALL) ALONG THE SAID NORTH LINE OF SAID LOT 5, SECTION 278 AND THE SOUTH LINE OF LOT 4, SECTION 278, OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY, A DISTANCE OF 204.57 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 04' 38" W A DISTANCE OF 183.58 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- THENCE, S 19° 47' 07" E A DISTANCE OF 37.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- THENCE, S 07° 04' 38" W A DISTANCE OF 119.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06° 53' 17", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 72.13 FEET, A TANGENT OF 36.11 FEET, AND A CHORD THAT BEARS S 77° 07' 29" E A DISTANCE OF 72.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 25' 59", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 15.01 FEET, A TANGENT OF 7.50 FEET, AND A CHORD THAT BEARS S 74° 23' 49" E A DISTANCE OF 15.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- THENCE, S 14° 53' 11" W A DISTANCE OF 14.52 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°02' 51", A RADIUS OF 203.96 FEET, AN ARC LENGTH OF 71.37 FEET, A TANGENT OF 36.05 FEET, AND A CHORD THAT BEARS S 07° 27' 58" W, A DISTANCE OF 71.00 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°14'51", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 116.49 FEET, A TANGENT OF 58.99 FEET, AND A CHORD THAT BEARS S 06° 21' 58" W, A DISTANCE OF 115.76 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 28°28'25", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 149.09 FEET, A TANGENT OF 76.12 FEET, AND A CHORD THAT BEARS S 09° 28' 45" W, A DISTANCE OF 147.56 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°20'02", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 190.83 FEET, A TANGENT OF 97.26 FEET, AND A CHORD THAT BEARS S 10° 02' 57" W, A DISTANCE OF 189.02 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°41'24", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 144.44 FEET, A TANGENT OF 73.02 FEET, AND A CHORD THAT BEARS S 06° 43' 38" W, A DISTANCE OF 143.66 FEET TO A NO. 4 REBAR SET;
- THENCE, S 17° 04' 20" W A DISTANCE OF 60.10 FEET TO A NO. 4 REBAR SET;
- THENCE, S 08° 55' 03" W A DISTANCE OF 72.95 FEET TO A NO. 4 REBAR SET;
- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15°05'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 105.36 FEET, A TANGENT OF 52.99 FEET, AND A CHORD THAT BEARS S 10° 53' 40" W, A DISTANCE OF 105.05 FEET TO A NO. 4 REBAR SET;
- THENCE, S 09° 05' 08" W AT A DISTANCE OF 26.98 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 56.98 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 80° 59' 20" W (N 89° 59' 29" W DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.651 ACRES, OF WHICH 0.208 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, LEAVING AN EXISTING NET OF 8.443 ACRES 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 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., C.F.M.
GENERAL MANAGER

DATE

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

THIS THE ____ DAY OF _____, 20 ____.

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. ONE 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

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

MAYOR, CITY OF McALLEN

DATE

ATTESTED BY:

CITY SECRETARY

DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II, OF THE CITY OF McALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

JOE QUIROGA, TRUSTEE
TEXAS NATIONAL BANK
4908 SOUTH JACKSON ROAD
EDINBURG, TEXAS 78539

DATE

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE QUIROGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS, UTILITY EASEMENTS TO THE PUBLIC BY THIS PLAT THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: THE VILLAS ON FREDDY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: RHODES DEVELOPMENT, INC. (MEMBER)
NICK RHODES, PRESIDENT
200 S. 10TH STREET, STE. 1700
McALLEN, TEXAS 78501

DATE:

BY: RIVERSIDE DEVELOPMENT SERVICES, LLC (MEMBER)
ANTONIO M. AGUIRRE, JR., MANAGER
2606 ZINNIA AVENUE
McALLEN, TEXAS 78504

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

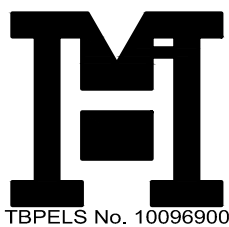
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO M. AGUIRRE, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

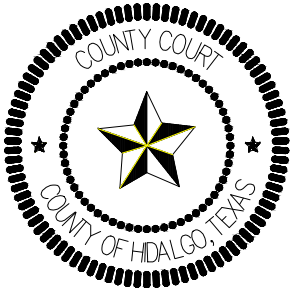
FRED L. KURTH, P.E. # 54151 R.P.L.S. # 4750
DATE SURVEYED: 04-01-20
DATE PREPARED: 04-01-20
ENGINEERING JOB No. 20088.00
SURVEY JOB No. 19078.08

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

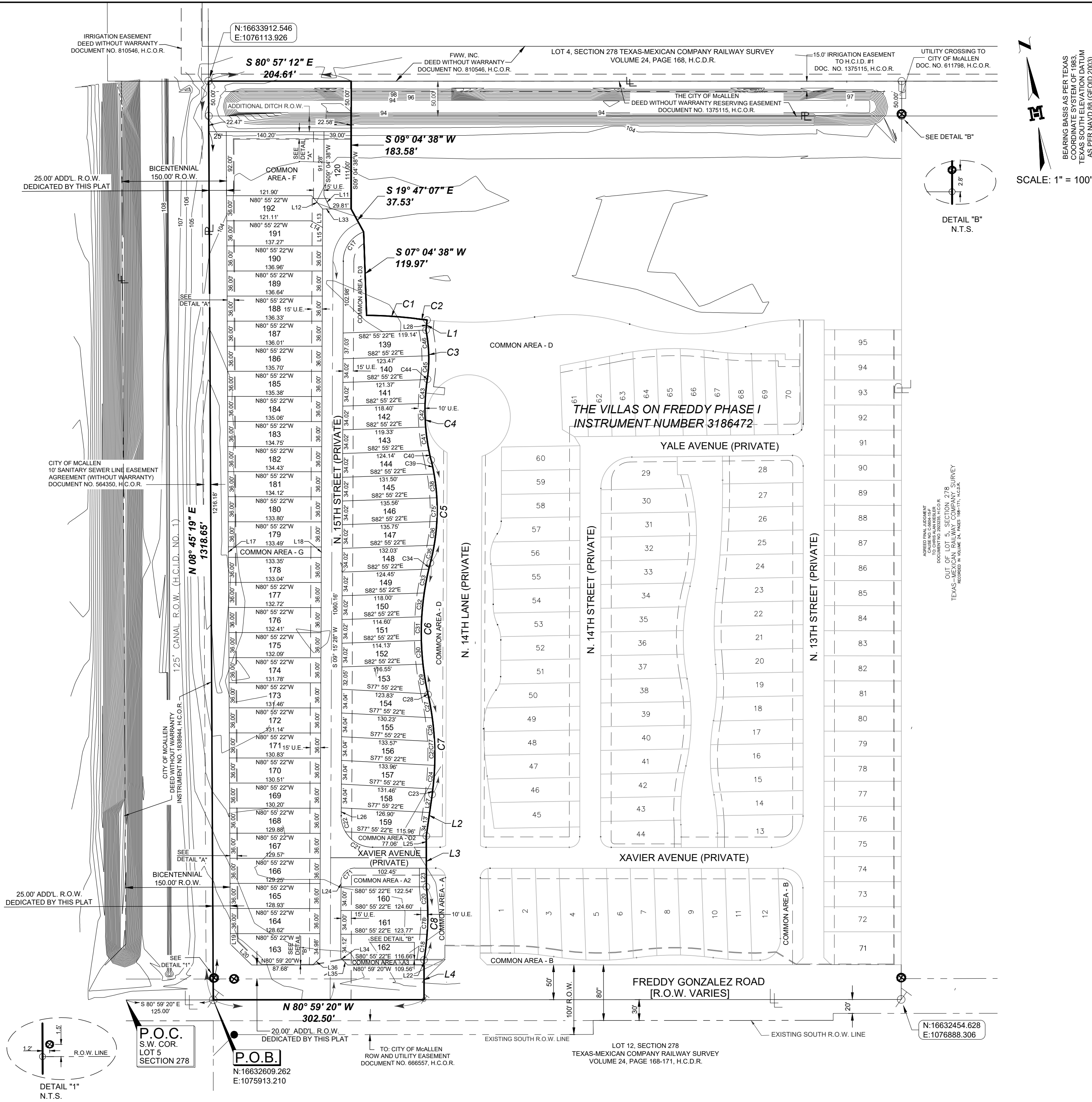


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/17/2021

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW
Paving: 65 ft. Curb & gutter: both sides.

*Must escrow monies if improvements are not constructed prior to recording.

N. 17th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private) and N. 13th St. (Private):
30 ft. ROW

Paving 30 ft. Curb & gutter both sides

*Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City
Commission on May 13, 2019.

**Fire Lanes and HOA enforcement of no parking on the streets per Fire Department
requirements.

Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW
**Engineer to clarify if improvements have been built and ROW has been acquired or
dedicated.

Paving: By the state Curb & gutter: Both sides

* 800 ft. Block Length

**Variance request to the 800 ft. block length requirement approved by City Commission at the
May 13, 2019 meeting.

* 600 ft. Maximum Cul-de-Sac

Applied

Applied

Applied

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front:

LOTS 20 SHALL BE 23 FEET (FRONTING SOUTH)

LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST)

LOTS 163-192 SHALL BE 23 FEET (FRONTING EAST)

***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to
recording. If any changes are proposed, variance might be required.

****Zoning Ordinance: Section 138-356

Required

* Rear:

LOT 120 SHALL BE 10 FEET (NORTH)

LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST)

LOTS 163-192 SHALL BE 10 FEET (GARAGE WEST)

***Plat note #3 to be revised as shown above prior to recording.

****Zoning Ordinance: Section 138-356

Required

These comments are for subdivision requirements only – additional
requirements may apply at time of site plan review

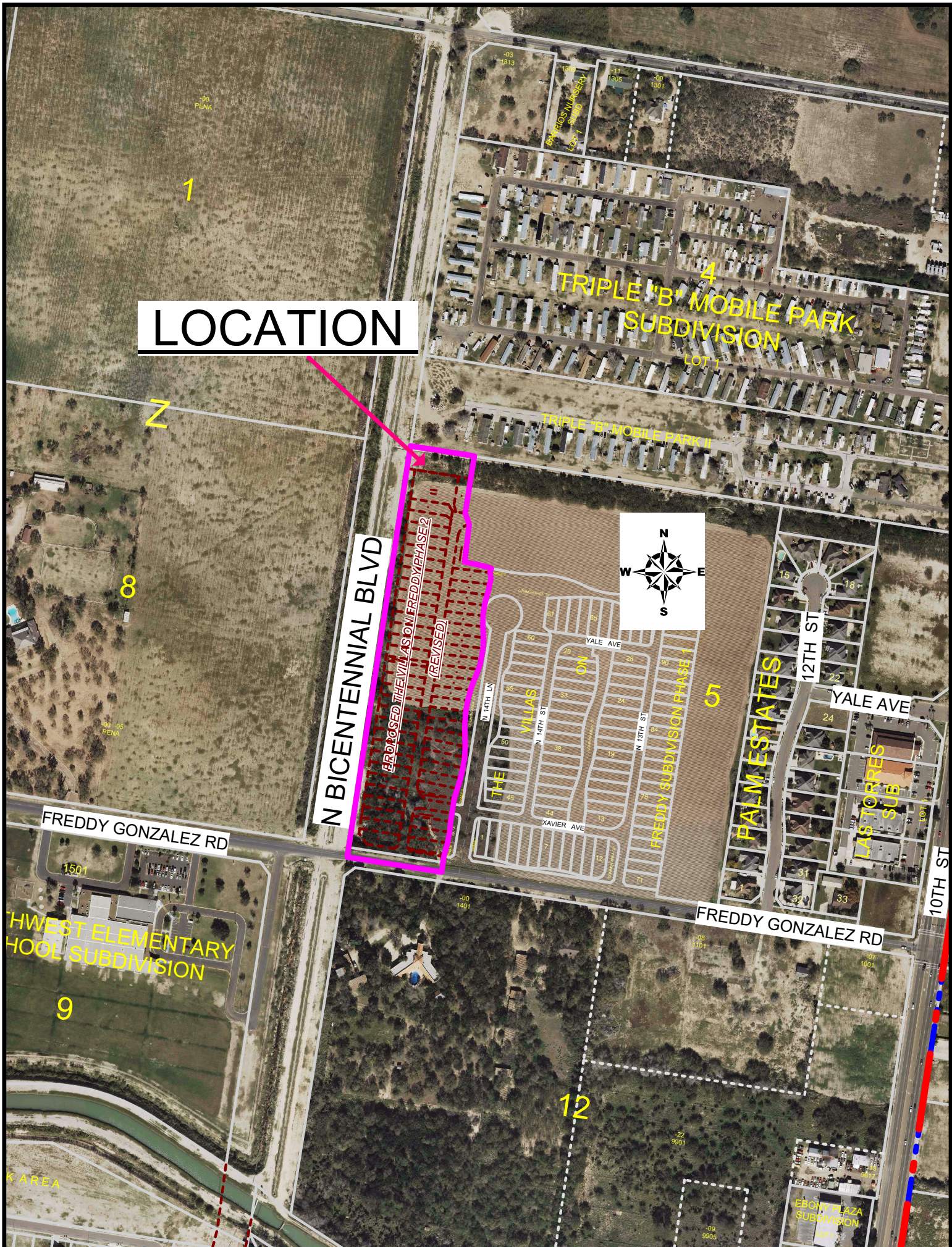
<p>* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE *Plat note #3 to be revised prior to recording. **Engineer to clarify if setbacks will be modified prior to recording. ****Zoning Ordinance: Section 138-356</p> <p>* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS</p> <p>* Garage: 23 ft. except where greater setback is required, greater setbacks applies. **Garage setback proposed so vehicles don't overlap over the sidewalks ***Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. *****Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Applied
	Required
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. and Bicentennial Blvd.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd.</p> <p>* Site plan must be approved by the Planning and other Development Department prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Required
	NA
	NA
	Compliance
	Required
	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
ZONING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Gate detail must be submitted and approved, prior to recording ***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021. ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOCATION





City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description

Subdivision Name World of 4 Subdivision
 Location Lot located on south side of Dallas Ave. between S. Col Rowe Blvd. and S. 8th Street
 City Address or Block Number 615 Dallas Ave.
 Number of lots 1 Gross acres 1.724 Net acres 1.472
 Existing Zoning R3A Proposed R3A Rezoning Applied For ☐ Yes ☒ No Date _____
 Existing Land Use vacant Proposed Land Use multi-family Irrigation District # 1
 Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒
 Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due _____
 Parcel No. _____ Tax Dept. Review _____
 Legal Description A 1.724 acre tract of land being of North 359.2 ft of the East 3.0 acres of Lot 14, Stewart Addition
an addition to the City of McAllen, Hidalgo County, Texas/ Map records Volume 1, pg. 56 of Hidalgo County.

Owner

Name Aguirre Family Limited Partnership LP Phone 956-783-3577
 Address 1701 Mozelle St.
 City Pharr State TX Zip 78577
 E-mail eloy@afcr gv.com

Developer

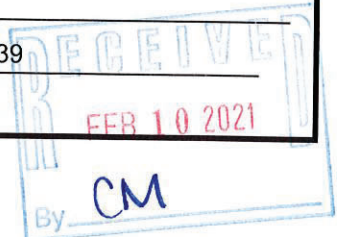
Name AFC, LLC Phone 956-783-3569
 Address 1817 Sharm Dr.
 City Pharr State TX Zip 78577
 Contact Person Eloy Aguirre
 E-mail eloy@afcr gv.com

Engineer

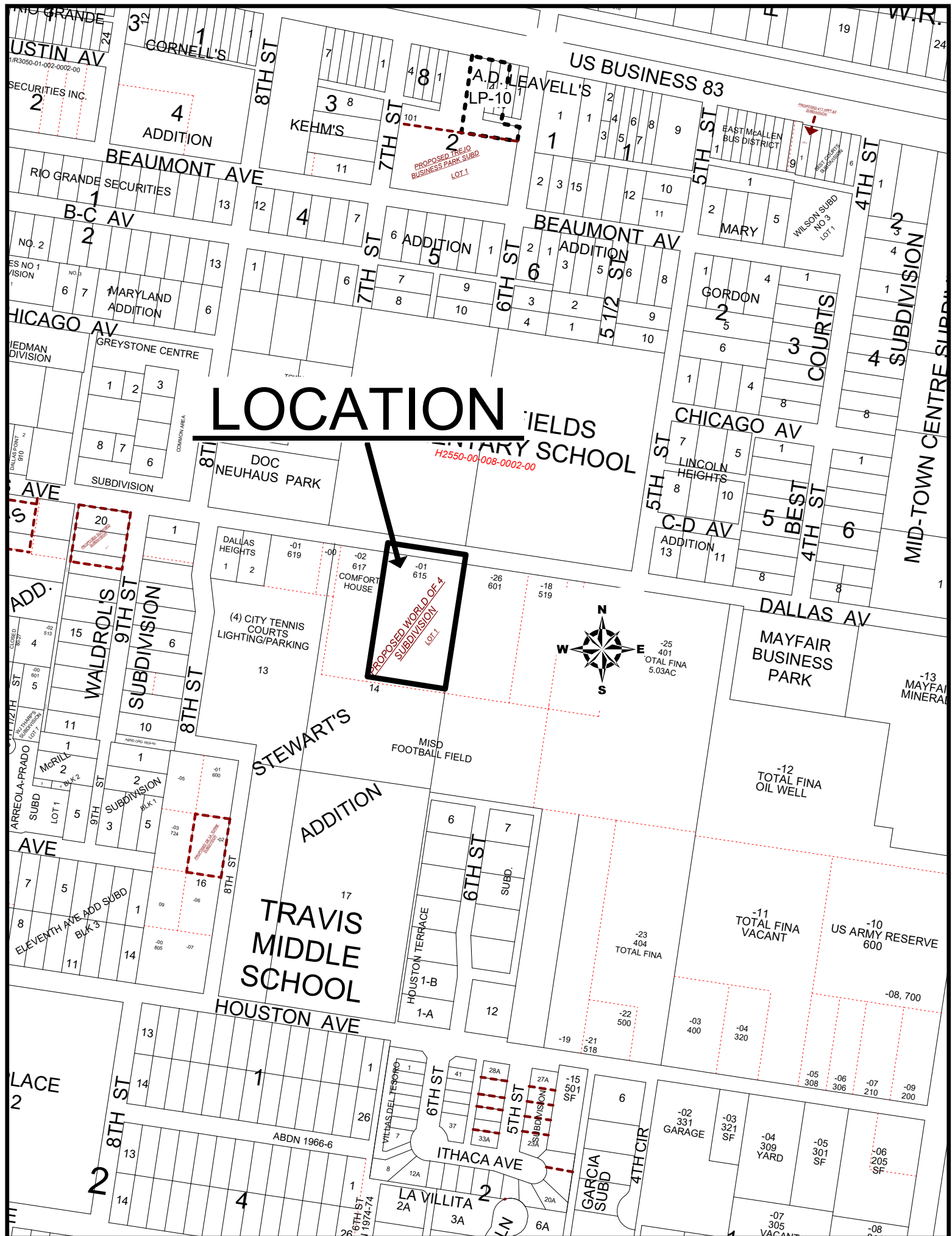
Name CLH Engineering, Inc. Phone 956-222-5423
 Address 701 S. 15th Street
 City McAllen State TX Zip 78501
 Contact Person Cloromiro Hinojosa Jr., P.E.
 E-mail chinojosa@clhengineeringinc.com

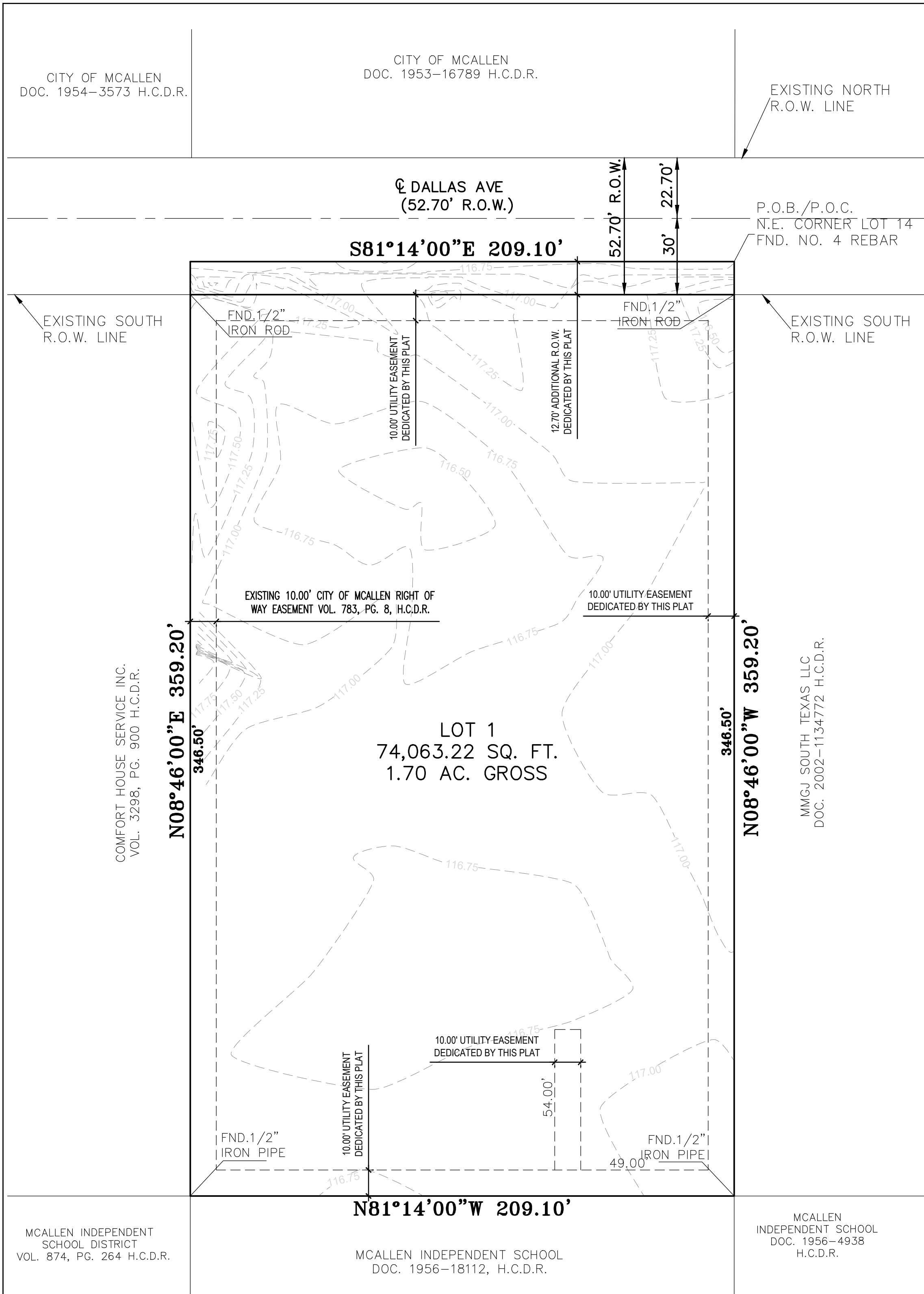
Surveyor

Name Ivan Garcia Phone 956-263-0934
 Address 921 S. 10th Ave.
 City Edinburg State TX Zip 78539



LOCATION





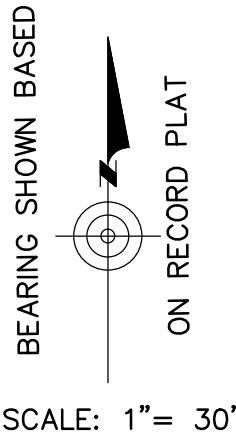
SUBDIVISION PLAT OF
"WORLD OF 4" SUBDIVISION
MCALLEN, TEXAS

A 1.724 ACRE TRACT OF LAND AS BEING OUT OF THE NORTH 359.20 FEET OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS



FILE 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



METES AND BOUNDS:

A 1.724 ACRE TRACT OF LAND AS BEING OUT OF THE NORTH 359.20 FEET OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 1.724 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO. 4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID DALLAS STREET AND ON THE NORTH LOT LINE OF SAID LOT 14 FOR THE NORTHEAST CORNER OF SAID 1.724 ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEG. 46 MIN. 8 SEC. W. WITH THE APPARENT EAST LOT LINE OF SAID LOT 14 AND 1.724-ACRE TRACT, A DISTANCE OF 359.20 TO SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE SOUTHEAST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81 DEG. 14 MIN. 00 SEC. W. PARALLEL TO SAID LOT 14 NORTH LOT LINE AND WITH AN APPARENT SOUTH LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 209.10 FEET TO A SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE SOUTHWEST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08 DEG. 46 MIN. 00 SEC. E. PARALLEL TO SAID LOT 14 EAST LOT LINE AND WITH THE WEST LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 359.20 FEET TO A POINT ON SAID DALLAS STREET EXISTING SOUTH RIGHT-OF-WAY LINE AND BEING 0.40 OF A FOOT WEST AND 0.56 OF A FOOT NORTH OF A FOUND NO. 4 REBAR FOR THE NORTHWEST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEG. 14 MIN. 00 SEC. E., WITH SAID DALLAS STREET EXISTING SOUTH RIGHT-OF-WAY LINE, LOT 14 NORTH LOT LINE AND WITH THE APPARENT NORTH LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 209.10 FEET TO A FOUND NO. 4 REBAR FOR THE NORTHEAST CORNER OF SAID LOT 14 AND 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.724 ACRES OF LAND (CALCULATED), MORE OR LESS.

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN "ZONE B", AREAS OF MINIMAL FLOODING, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982.
3. A 4 FT. MINIMUM SIDEWALK REQUIRED ON DALLAS AVE.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH THE AVERAGE SETBACK OF EXISTING BUILDINGS, WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
5. BENCHMARK: BENCHMARK No. 1 - ELEV. 97.15 TOP OF TELEPHONE MANHOLE LOCATED 57.31 FEET EAST AND 50.5 FEET NORTH FROM SOUTHWEST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM
BENCHMARK AQUA= ELEV. 110.38 ALUMINUM DISK FOUND LOCATED 2025 FEET WEST AND 140 FEET SOUTH FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. LOCATED INSIDE CITY OF MCALLEN SOUTHWEST WATER PLANT.
6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
LOT 1 - _____ CF (_____ AC-FT)
12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
16. COMMON AREAS, PRIVATE SERVICE DRIVE EASEMENT MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
18. MINIMUM 24'-FOOT WIDE PRIVATE SERVICE DRIVE WITH ACCESS FROM DALLAS AVE FOR LOT 1 WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL BY THE CITY OF MCALLEN. RESPECTIVE OWNER OF LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVE ON ITS LOT. CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE FOREGOING.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "WORLD OF 4" SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, 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 (WE) 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 MCALLEN, 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 MCALLEN.

ELOY AGUIRRE
AGUIRRE FAMILY LIMITED PARTNERSHIP LP, TEXAS LIMITED PARTNERSHIP
1817 SHARI DR.
PHARR, TEXAS 78577

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

_____ HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS _____ OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORCLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER: _____

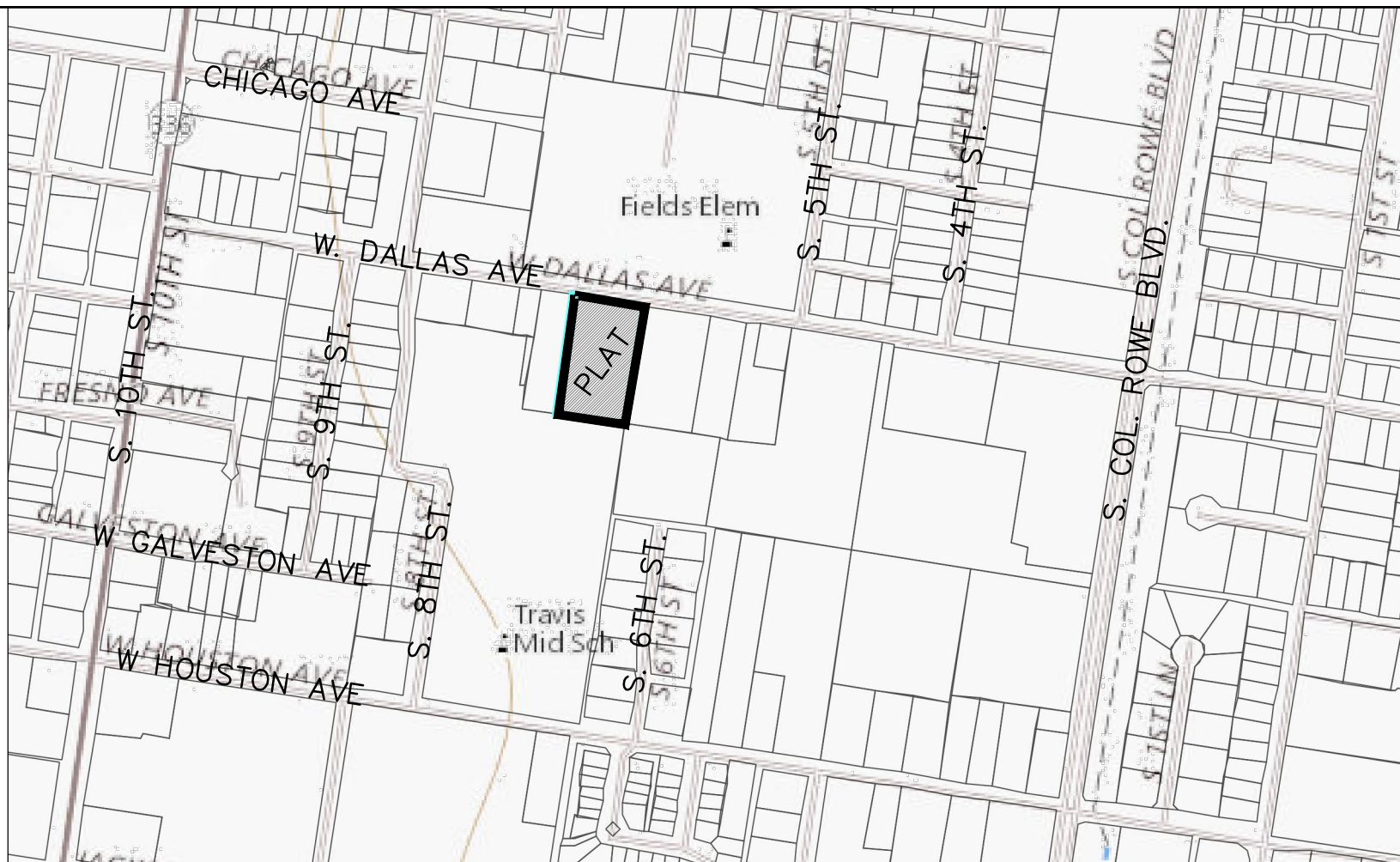
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS 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



LOCATION MAP SCALE: 1:500

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

MAYOR, CITY OF MCALLEN

DATE:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED

CHAIRMAN, PLANNING AND ZONING
COMMISSION, CITY OF MCALLEN

DATE:

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE 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 HOI#1 RIGHT-OF-WAYS OR EASEMENTS. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOI#1.

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), REGISTERED PROFESSIONAL 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 MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

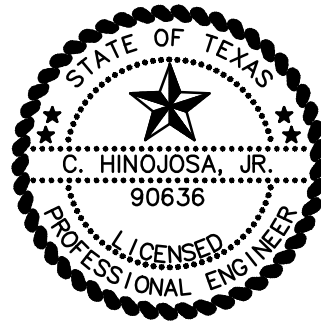


No. _____ STATE OF TEXAS.

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.

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561



No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.
TBE FIRM No. F-8719
701 S. 15TH STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: MAY 21, 2021



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/16/2021

SUBDIVISION NAME: WORLD OF 4 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW
Paving: 40 ft. Curb & gutter: both sides
*Existing 40 ft. of pavement will remain as now exists as per Engineering Department
*City of McAllen Thoroughfare Plan

Compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length
**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 24 ft. Paving: 24 ft.
*Alley/service drive easement required for commercial properties
**Plat note provided indicating the required 24 ft. service drive will be provided and reviewed during site plan approval.
***Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings or zoning ordinance, whichever is greater
**Engineer is requesting variance for a 22 ft. front setback in lieu of the 32 ft. setback required as per proposed height of building.
***Zoning Ordinance: Section 138-356

Required

* Rear: In accordance with the zoning ordinance or greater for easements or approved site plan
**Zoning Ordinance: Section 138-356

Applied

* Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements
**Zoning ordinance: Section 138-356

Applied

* Corner
**Zoning ordinance: Section 138-356

NA

* Garage: 18 ft. or greater for easements or approved site plan
**Pending clarification on whether garages are proposed, if yes - please include garage reference in setback note prior to recording
***Zoning Ordinance: Section 138-356

Required

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

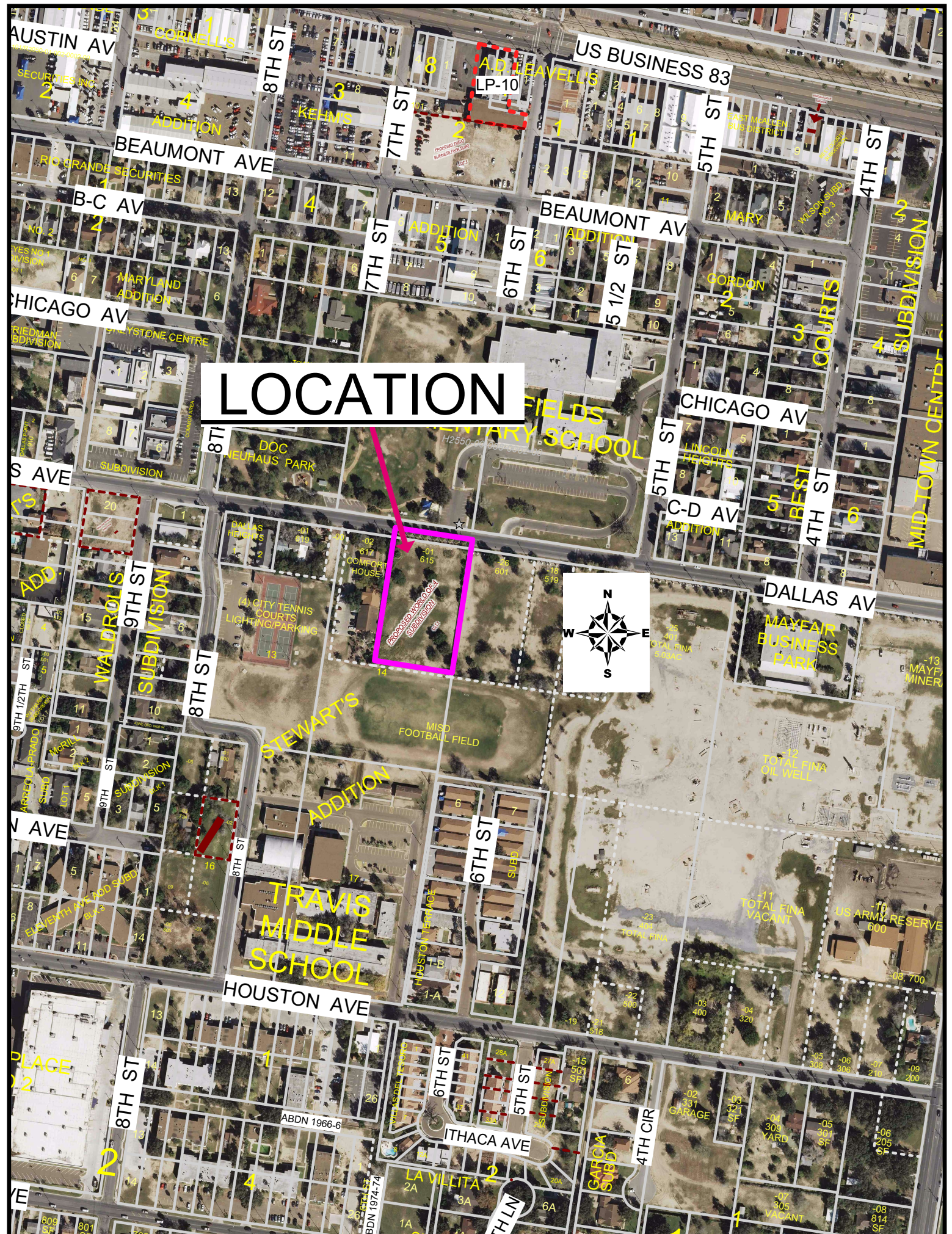
Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **City of McAllen Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common areas, private service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020.	Compliance
* Rezoning Needed Before Final Approval	Completed
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **Pending clarification on number of units proposed	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation approved per Traffic Department, no TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied





December 6, 2021

Edgar Garcia
Planning Director
City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

Re: Variances – Front Setback & Gate Location for Proposed “World of 4 Subdivision”

Dear Mr. Garcia:

On behalf of my client, I am respectfully requesting these variances for the proposed World of 4 Subdivision.

Variance #1:

The variance request is to have a 22 feet front setback in lieu of the 32 feet required. We have dedicated 12.70 feet of additional ROW from the property line. This additional ROW was not expected. The apartments will be fire protected by an automatic sprinkler system. The building is proposed to be 34 feet from the existing street curb.

Variance #2:

The variance request is to have 65 feet from the new property line to the gate in lieu of the 90 feet required. Having 65' feet would allow 3.5 cars of stacking. The gate is proposed to be located 76'-10" from the existing curb. This would allow for 4 cars of stacking. This development has 48 units.

Thank you for your time and consideration, should any questions arise or any further information is required, please feel free to contact me at my office at (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.
CLH Engineering, Inc.
Firm No. 8719
Structural & Civil Engineering
701 S 15th Street. McAllen, Texas 78501
Office (956) 687-5560 Fax (956) 687-5561

12-6-21



C. Hinojosa Jr.

Sub2021-0142



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Lot 82A & 97A RETIREE HAVEN No 2</u> Location <u>VANESSA AVE at S. 12TH Street</u> City Address or Block Number <u>6206 S 12TH and 6200 S 12TH Street</u> Number of Lots <u>2</u> Gross Acres <u>0.509</u> Net Acres <u>0.509</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>3</u> Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____ Parcel # _____ Tax Dept. Review _____ Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>(Lot ^{N 45'} 82) and lot 97 together with Future dev. Between said lots</u>	
Owner	Name <u>Edgar Trigos Rosas</u> Phone <u>956)322-9812</u> Address <u>4805 Los Arboles Dr.</u> E-mail <u>gtrigosconstruction@gmail.com</u> City <u>Mission</u> State <u>Tx</u> Zip _____	
Developer	Name <u>Same as Above</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____ Contact Person _____	
Engineer	Name <u>Big D Engineering</u> Phone <u>956)960-3201</u> Address <u>P.O. Box 721025</u> E-mail <u>bigdengine@aol.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Dario Guevara</u>	
Surveyor	Name <u>Michael Fabian Surveying Inc</u> Phone <u>956)630-1432</u> Address <u>1203 E. Hackberry Ave</u> E-mail <u>Survey@mfabiansurveying.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	

ENTERED

DEC 02 2021

Initial: AW

sm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report ☒
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat ☒
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

I certify that I am the actual owner of the property described above and (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.

Signature

Date

Print Name

Owner ☒

Authorized Agent ☐



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	<p>Subdivision Name <u>Lot 82A & 97A RETIREE HAVEN NO 2</u></p> <p>Location <u>VANESSA AVE at S. 12TH STREET</u></p> <p>City Address or Block Number <u>6206 S 12TH and 6200 S 12TH STREET</u></p> <p>Number of Lots <u>2</u> Gross Acres <u>0.509</u> Net Acres <u>0.509</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>3</u></p> <p>Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/></p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u></p> <p>Parcel # _____ Tax Dept. Review <u>MP</u> <u>R2300-02-000-0082-02</u> <u>R2300-02-000-0097-00</u></p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>(Lot 82) and (Lot 97) together with Future ded. N 45' Between Said lots</u></p>
Owner	<p>Name <u>Edgar Trigos Rosas</u> Phone <u>956)322-9812</u></p> <p>Address <u>4805 Los Jardines Dr.</u> E-mail <u>gtrigosconstruction@gmail.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip _____</p>
Developer	<p>Name <u>Same as Above</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p>
Engineer	<p>Name <u>Big D Engineering</u> Phone <u>956)960-3201</u></p> <p>Address <u>P.O. Box 721025</u> E-mail <u>bigdengine@aol.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Dario Cuevas</u></p>
Surveyor	<p>Name <u>Michael Fabian Surveying Inc</u> Phone <u>956)630-1432</u></p> <p>Address <u>1203 E. Hackberry Ave</u> E-mail <u>Survey@mfabiansurveying.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p>

DEC 02 2021

Initial: AK

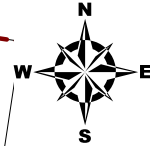
MILITARY HIGHWAY

LOCATION

**PROPOSED PALMS
INDUSTRIAL PARK SUBD**

LOT 1

LOT 2



10TH ST

VANESSA AVE

12TH ST

11TH ST

**PROPOSED RETIREE
HAVEN LOT 29A**

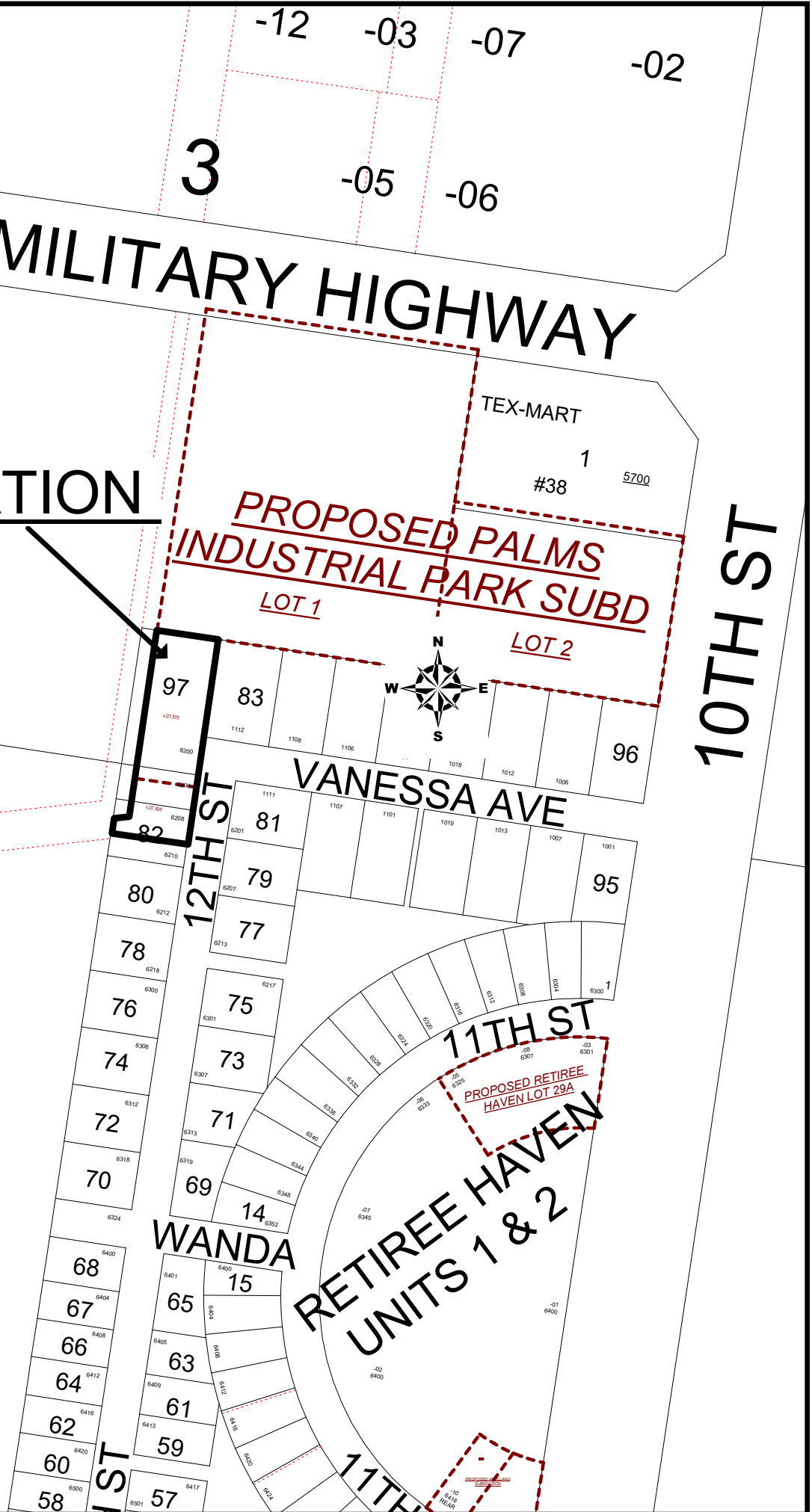
**RETIREE HAVEN
UNITS 1 & 2**

WANDA

6

1ST

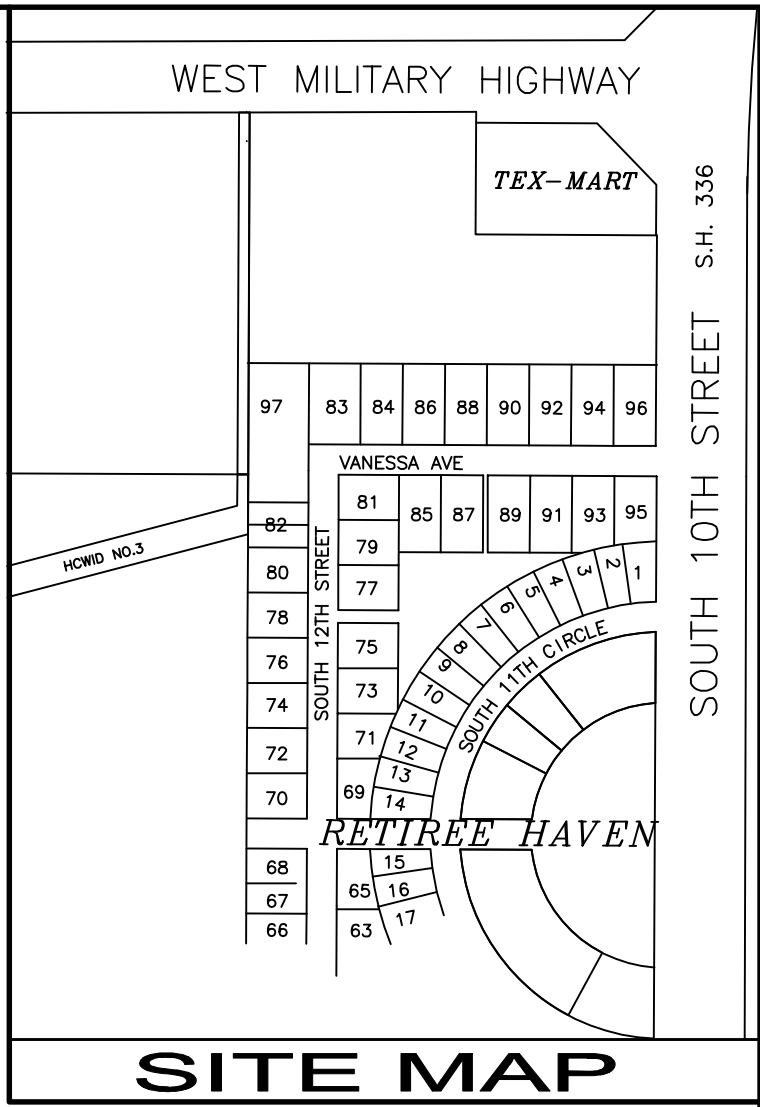
11TH



SCALE: 1' = 30'
DATE: 11/01/2021

MAP
OF
LOT 82A AND LOT 97A RETIREE HAVEN NO. 2
McALLEN TEXAS

DESCRIPTION OF A 0.509 ACRE TRACT OF LAND COMPRISED OF THE NORTH 45.0 FEET OF LOT 82, AND ALL THAT PART LOT 97, LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 3, LATERAL "F" CANAL, TOGETHER WITH THAT PART OF RESERVED DEVELOPMENT AREA LYING BETWEEN SAID LOTS, SAID TRACT BEING OUT OF RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 17, PAGE 45, MAP RECORDS, AND LOT 97, RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 30, PAGE 5B, MAP RECORD, ALL IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF HIDALGO:
I (We), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 82A AND LOT 97A RETIREE HAVEN NO. 2, TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENT, WATERLINES SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), 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 McALLEN 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 McALLEN.

EDGAR TRIGOS
4805 LOS JARDINES
MISSION, TX 78574
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, DARIO V. GUERRA III, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DARIO V. GUERRA III
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION # 64669
FIRM # 1034
DATE



STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4893 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS
FIRM # 10193965
DATE



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

MAYOR, CITY OF McALLEN
DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3, ON THIS _____ DAY OF _____, A.D. 2021
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCWID # 3 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.W.I.D. NO. 3.

SECRETARY
DATE
PRESIDENT
DATE

STATE OF _____
COUNTY OF _____
I / WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DRURY INN & SUITES No.1 McALLEN SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
DATE
LIENHOLDER

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

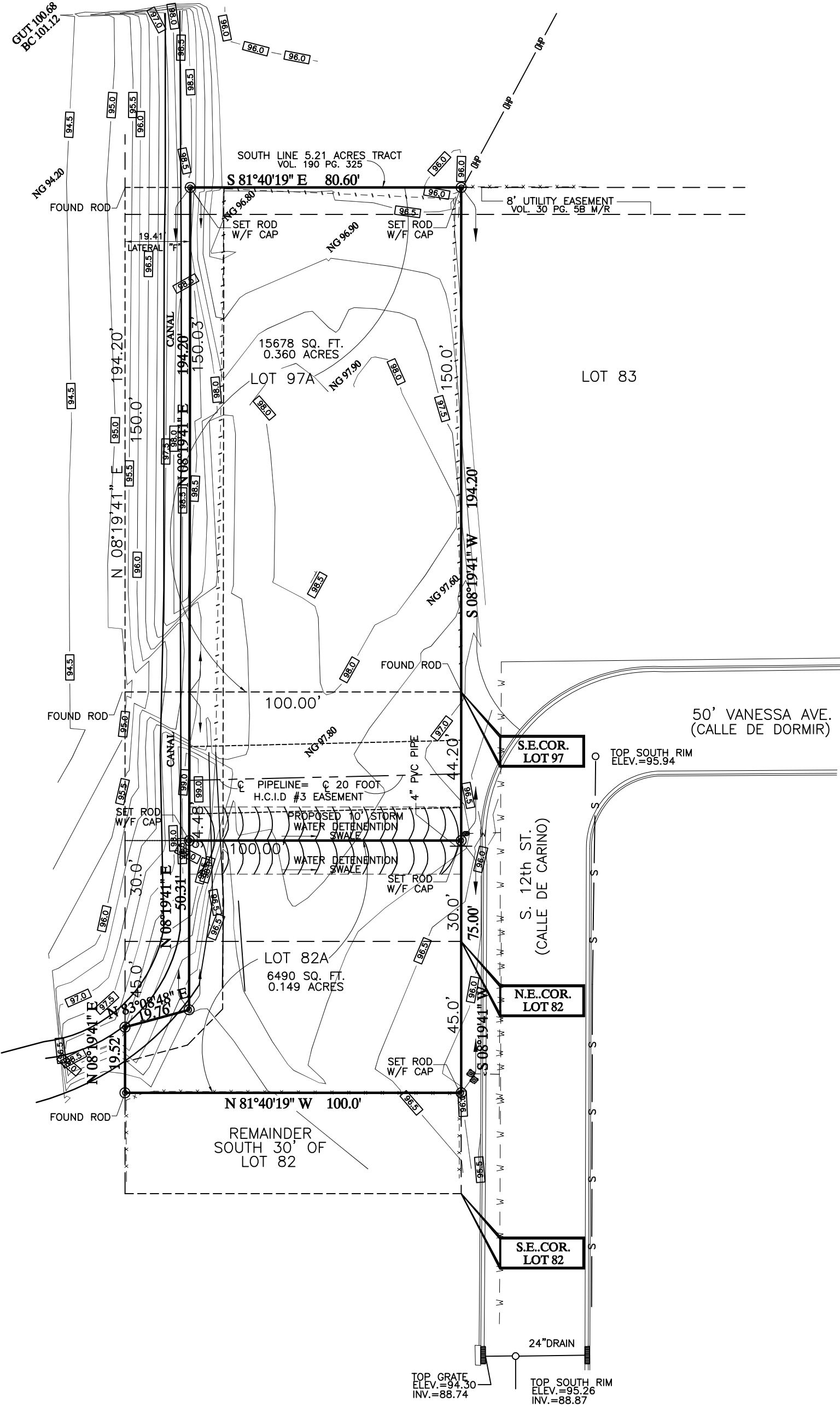
NOTARY PUBLIC

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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



NOTE:
1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: 25'
SIDE: 6'
REAR: 10' OR GREATER FOR EASEMENT LINE

2) N/A

3) 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONE/USES. AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USES.

4) MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES, ABOVE TOP OF CURB MEASURED AT THE FRONT CENTER OF THE LOT.

5) N/A

BENCHMARK - STATION NAME: MC 99 SET BY ARANDA & ASSOCIATES LOCATED ON THE EAST SIDE OF S. 10th ST. 0.5 MILE SOUTH OF F.M. 1016
16' EAST OF PAVEMENT EDGE 34 FT. NORTH FROM THE C/L OF THE ELEVATED LEVEE ROAD.

AN ENGINEERED GRADING PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.

STORM WATER DETENTION OF 0.025 AC FT IS REQUIRED FOR THIS SUBDIVISION.
RETENTION PER LOT: = 325 CU. FT. LOT 82A
755 CU. FT. LOT 97A

DESCRIPTION OF A 0.509 ACRE TRACT OF LAND COMPRISED OF THE NORTH 45.0 FEET OF LOT 82, AND ALL THAT PART LOT 97, LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 3, LATERAL "F" CANAL, TOGETHER WITH THAT PART OF RESERVED DEVELOPMENT AREA LYING BETWEEN SAID LOTS, SAID TRACT BEING OUT OF RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 17, PAGE 45, MAP RECORDS, AND LOT 97, RETIREE HAVEN UNIT 2, RECORDED IN VOLUME 30, PAGE 5B, MAP RECORD, ALL IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 97, for the Northeast corner of the following described Tract of land, said point also being the Northwest corner of Lot 83;

THENCE, with the East line of Lot 97 and West line of Lot 83, South 08 Deg. 32 Min. 35 Sec. West, at 126 feet pass a point at the intersection of the North line of 50 foot Calle De Dormir and the West line of 50 foot Calle De Carmino, at 150.0 feet pass a point at the Southeast corner of Lot 97, at 224.2 feet pass the Northeast corner of Lot 82 and at 269.2 to an iron rod found at the Southeast corner of the North 45 feet of Lot 82, for the Southeast corner hereof;

THENCE, with the South line of the North 45 feet and North line of the South 30 feet of Lot 82, North 81 Deg. 27 Min. 25 sec. West, 100.0 feet to an iron rod w/MF cap set at the intersection with the West line of Lot 82, for the Southwest corner hereof;

THENCE, with the West line of Lot 82, North 08 Deg. 19 Min. 41 Sec. East, 19.52 feet to a point at the intersection with the Southeast line of Hidalgo County Irrigation District Lateral "F" canal, for the most Southerly Northwest corner hereof;

THENCE, with the Southeast line of said Lateral "F", North 83 Deg. 08 Min. 48 Sec. East, 19.76 feet to a point of angle in said canal, for an interior corner hereof;

THENCE, the East line of Lateral "F", parallel to the West line Lot 82 and Lot 97, North 08 Deg. 32 Min. 35 Sec. East, at 20.31 feet pass a point on the North line of Lot 82, at 94.48 feet pass a point on the South line of Lot 97, and at 244.51 feet to an iron rod w/MF cap set at the intersection with the North line of Lot 97, for the most Northerly Northwest corner hereof;

THENCE, with the North line of Lot 97, South 81 Deg. 27 Min. 25 Sec. East, at 10.0 feet pass a point on the East line of Lateral "F" easement as claimed by Hidalgo County Irrigation District Number 3, and at 80.60 feet to the POINT OF BEGINNING and containing 0.509 acres of land, more or less

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE FOR REVIEW PURPOSES ONLY

BIG D. ENGINEERING
DARIO V. GUERRA III
P.O. BOX 721025
McALLEN, Texas 78504
FIRM # 1034
REGISTRATION # 64669
EMAIL: BIGDENGINE@aol.com
TEL. (956) 960 3201

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
McALLEN, TEXAS 78501
REGISTRATION # 4893
FIRM # 10193965
EMAIL: SURVEY @ MFABIANSURVEYING.COM
TEL. (956) 630-1432 FAX (956) 687-4660



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2021

SUBDIVISION NAME: RETIREE HAVEN NO. 2

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Vanessa Ave: Existing 50 ft. of ROW
Paving: 30 ft. Curb & gutter: Both Sides
**Show ROW lines for perimeter street prior to final
**Remove paving, curb & gutter, and utility lines from plat
**Subdivision Ordinance: Section 134-105

Non-compliance

S. 12th Street: Existing 50 ft. of ROW
Paving: 30 ft. Curb & gutter: Both Sides
**Show ROW lines for perimeter street prior to final
**Remove paving, curb & gutter, and utility lines from plat
**Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.
**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac.
**Subdivision Ordinance: Section 134-118

NA

ALLEYS

ROW _____ Paving _____
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: Proposing 25 ft.
**Setback will be determined once front dimensions have been clarified on plat prior to final.
**Setback cannot be less than what is existing on the current plat
**Zoning Ordinance: Section 138-356

TBD

* Rear: 10 ft. or greater for easements
**Zoning Ordinance: Section 138-356

Applied

* Sides: 6 ft. or greater for easement, except 28 ft. on West side of Lot 97A or greater for easements

Non-compliance

* South Side of lot 97A: 20 ft. or greater for easements
**Revise plat note #1 as shown above prior to final
**Zoning Ordinance: Section 138-356

NA

* Corner
**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.
**Please revise plat note as shown above prior to final
**Zoning Ordinance: Section 138-356

Non-compliance

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. 12th Street and Vanessa Avenue. **Please add note as shown above prior to final **5 ft. sidewalk might be required prior to final as per Engineering Department. **Subdivision Ordinance: 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Compliance
	Compliance
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Single-family residence proposed. * Common Areas and any Private Streets must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Show the dimension of the existing frontage of lot 97 along the street and total frontage reflecting the addition frontage added to the lot by this plat. **Zoning Ordinance: Section. 138-356 * Minimum lot width and lot area _____ **Show the dimension of the existing frontage of lot 97 along the street and total frontage reflecting the addition frontage added to the lot by this plat. ***Zoning Ordinance: 138-1 	Non-compliance
	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee is \$1,400 based on 2 lots x \$700. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. Please notify if use and number of units change.	Applied
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. TIA not required. Please notify if use and number of units change.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. **Please revise name of plat to: Retiree Haven No. 2 Lots 82A and 97A **Lot 97A width dimension differs from recorded plat, please clarify **Please provide ownership map, to assure no landlocked properties exist prior to final **The plat shows various swale lines, dashed lines that are not labeled or dimensioned as to easements width, etc. Also remove some of the lines within the swale for clarity of the plat, dimensions, etc. **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

An aerial photograph of a military highway. A large white banner with the text "MILITARY HIGHWAY" in bold, black, sans-serif capital letters is stretched across the road. The road is a multi-lane asphalt highway with white dashed lane markings. In the background, there are several military vehicles, including what appear to be tanks or heavy armored cars, parked or moving along the road. The surrounding landscape is flat and open, typical of a military training area.

LOCATION

**PROPOSED PALMS
INDUSTRIAL PARK SUBD**

LOT 1

TEX-MART

10TH ST

VANESSA AVE

12TH ST

11TH ST

WANDA

6

11TH

SUB2021-0141

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>TUCKED AWAY SUBD.</u>		
	Location	<u>S. SIDE OF LARK BETWEEN TAYLOR & BENTSEN</u>		
	City Address or Block Number	<u>6301 N. WELL SPRINGS RD</u>		
	Number of Lots	<u>1</u>	Gross Acres	<u>1.03</u> Net Acres <u>0.94</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>R-1</u>	Proposed Zoning	<u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>OPEN</u>	Proposed Land Use	<u>RES.</u> Irrigation District # <u>UNITED I.D.</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	_____ Residential _____
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>1500⁰⁰</u>
	Parcel #	<u>281998</u>	Tax Dept. Review	_____
	Water CCN	<input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC		
Legal Description	<u>1.03 AC. o/p LOT 368, JOHN H. SHARY SUBD., W.C.T</u>			
Owner	Name	<u>ENRIQUE PALMIOS</u> Phone <u>662-6232</u>		
	Address	<u>1721 W. HIGHWAY 107</u> E-mail _____		
	City	<u>MCALLEN</u>	State	<u>TX</u> Zip <u>78504</u>
Developer	Name	<u>ESTEBAN FLORES</u> Phone <u>467-3335</u>		
	Address	<u>3110 DIAMOND AVE.</u>	APT "D"	E-mail <u>esflores@yahoo.com</u>
	City	<u>ALTON</u>	State	<u>TX</u> Zip <u>78573</u>
	Contact Person	<u>ESTEBAN</u>		
Engineer	Name	<u>DAVID DAVID SALINAS</u> Phone <u>662-9081</u>		
	Address	<u>2221 DAFFODIL AVE.</u>	E-mail	<u>dsalinas@salinasengineering.com</u>
	City	<u>MCALLEN</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>DAVID</u>		
Surveyor	Name	<u>SHANE AS FENCER</u> Phone _____		
	Address	_____ E-mail _____		
	City	_____	State	_____ Zip _____

ENTERED

11/30/21

JEP 10/20/21

Initial: WFE Beto

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ✓ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- ✓ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- ✓ 6 Folded blueline prints of the proposed plat
- ✓ 2 Warranty Deeds (identifying owner on application)
- ✓ AutoCAD 2005 DWG file and PDF of plat
- ✓ Letter of Authorization from the owner, if applicable
- ✓ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

I certify that I am the actual owner of the property described above and (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.

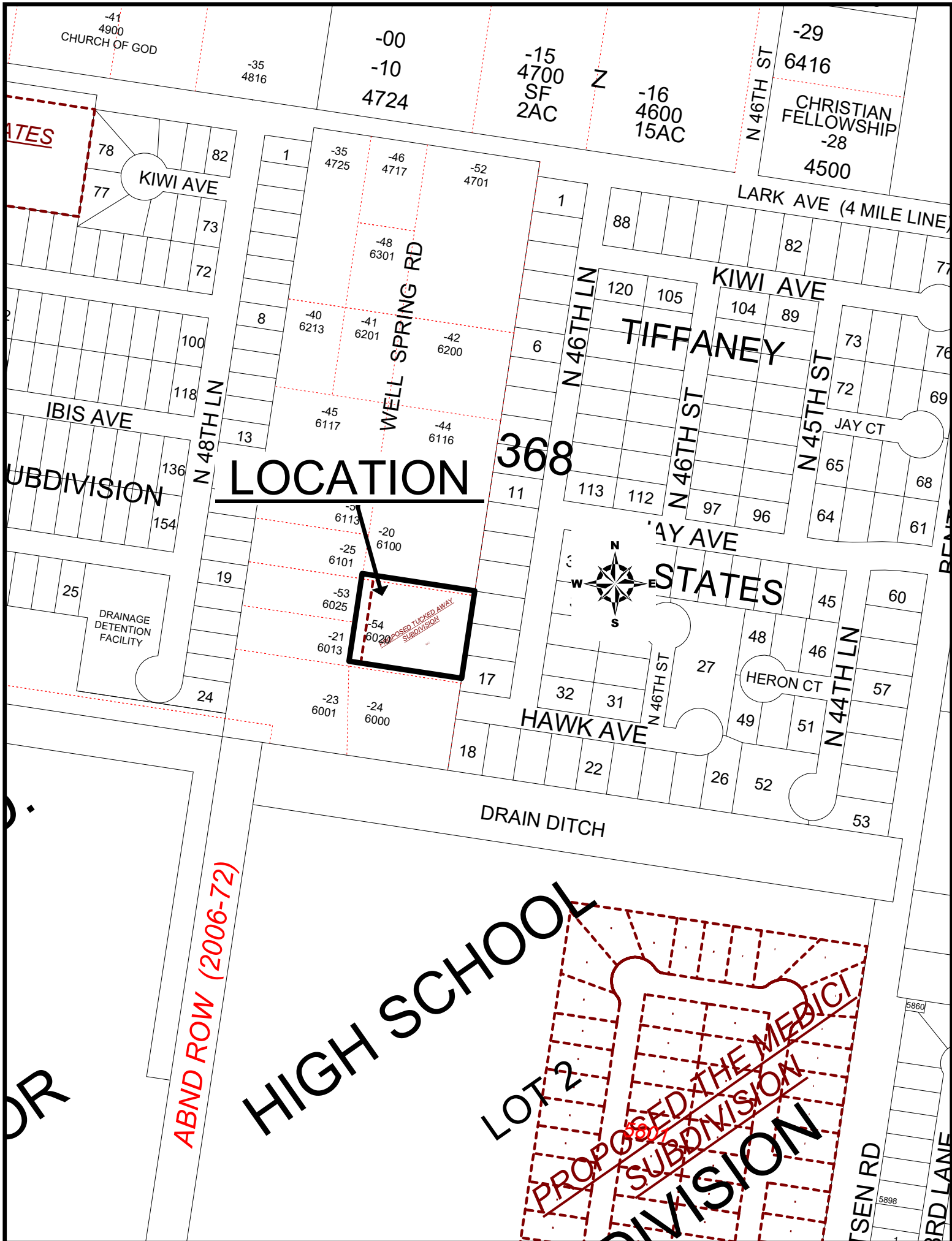
Signature  Date 9-8-21

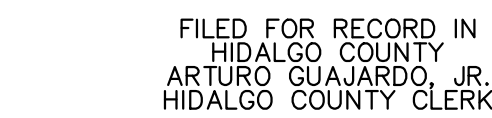
Print Name Esteban Flores 11-30-21

Owner ☒

Authorized Agent ☒

ENTERED





LEGEND

● FOUND 1/2" IRON ROD
 ○ SET 1/2" IRON ROD WITH YELLOW
 CAP MARKED "SEA 5782"
 R.O.W. RIGHT OF WAY
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.O.R. HIDALGO COUNTY OFFICIAL RECORD
 H.C.M.R. HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS **TUCKED AWAY SUBDIVISION** TO THE CITY OF MACLEAN, TEXAS, AND AS A CONDITION OF THE SUBSCRIPTION HERETO, HEREBY AGREE TO THE USE OF THE PUBLIC ALL STREETS, PAVEMENT, WATERS, COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED HEREIN, AND TO THE USE OF THE SAME BY THE CITY OF MACLEAN, TEXAS, AND TO BE DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MACLEAN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MACLEAN.

OWNER: ENRIQUE PALACIOS
2206 2 MILE ROAD E
MISSION, TEXAS 78572

OWNER: VERLA PALACIOS
2206 2 MILE ROAD E
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ENRIQUE PALACIOS AND WIFE, VERLA PALACIOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2021.

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

STATE OF TEXAS
CITY OF MCALLEN

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

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____



SCALE : 1" = 1000

METES AND BOUNDS DESCRIPTION

BEING A 1.03 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 368, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE LAND DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM JENNNA CURTIS AND HUSBAND, DANNY C. CURTIS, TO ENRIQUE RAMOS, INCORPORATED, DATED AND RECORDED IN VOLUME 03, PAGE 14, MAP RECORDS IN DOCUMENT NO. 2503537, HIDALGO COUNTY DEED RECORDS; SAID 1.03 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWEST CORNER OF SAID LOT 368;
THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 41 MINUTES WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 386, A DISTANCE OF 935.31 FEET AND THENCE, SOUTH 81 DEGREES 19 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 368, A DISTANCE OF 240.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH 81 DEGREES 19 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 368, A DISTANCE OF 20.0 FEET PASS THE EAST LINE OF THAT CERTAIN 20.0 FOOT ROADWAY INGRESS EGRESS EASEMENT, AT A DISTANCE OF 240.50 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 08 DEGREES 41 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 368, A DISTANCE OF 187.06 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 19 MINUTES WEST, A DISTANCE OF 220.50 FEET PASS THE EAST LINE OF SAID ROADWAY EASEMENT, AT A DISTANCE OF 240.50 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 08 DEGREES 41 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 368, A DISTANCE OF 187.06 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.03 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED
N:\SUBDIVISIONPLAT\TUCKAWAY.SUB\1.03.051118

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPT. 09, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

TUCKED AWAY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPTEMBER 09, 2021
JOB NUMBER: SP-18-23845

OWNER: ENRIQUE PALACIOS AND WIFE,
VERLA PALACIOS
2206 2 MILE ROAD E
MISSION, TEXAS 78572

SE
A

SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2321 DAFFODIL - McALEEN, TEXAS 78501
(366) 686-9081 (666) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-

TUCKED AWAY SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 1.03 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 368,
AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ENRIQUE PALACIOS	2206 2 MILE ROAD E	MISSION, TEXAS 78572	(956) 682-6232	NONE
OWNER:	VERLA PALACIOS	2206 2 MILE ROAD E	MISSION, TEXAS 78572	(956) 682-6232	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/17/2021

SUBDIVISION NAME: TUCKED AWAY

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 47th Lane (Wells Spring Road): 25 ft. ROW dedication for 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Temporary turnaround required at the south end of the proposed street.
***Plat layout must be revised to comply with requirements prior to final.
****Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

**Subdivision Ordinance: Section 134-118

NA

600 ft. Maximum Cul-de-Sac.

**Verify distance between property to Lark Avenue prior to final to verify compliance with requirements.

***As per Fire Department, 96 ft. paving width face-to-face required, and 10 ft. ROW back of curb around cul-de-sac.

****Additional requirements might be triggered prior to final; such as a temporary turnaround, wider paving, etc.

****Subdivision Ordinance: Section 134-105

Required

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 25 or greater for easements or inline with existing structures.

**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.

**Please revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Interior Sides: 6 ft. or greater for easements

**Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Corner:

**If any additional streets are proposed prior to final, setback requirements will be adjusted accordingly.

***Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.

**Zoning Ordinance: Section 138-356

Applied

Required

Required

NA

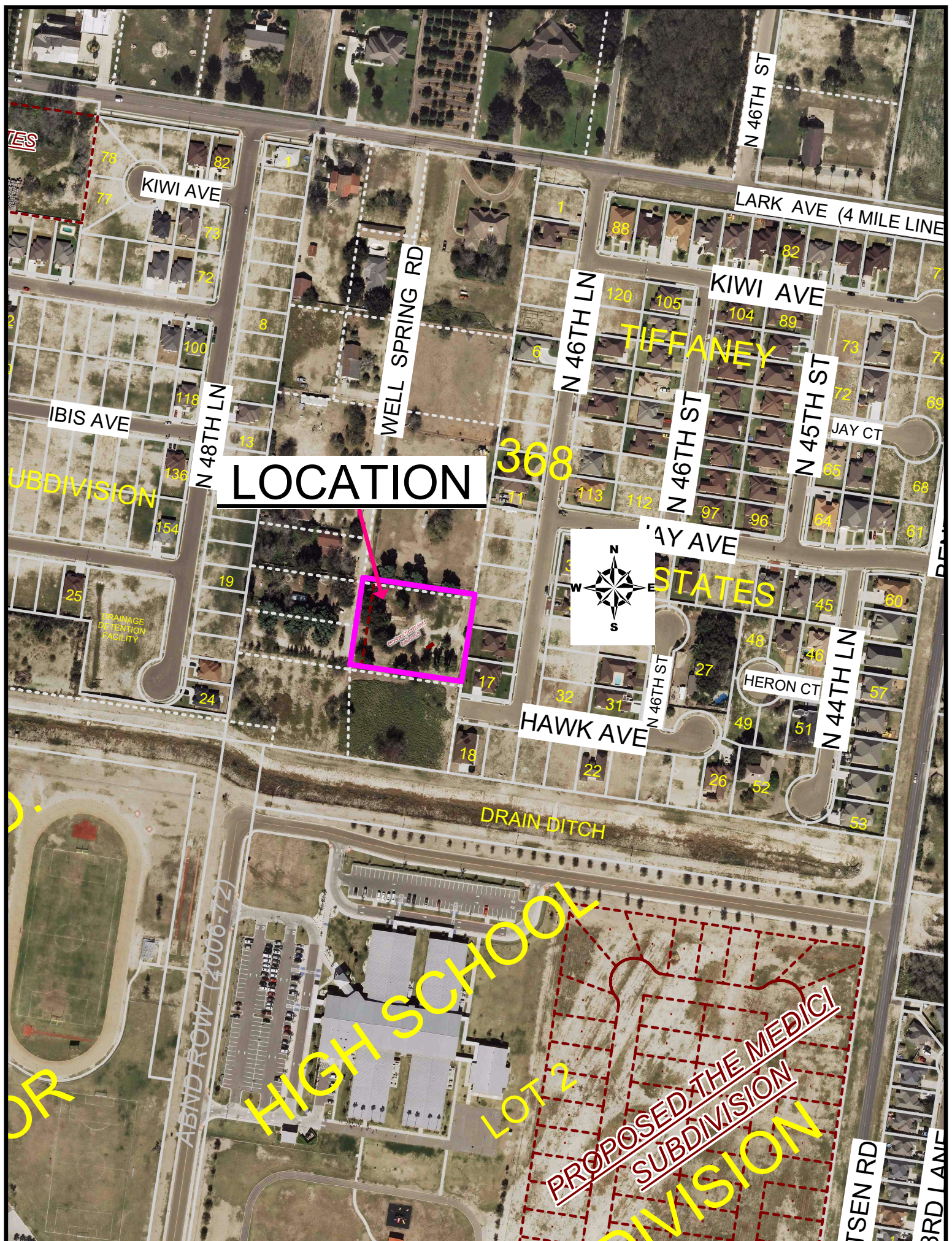
Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 47th Lane (Wells Spring Road). **Revise plat note as shown above prior to final. ***5 ft. sidewalk might be required by Engineering Department prior to final. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
	Applied
	NA
	Required
	NA
	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1 * Lots fronting public streets. **Property does not front onto a street. Wells Springs Road is a private 40 ft. road easement. ***Engineer is requesting a variance to front a road easement instead of a street. **Zoning Ordinance: Section. 138-356	Compliance
	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for a single-family residence. TIA not required.	Compliance
* As per Traffic Department, Trip Generation waived for a single-family residence. TIA not required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy. **If any contractual agreements are requested, they must be finalized prior to final plat review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied





City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

Subada-0143

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>MISSION VALLEY ESTATES SUBDIVISION</u>
	Location <u>APPROXIMATELY 945 FEET EAST OF THE INTERSECTION OF 107 AND STEWART RD.</u>
Owner	City Address or Block Number _____
	Number of lots <u>52</u> Gross acres <u>33.58</u> Net acres _____
Developer	Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <small>SINGLE FAMILY</small> <u>RESIDENTIAL</u> Proposed Land Use <small>SINGLE FAMILY</small> <u>RESIDENTIAL</u> Irrigation District # <u>UID</u>
Engineer	Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/>
	Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____
Surveyor	Parcel No. _____ Tax Dept. Review _____
	Legal Description <u>A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u>
Owner	Name <u>ANTUN DOMIT- NORTH VIA CANTERA LLC,</u> Phone _____
	Address <u>3805 PLANTATION GROVE BLVD. STE D</u>
Developer	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78573</u>
	E-mail <u>AUTUN777@YAHOO.COM</u>
Engineer	Name <u>ANTUN DOMIT - NORTH VIA CANTERA LLC</u> Phone _____
	Address <u>3805 PLANTATION GROVE BLVD. STE D</u>
Surveyor	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78573</u>
	Contact Person _____
Engineer	E-mail <u>AUTUN777@YAHOO.COM</u>
	Name <u>IVAN GARCIA P.E., R.P.L.S.</u> Phone <u>956-380-5152</u>
Surveyor	Address <u>921 S. 10TH AVENUE</u>
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>
Surveyor	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>
	E-mail <u>RIODELTA2004@YAHOO.COM</u>

ENTERED

DEC 03 2021

Initial: OK

~~7 1/2 MILE LINE~~

STEWART ROAD (7600)

50-12

49-12

502

STATE HIGHWAY 107

492

BOGERT SUBD

7 MILE LINE

7 MILE LINE (11000)

PROPOSED MORALES
MORALES SUB
SUBDIVISION

48-12

481

~~482~~

TY LIMITS

OUTSIDE CITY LIMITS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2021

SUBDIVISION NAME: MISSION VALLEY ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. H. 107: 172 ft. ROW existing
Paving: by the state Curb & gutter: both sides
**Label ROW on both sides of CL to determine if additional ROW will be required prior to final.
***COM Thoroughfare Plan

Non-compliance

Mile 7 1/2 North Road: Proposed 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides
**Monies must be escrowed if improvements are required prior to recording.
***Clarify ROW on both sides of CL since dimensions do not appear to match.
****COM Thoroughfare Plan

Non-compliance

Entrance Street along south subdivision boundary: 51-64 ft. proposed ROW
Paving: 32-46 ft. Curb & gutter: both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs.
****ROW might have to be expanded to 60 ft. at entrances. Paving requirements subject to increase accordingly with ROW.
*****20 ft. of paving face-face required on both sides of islands.
*****Paving layout under and paving requirements under review.
****Subdivision Ordinance: Section 134-105

Non-compliance

Entrance Street along north subdivision boundary: 73 ft. proposed ROW
Paving: 46 ft. Curb & gutter: both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs.
****Paving requirements subject to increase accordingly with ROW.
*****20 ft. of paving face-face required on both sides of islands.
*****Paving layout under and paving requirements under review.
****Subdivision Ordinance: Section 134-105

Non-compliance

Internal Streets: 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***If subdivision is proposed to be private, add reference "(Private)" to all internal streets prior to final.
****Subdivision Ordinance: Section 134-105

Required

* 800 ft. Block Length.
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac.
**Subdivision Ordinance: Section 134-105

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties

NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: 25 ft. or greater for easements **Revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Clarify if a greater easements will be proposed prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: 6 ft. or greater for easements ****Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S.H. 107, 4 ft. wide minimum sidewalk along Mile 7 1/2 Road and all internal streets. **Plat note #13 to be revised as shown above prior to final. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 7 1/2 Road. **Revise plat note #26 as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Add plat note as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Mile 7 1/2 North Road. **As plat note as shown above prior to final. **City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Include lot frontages for Lots 10-13, 22-23 on plat to verify compliance with minimum requirements prior to final. **Zoning Ordinance: 138-1 * Lots fronting public streets. **Zoning Ordinance: Section. 138-356 	Required
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Zoning Ordinance: Article V 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees are applicable and total amount is subject to change based on amount of final lots proposed. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, previously approved TG to be honored if the total amount of proposed lots remains the same as previously proposed; 48 lots. Clarification from engineer required prior to final. **TIA might be required if amount of proposed lots increases. * As per Traffic Department, previously approved TG to be honored if the total amount of proposed lots remains the same as previously proposed; 48 lots. Clarification from engineer required prior to final. **TIA might be required if amount of proposed lots increases. 	Non-compliance
	TBD

COMMENTS	
<p>Comments: Must comply with City's Access Management Policy **If subdivision is proposed to be private, add reference "(Private)" below subdivision name and street names prior to final. ***Gate details must be approved prior to final. ****Minimum 20 ft. pavement on both sides of islands along gate entry required. *****Clarify if Gas Easement will remain or if it will be abandoned prior to final. Structures cannot encroach onto said easement. *****Subdivision previously known as "North Via Cantera" approved in Revised Preliminary form at P&Z meeting of February 5, 2019.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

LOCATION

STEWART ROAD (7600)

7 1/2 MILE LINE



PROPOSED MISSION VALLEY ESTATES SUBDIVISION

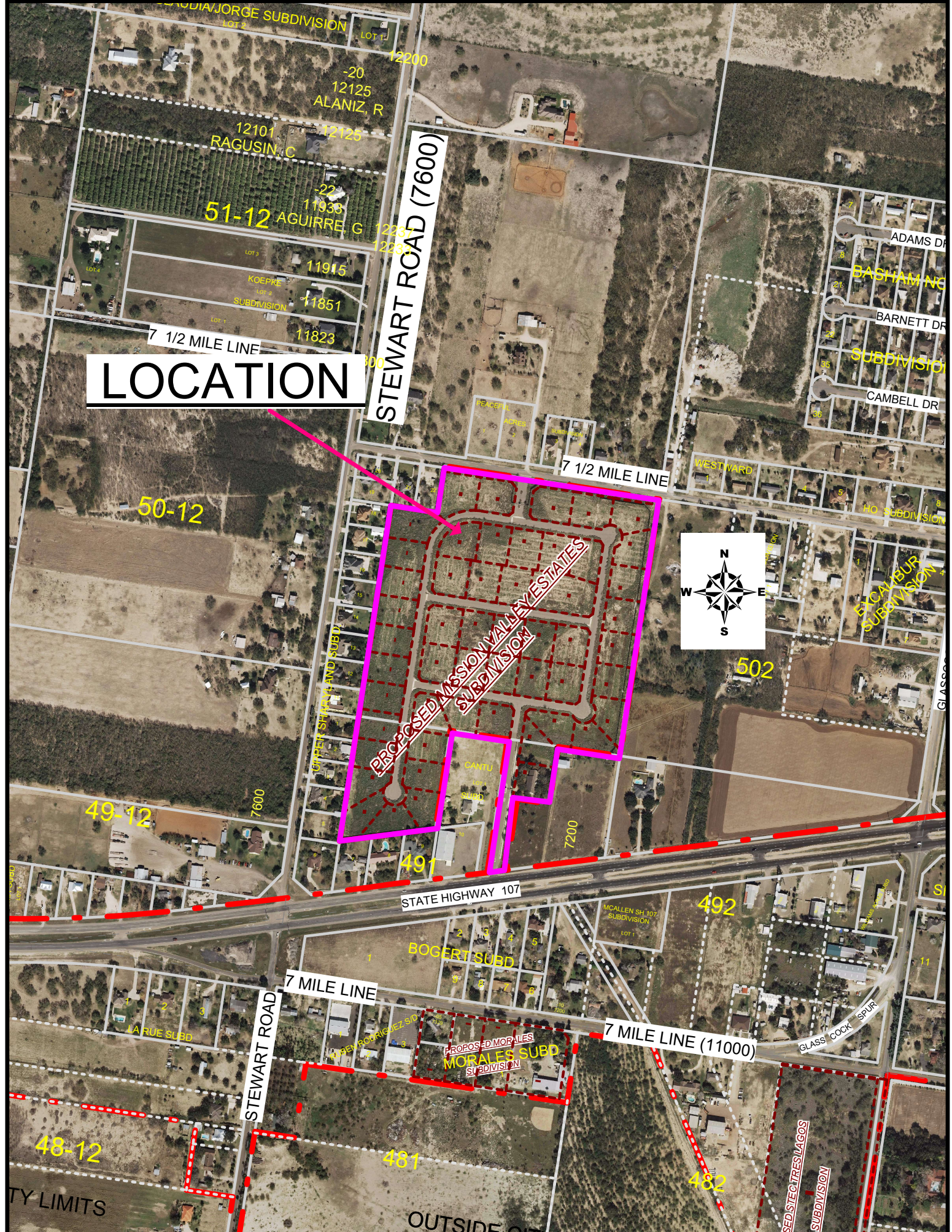
STATE HIGHWAY 107

7 MILE LINE

7 MILE LINE (11000)

PROPOSED MORALES SUBDIVISION

SEDISTECRES LAGOS SUBDIVISION



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: December 14, 2021
SUBJECT: City Commission Actions on December 13, 2021

REZONING:

1. Rezone from R-3A District to R-3T District: All of Lot 25 and the south 50 ft. of Lot 26, Alaniz Subdivision; 209 & 217 N 28th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone from C-3L District to R-3T District: 1.009 acres out of Lot 93 La Lomita (HOIT) Subdivision; 5308 N Ware Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Rezoning from R-1 District to R-3T District: 3.773 acres out of Lot 93 La Lomita (HOIT) Subdivision; 5308 N Ware Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
4. Initial Zoning to R-1 District: 7.24 acres out of Lot 452, John H. Shary Subdivision; 7018 Mile 6 Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
5. Rezoning from R-1 District to C-3 District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company's Subdivision; 1009 Jay Ave
 - Planning and Zoning Commission recommended disapproval
 - Applicant withdrew application

CONDITIONAL USE PERMITS

1. Request of Javier Quintanilla, for life of the use, for an amendment to a PUD at Quinta Real Subdivision; 1820 N Taylor Rd

ORDINANCES

1. Ordinance amending block length maximums to 900 ft. for dense development and 1,200 ft. for all other developments.
 - Ordinance review committee recommended approval
 - City Commission approved as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/05/21	01/19/21	02/02/21	02/16/21	03/02/21	03/16/21	04/06/21	04/20/21	05/04/21	05/18/21	06/03/21	06/16/21	07/08/21	07/20/21	08/03/21	08/17/21	09/07/21	09/21/21	10/05/21	10/21/21	11/02/21	11/16/21	12/07/21
Pepe Cabeza de Vaca	P	P	P	P	P	P	P	P	A	P	P												
Daniel Santos	A	A	P	P	P	A	P	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P
Mike Hovar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	A	P	P	P
Rogelio Cervantes	P	A	A	A	A	A	A																
Gabriel Kamel	P	P	P	P	P	P	P	P	A	A	P	P	P	P	P	P	P	A	P	P	P	P	P
Michael Fallek	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A
Jose B. Saldana	P	A	A	P	A	P	P	A	P	A	A	P	A	P	A	P	A	P	A	P	A	P	A
Marco Suarez								P	P	P	P	A	P	A	P	P	A	A	P	P	P	A	P
Emilio Santos Jr.														P	A	P	P	P	P	P	P	P	P

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

Pepe Cabeza de Vaca																							
Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez